Rental Agreement for use of The Grove Clubhouse

The undersigned requests permission	on to rent and u	ise The G	rove Clubho	ouse. The	
undersigned is an owner of real pro	perty in The G	rove Neig	ghborhood.	The undersigne	d
wishes to use the Clubhouse from _	o'clock	m. to	o'clock	m on the	
day of	, 20				

Rules: The undersigned agrees to abide by The Grove Homeowners Association rules and policies for the Clubhouse, attached as Exhibit A. It is understood that a Member of the Board of Directors of The Grove Homeowners Association, or a person designated by the Board, may inspect the Clubhouse including furniture, window coverings, equipment and the area surrounding the Clubhouse, before and after use by the undersigned. Any items not in good condition will be repaired or replaced as necessary. The undersigned agrees to pay for any repairs or replacement, and if it is not promptly paid, The Grove Homeowners Association, shall have a lien against the home owned by the owner for payment of same, which lien may be collected in the same manner as yearly assessments.

Hold harmless and indemnification: The undersigned hereby releases and shall hold harmless and indemnify The Grove Homeowners Association property owners and the employees, contractors, agents, affiliates, and related entities thereof for all claims, attorneys fees, and other costs or liabilities incurred by or asserted against any of the foregoing as a result of use of The Grove Clubhouse by owner or guests.

<u>Condition of Clubhouse before and after:</u> The undersigned agrees to inspect the Clubhouse prior to acceptance and report any damage found.

Alcohol/Virginia host/liquor laws: The undersigned understands that under Virginia law, a host of any social event or business function where alcoholic beverages are served may be personally liable for any property damage, personal injuries, or loss of life resulting in whole or in part from the host's negligence in allowing any intoxicated guest or attendee to be served alcohol. Such liability may include harm to the intoxicated individual himself and also harm to total strangers involved in automobile accidents, etc. caused by that intoxicated individual. The undersigned further agrees that no alcoholic beverage of any sort will be served to any minor or intoxicated person. The undersigned agrees to be fully responsible for all accidents or claims that may arise as a result of any accident, injury, or damage to person or property during the time that the undersigned has the Clubhouse rented

Renter may need a **banquet**, **banquet special event** or **mixed beverage special event** ABC license. Please visit http://www.abc.state.va.us/index.html for guidance. Banquet (also known as one-day) licenses are issued to individuals for private events where alcohol is provided at no charge to guests.

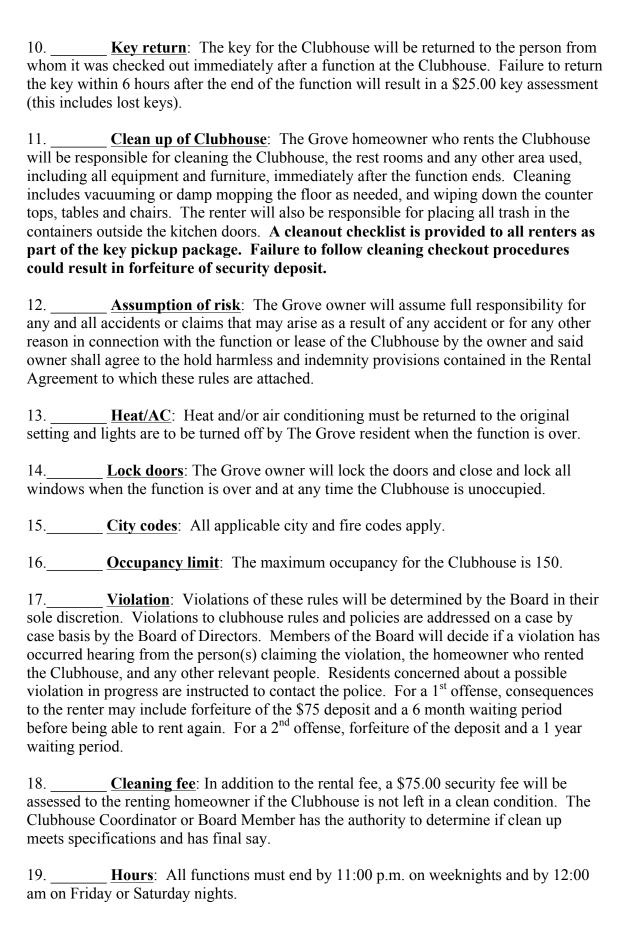
The Grove Clubhouse Rental Signature Page

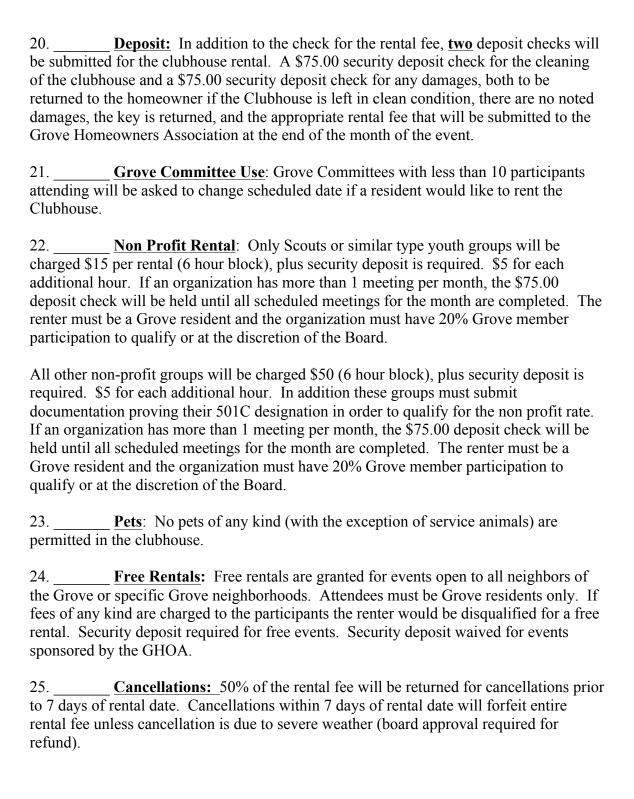
The Grove Homeowners Association Clubhouse Representative:	Grove Homeowner:	
Printed Name	Printed Name	
Signature	Address	
	Signature	
Total number of attendees:	Date:	
Attachment: Exhibit A – Clubhouse Rule	s	
Paymen	t Information	
Date:		
\$ Rental Fee Received	(Check #)	
\$ Security Deposit Rec To be returned upon approved ch		
Signature of person receiving rental fee: _		

<u>Cancellations:</u> 50% of the rental fee will be returned for cancellations prior to 7 days of rental date. Cancellations within 7 days of rental date will forfeit entire rental fee unless cancellation is due to severe weather (board approval required for refund).

Rules for the use of The Grove Clubhouse by Owners Exhibit A

Please Initial Each Item
Fee: Each Grove owner renting The Grove Clubhouse will sign a rental agreement and release prior to renting the Clubhouse. The rental fee is payable in advance.
Rental Fee: A rental fee must be paid in advance by the renter. The rental fee options are: A. \$75.00 for a minimum of 3 hours B. \$125 for 6 hours - \$10.00 for each additional hour after 6 hours.
Alcoholic beverages: Alcoholic beverages may not be served to minors or ntoxicated persons at the Common Area. Under Virginia law, a host of any social event or business function where alcoholic beverages are served may be personally liable for any property damage, personal injuries, or loss of life resulting in whole or in part from the host's negligence in allowing any intoxicated guest or attendee to be served alcohol. Such liability may include harm to the intoxicated individual himself and also to total strangers involved in automobile accidents, etc. caused by that intoxicated individual.
4 Smoking: No smoking is permitted within the clubhouse at any time.
Assessments current: The Clubhouse is not available for rental to any resident if The Gove Annual Assessments and other sums due the Association by that resident are not current.
Owner as host: Only (1) owner or (2) immediate family members of owners may reserve the Clubhouse. The Grove owner must be present at all times at the function or which the Clubhouse is rented and must be the primary host of the event. Owners may not reserve the area on behalf of a third party.
7Pool: The pool area is separate from the Clubhouse and may not be rented. There should be no guest traffic on pool decks.
Music: Music, and/or any other noise, must be kept at a level that it cannot be heard in the surrounding homes in the area. The renter of the Clubhouse will be responsible for seeing that there are no loud noises from the guests either coming to or eaving the function at the Clubhouse.
Damage: The Grove homeowner will be responsible for the repair or replacement of any damage done to the Clubhouse, or its furniture, equipment, or window coverings. In addition to the rental fee, a \$75.00 security fee will be assessed to the renting homeowner if there are damages. Nothing may be taped to the windows, doors or walls. Failure to return furniture and tables/chairs to the proper location and with proper care could result in forfeiture of security denosit.





Revised 5/16/17