

STRATHMORE COURT HOMEOWNERS ASSOCIATION, INC.

70 Strathmore Court Drive
Coram, NY 11727

CLUBHOUSE RENTAL AGREEMENT (Revised 2/16/2022)

Agreement made by and between Strathmore Court Homeowners Association, Inc., 70 Strathmore Court Drive, Coram, NY (hereinafter referred to as the "Association") and _____ residing at _____ (hereinafter referred to as the "Homeowner").

TYPE OF EVENT/PARTY _____ to be held on _____ (day) _____ (date) from _____ AM/PM to _____ AM/PM (including set-up and clean-up)

NOTE: Clubhouse Rentals can be cancelled at any time, at discretion of the HOA, if Covid numbers are on the rise. A full refund will be issued.

IMPORTANT: INSURANCE COVERAGE PLEASE INITIAL

The Homeowner's insurance must include personal injury coverage of not less than \$1,000,000.00, property damage not less than \$100,000.00 and host liquor coverage of not less than \$1,000,000.00. Strathmore Court HOA, Inc. and The Management Co. of Blue Point, Inc. shall be named as an additional insured on the policy/rider. **MEMBER UNDERSTANDS AND AGREES THAT HE/SHE WILL NOT BE PERMITTED TO PROCEED WITH THE EVENT IF THE INSURANCE REQUIRED PURSUANT TO THIS PARAGRAPH IS NOT TIMELY DELIVERED.**

PARTY FINANCES _____ please initial

1. The **\$75** deposit (non refundable) is due at the time of signing the Rental Agreement.
2. The balance of **\$200** must be paid no later than 30 days prior to the party. Failure to comply will cancel the party.
3. A **\$400** cash security deposit must be given to the Party Monitor at the start of the party. These funds will be returned to the homeowner at the end of the party only if the Party Monitor determines that no damages have occurred. If damages have occurred, money will be withheld until the Board assesses the costs for repairs.
4. As determined by the Board of Directors, a Party Monitor must be present on site for the entire party and must be paid **\$100** in cash at the start of the party.
5. If a party extends beyond six hours, an additional **\$50** is required for the clubhouse rental. The Party Monitor must agree to the time extension and a fee of **\$20** per additional half hour will be paid to her/him. Said amounts will be paid in cash at the conclusion of the party.

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GENERAL INFORMATION _____ please initial

1. Homeowners must be **current** with common charges. If the host of the party is a tenant, the homeowner must be current with common charges and must sign appropriate paperwork.
2. Homeowners must be present for the **entire length** of the party, including set up and clean up, to make sure that all terms of the rental are upheld.
3. **Available for parties:** The homeowner will be entitled to the use of main area, restrooms, lounge, dance floor, kitchen and wet bar areas of the clubhouse.
4. **Not available:** The balance of the building and the outdoor recreational facilities are NOT part of the rental agreement. In no event will the homeowner or guests use the pool or pool area, fireplace, pool table, game room, exercise, or sauna rooms.
5. **Available for use:** In addition to what is already set up as 4 round tables and seating for 24 in the main area, there are 2 round tables, 3 rectangular tables, approximately 22 folding chairs and 100 stackable chairs.
6. **Rental hours** may not exceed the norm of six hours which include a four-hour party, one hour to set up, and one hour to clean up, unless special permission is obtained. Parties may never exceed seven (7) hours. (See #5 above, Party Finances.)
7. **A Party Monitor** will be present for the entire party to ensure that the rules and regulations of this agreement are followed.
8. **Children** attending the party must be properly supervised throughout the party.
9. The **maximum** number of occupants is 75 people.
10. Homeowners are responsible for any and all **damages** to the clubhouse by their guests.
11. Generally the clubhouse is not rented on a major holiday, however special permission may be granted if it is agreed to by the Board of Directors and a Party Monitor is available.

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CLEAN UP _____ please initial

1. Homeowners must begin **cleaning up** one hour before the conclusion of the total rental time.
2. Homeowners are responsible for the complete clean up of the clubhouse.
3. Homeowners **must bring** the following **cleaning supplies**:
 - * **garbage bag liners (extra large heavy weight contractor bags)**
 - * **vacuum cleaner**
 - * **mop**
 - * **cleaning detergents**
4. **All tables and chairs** must be placed in their original positions as found prior to the start of the party.
5. The **kitchen**, including the stove and refrigerator, must be left as they were found, with no food left anywhere.
6. The **restrooms** must be left in the same condition as they were found. There will be no papers on the floors, no empty glasses, toilets flushed, sinks empty, etc.
7. The **wet bar** must be wiped down and any beverage spills on the floor or walls must be cleaned.
8. All balloons and party **decorations** must be removed.
9. All **tiled areas** (dance floor, entry foyer, kitchen) must be swept.
10. All **carpeted areas** must be thoroughly vacuumed. Homeowners must supply their own vacuum.
11. All **garbage** must be gathered, placed into plastic bags (supplied by homeowners) and put into the appropriate dumpster.
12. **No fog machines** are permitted.
13. **No candles** are permitted. Only electric lights are appropriate.
14. **Smoking is not permitted** inside the clubhouse.

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HOLD HARMLESS _____ please initial

In consideration of the current Board of the Directors of the Association, for the undersigned to host a social event at the Association Clubhouse on _____ (day and date) at _____ AM/PM, the homeowner expressly acknowledges that the Board of Directors, agents, employees and the Association shall have no responsibility for the loss of, or damage to, personal property or any person injury in connection with the organization during set up operation or cleanup of the social function conducted by the undersigned. The homeowner acknowledges that the Association neither accepts nor has any responsibility to the undersigned or his/her guests by consenting to the use of the clubhouse. The undersigned waives any and all rights to commence legal action or make claims that arise while the function takes place, including but not limited to any losses, costs, damages, illnesses or claims that arise while the function is taking place, during its set up or during the cleanup following the social function, together with any and all attorney's fees incurred by the Association as a result of any such claims or losses.

*******A violation of any of the rules in this contract agreement will result in the forfeiture of your \$400.00 security deposit.****** _____ please initial

I HAVE READ THE FOREGOING TERMS AND CONDITIONS AND I AGREE TO BE BOUND BY THEM, TO BE FULLY RESPONSIBLE TO THE ASSOCIATION, AND TO ENSURE THAT ALL GUESTS/ATTENDEES ABIDE BY THE TERMS AND CONDITIONS.

Homeowner

Date contract signed

Strathmore Court Homeowners Assoc. Inc.

Date contract signed

Homeowner

Date non-refundable deposit paid

Homeowner

Date of balance of rental fee paid

Landlord Signature*

*The signature of the landlord is required if the clubhouse renter is a tenant, unless the tenant & landlord have already provided the appropriate form to sign over clubhouse usage rights to the tenant.

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PARTY CLEAN UP CHECK LIST

Homeowner _____ Date _____

Party Monitor _____

Type of Event/Party _____

Comments at time of set up _____

General Area

Prior to Party

After cleaning up

Entrance foyer _____

Swept clean of debris _____

Dance floor swept/vacuumed _____

Carpeted areas vacuumed _____

Wet bar cleaned _____

Tabletops wiped off _____

Restrooms

Toilets flushed _____

Floor free of debris _____

Sinks/vanities clean _____

Kitchen

Stove top wiped off _____

Oven clean _____

Refrigerator empty/clean _____

Counter tops wiped off _____

Floor mopped from any spills _____

Garbage bags in cans _____

All trash must be deposited in the appropriate dumpster. _____

Comments at the end of clean up _____

Deposit received _____ Deposit returned _____

It is understood that the above excludes any inspections for damages. Further the homeowner is responsible for any/all damages to the clubhouse found after the event/party.