

Abingdon By The River Club 55
 RENTAL CONTRACT
 (please print)

Rental of the Abingdon by The River Clubhouse (aka Club 55) is exclusive to Abingdon by the River Residential Association, Inc.

Name of property owner/renter _____

Telephone # _____

Address _____ Email _____

Date of event: _____ Type of event: _____ #of guests: _____

All day (10 am-11 PM). One check for \$200 for rental and one check for \$350 (security/damage deposit). Start time and End time includes time for set up and take down.

RULES

1. The owner/renter named above is a Member of the Abingdon by the River Residential Association, Inc. (ABTR) and must be (a) a member in good standing; (b) the person signing this rental contract; (c) pay the \$350 security/damage deposit and the applicable rental fees; and (d) MUST BE IN ATTENDANCE AT AND DURING THE EVENT. Payment of the rental fee confirms the reservation. Reservation date and time cannot be confirmed until the rental fee and the security/damage deposit are paid by way of checks. **Initial: _____**
2. Reserving Club 55 is on a first come basis. **Initial: _____**
3. Clubhouse capacity is 207 persons. **Initial: _____**
4. Rental of Club 55 includes use of the kitchen, club and lounge rooms, folding tables and chairs, grills and outdoor porch area. RENTAL OF CLUB 55 DOES NOT INCLUDE (1) SWIMMING POOL OR AREAS AROUND THE POOL, (2) THE EXERCISE ROOMS AND EQUIPMENT; or (3) RESERVING THE PARKING LOT. **Initial: _____**
5. Cancellation policy: 2 weeks prior to the event date, a Written NOTICE of cancellation must be provided to the management company. **Initial: _____**
6. Use of the club facilities must end by 11 pm. If the clubhouse is not vacated by 11 pm, the alarm system will go off and the Owner/Renter will be charged an additional \$50 rental fee. **Initial: _____**
7. The rental time is inclusive of event set up, event and event clean up. Owner/Renter entering the Clubhouse prior to or leaving after the reserved time will be charged an additional \$50 per hour. **Initial: _____**
8. Owner/Renter is responsible for the set-up and clean up for the event. The kitchen is not equipped with a disposal; therefore, ALL garbage/trash must be bagged and taken and placed in the Club's dumpster/garbage cans located in the fenced area to the left of the building as you enter the clubhouse. Club rooms and kitchen floors are to be swept and mopped (use water only to mop). Kitchen area is to be cleaned and outdoor area

- swept. NO food is to be left in refrigerators or freezers. Mop, broom, vacuum cleaner and basic cleaning supplies are provided. NO items found in the kitchen (food or other) are to be taken or used during the event. **Initial: _____**
9. NO decorations, banners, streamers, etc. are allowed on or to be attached to the walls, windows, ceiling, or other areas of the clubhouse. NOTHING is to be nailed to the walls. NO OPEN FLAMES (candles, etc.) are permitted. Birthday candles only are allowed. **Initial: _____**
10. FURNITURE (not including chairs), FURNISHINGS OR WINDOW TREATMENTS IN THE CLUBHOUSE CANNOT BE MOVED OR REARRANGED. **Initial: _____**
11. NO pets (except guide animals) are allowed on the Clubhouse property. **Initial: _____**
12. The clubhouse MUST BE THOROUGHLY CLEANED (see attached checklist) and all lights (interior and exterior) are to be turned off. All doors are to be closed and secured. **Initial: _____**
13. SMOKING AND SMOKELESS TOBACCO PRODUCTS ARE STRICTLY PROHIBITED IN THE CLUBHOUSE OR ON THE CLUB'S PROPERTY. NO VAPING IS ALLOWED INSIDE THE CLUBHOUSE. NO DRUG PARAPHENALIA OF ANY KIND IS ALLOWED ON THE PROPERTY. **Initial: _____**
14. After each event, an inspection will be made of the Clubhouse building and property to determine any damage and to ensure all rules have been followed. If damage is found or the Clubhouse property is not properly cleaned and all furniture in its proper place, all or part of the security/damage deposit will be forfeited. **Initial: _____**
15. There are two grills located by the gardens that renters may use for their event. Renters are responsible for providing their own grilling supplies. Grills MUST be cleaned after use. **Initial: _____**
16. The Owner/Renter will be held responsible for the conduct of all guests (including children) attending and during the event. The Owner/Renter shall reimburse ABTR or any third parties for any damages to the Clubhouse property or to the property of others caused by anyone attending or involved with the event, be it the Owner/Renter, the Owner/Renter's family, the Owner/Renter's guests or persons hired by the Owner/Renter to facilitate the event. **Initial: _____**
17. Abingdon By The River Residential Association, Inc., its directors, officers, employees, agents and third party managers shall not be liable for any injuries to any person or damage to or loss of property involving the event, the Owner/Renter, or the Owner/Renter's family, the Owner/Renter's guests or other persons hired by or associated with the Owner/Renter on the Clubhouse property. The Owner/Renter shall indemnify and hold harmless Abingdon By The River Residential Association, Inc., its directors, officers, employees and third party managers from any and all claims, demands, actions, cause of actions, liabilities, losses, cost, damages and expenses (including reasonable attorney fees) arising out of or in connection with any use or occupation of the Clubhouse or any other property of the Clubhouse by any person including, without limitation, the Owner/Renter, the Owner/Renter's family, guests, or any person(s) hired by the Owner/Renter in connections with the event. **Initial: _____**

Your signature(s) below indicate you have read this Rental Contract and agree to abide by all rules in the Rental Contract and accept full responsibility and liability for any and all damages. Additionally, the security deposit will be held if any rule above has been violated. **Initial: _____**

Signature: _____ Date: _____

Rental fee \$200. Check # _____. Security/damage deposit \$350. Check # _____

*Completion of this form does not confirm your rental. You will be emailed a confirmation once the rental is confirmed.