

Grand River Residential Association, Inc.
RENTAL GUIDELINES

1. Renters must be members of the Grand River Residential Association in good standing.
2. Payment of the deposit and rental fee must be made within 10 business days of the rental scheduling.
3. Cancellations: Cancellation notices can be emailed to Rentals@selectivemgmt.com. Rentals cancelled less than 7 days prior to the event will remain on the owner's account as a credit towards future assessments or another reservation. Rentals cancelled more than 7 days prior to the event will be refunded.
4. There is only one rental/day. Renters have access to the clubhouse between the hours of 10am-10pm. The rental period is inclusive of set-up and clean-up. Renters entering the Clubhouse prior to or leaving after their reserved time will be charged \$50.00 per hour.
5. The clubhouse is not reservable on holidays including New Years Eve/ New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas Eve/Christmas Day.
6. Renter is responsible for the set-up and clean-up for their event. All garbage must be bagged and taken to the trash can. Floors are to be swept and mopped with Swiffer. No food is to be left in the room. A Swiffer, broom, garbage bags, and cleaning spray are provided for renters use.
7. No decorations, banners, streamers, etc. are allowed on walls, windows, ceiling or other areas. Nothing can adhered to the walls in any way. No open flames (candles, etc.) are permitted. Birthday candles and enclosed candle centerpieces are allowed.
8. Furniture, furnishing or window treatments in the amenity center cannot be moved or rearranged. Furniture should be left in the same condition as it was found.
9. No pets (except guide animals) are allowed in the facility.
10. The rental facility must be thoroughly cleaned (Checklist to be provided to renters) and all doors are to be closed.
11. **SMOKING AND SMOKELESS TOBACCO PRODUCTS ARE STRICTLY PROHIBITED IN THE CLUBHOUSE OR ON THE CLUB'S PROPERTY. NO drug paraphernalia of any kind is allowed.**
12. After each event, an inspection will be conducted to determine whether any damage and ensure all rules have been followed. If damage is found or the amenity center property is not properly cleaned, deposit will be forfeited.
13. The Renters will be held responsible for the conduct of all guests during an event. The Renter shall reimburse the GRRA or any third parties for any damages to amenity center property or to the property of others caused by anyone attending or involved with the event, be it the Renter, the Renter's family, the Renter's guests, or people hired by the Renter to facilitate the event.

14. The Grand River Residential Association, its Developers, their 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 Renter, or the Renter's family, the Renter's guests, or other persons hired by or associated with the Renter on the Clubhouse property. The Renter shall indemnify and hold harmless the GRRA, its Developers, their directors, officers, employees and third party managers, from any and all claims, demands, actions, cause of action, liabilities, losses, cost, damages and expenses (including reasonable attorney's 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 Renter, the Renter's family, guests, or any person hired by the Renter in connection with the event.