

# Villas At Fieldstone

## CLUBHOUSE RENTAL AGREEMENT

Please email to [keith@croftoninc.com](mailto:keith@croftoninc.com) or mail to Crofton Perdue, 111 Marsh Rd-Ste 1, Pittsford NY 14534

Receipt is hereby acknowledged in the sum of \$75 for the clubhouse rental and \$150 for a security deposit from \_\_\_\_\_ unit number \_\_\_\_\_, for use of the clubhouse on \_\_\_\_\_.

Payment shall be made by personal check, cashier's check or money order payable in advance to Villas at Fieldstone HOA. *Note: Separate payments are required for rental fee and security deposit.*

It is understood that the above named resident will leave clubhouse and parking areas clean and free of trash, litter, etc. Resident will also be responsible for any damages to the clubhouse, its contents and appliances by renter or their guests. Cleaning and damages will be subtracted from the deposit, and the undersigned resident agrees to pay damages in excess of deposit upon presentation of itemized invoice by Board of Directors.

### CLUBHOUSE RULES

Resident further agrees to abide by Clubhouse rules, HOA rules, local ordinances and state laws, including but not limited to those referring to liquor consumption, smoking, the use of the drugs or controlled substances, disturbing the peace, disorderly conduct, vandalism and theft.

1. Rental of the clubhouse is limited to residents **ONLY**.
2. Resident **MUST** be in attendance for the duration of the event and is responsible for his/her conduct and the conduct of his/her guest(s).
3. Maximum number of 85 people permitted in the clubhouse.
4. Resident **MUST** complete the CLEAN-UP CHECKLIST at the end of the event and leave on the kitchen counter.
5. Villas at Fieldstone HOA STRICTLY PROHIBITS the following:
  - a. Excessively loud music.
  - b. Smoking or vaping inside any area of the clubhouse.
  - c. Use of drugs or controlled substances.
  - d. Lewd or immoral conduct.
  - e. Rowdiness, brawling, or fighting.
  - f. Gambling.
  - g. Sale of liquor.
  - h. Events advertised as open to the general public.
  - i. Animals, with the exception of service animals.
  - j. Fire arms

\_\_\_\_\_  
Resident Initials

\_\_\_\_\_  
Date

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6. Parties **MUST** be contained within the clubhouse. Residents must ensure **only** adults use the pool table. Children 14 and under must be supervised. Use of the clubhouse does not include use of the pool, pool deck, fitness center or library.
7. Nothing is to be attached to the walls. Decorations may be hung with painter's tape which is provided in the kitchen drawer.
8. Parking is permitted in the spaces directly in front of the clubhouse and on the side of the street.  
**NO PARKING ON GRASS.**

I HAVE READ THE FOREGOING AND HAVE PAID THE REQUIRED DEPOSITS. *(PLEASE NOTE THAT THE CLUBHOUSE WILL NOT BE RESERVED FOR THE DATE YOU HAVE REQUESTED UNTIL THE DEPOSITS ARE RECEIVED.)*

THE RENTER HEREBY UNCONDITIONALLY AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE VILLAS AT FIELDSTONE AND ITS BOARD OF DIRECTORS FROM ANY AND ALL DAMAGES, INJURY, DEATH AND OTHER LIABILITY, TO INCLUDE BUT NOT LIMITED TO ATTORNEY FEES, COSTS AND EXPENSES CAUSED BY, OR RESULTING IN ANY WAY FROM/OR RELATED TO THE USE OF THE CLUBHOUSE.

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Type of Function to be held

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Anticipated Number in Attendance

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Resident Signature

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Authorized HOA Representative

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Date

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## CLUBHOUSE RENTAL CLEAN-UP CHECKLIST

- \_\_\_\_\_ Wipe down tables and chairs before putting them away.
- \_\_\_\_\_ Wipe down all kitchen counters.
- \_\_\_\_\_ Wash, dry and put away all kitchen items used.
- \_\_\_\_\_ Run garbage disposal.
- \_\_\_\_\_ Launder kitchen towels used and return to clubhouse.
- \_\_\_\_\_ Sweep bathrooms.
- \_\_\_\_\_ If toilet is plugged please attempt to unclog using plunger in men's bathroom.
- \_\_\_\_\_ Sweep and mop kitchen floor.
- \_\_\_\_\_ Vacuum clubhouse carpet and floor.
- \_\_\_\_\_ Remove decorations and tape used.
- \_\_\_\_\_ Clean oven, if used.
- \_\_\_\_\_ Remove all perishable foods from refrigerator.
- \_\_\_\_\_ Trash should be taken out from the kitchen and bathrooms and placed in receptacles behind clubhouse.
  
- \_\_\_\_\_ Replace trash can liners (refills under counter)
  
- \_\_\_\_\_ Turn off fireplace.
- \_\_\_\_\_ Empty dishwasher.
- \_\_\_\_\_ Check that all windows are closed and locked.
- \_\_\_\_\_ Return thermostat to original setting.
- \_\_\_\_\_ Turn off all lights and lock doors, test to assure it is locked.
- \_\_\_\_\_ Remove any and all cigarette butts off sidewalk and/or landscape beds.

Signature on this sheet is to acknowledge renter has completed the clean-up checklist. Please leave this completed sheet on the kitchen counter after your event.

Renter: \_\_\_\_\_ Inspector: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

## ACKNOWLEDGEMENT OF REQUIRED ALCOHOL USE ON PREMISES

I understand that being the named resident renting the Clubhouse on \_\_\_\_\_ and choosing to serve alcohol, the liability for any damages, injury, or other negative consequences resulting from the service of alcohol would primarily fall on my homeowner's policy. We strongly suggest that you obtain a special event policy with liquor liability and name the Villas at Fieldstone HOA as an Additional Insured. Alternately, if you are hiring a licensed/insured vendor to serve liquor at the event, please ask them for a certificate of insurance and request Villas at Fieldstone HOA to be named as Additional Insured on the vendor's policy.

If you chose neither of the above options, then you agree to the following statement:

THE RENTER HEREBY UNCONDITIONALLY AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE VILLAS AT FIELDSTONE AND ITS BOARD OF DIRECTORS FROM ANY AND ALL DAMAGES, INJURY, DEATH AND OTHER LIABILITY, TO INCLUDE BUT NOT LIMITED TO ATTORNEY FEES, COSTS AND EXPENSES CAUSED BY, OR RESULTING IN ANY WAY FROM SERVING ALCOHOL AT MY EVENT AT THE CLUBHOUSE.

\_\_\_\_\_  
Renter's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

## **Parking when Renting our Clubhouse**

It seems there may be confusion regarding guest parking when a resident hosts an event in the clubhouse. To enable resident hosts to plan parking needs and inform their guests in advance of the event, we offer the following:

There are a total of 26 parking spaces available for guests:

14 spaces at the clubhouse,

4 spaces in the overflow lot between units #92 and #100, and

8 spaces in the overflow lot across from units #53 and #57.

In view of the above, if you are hosting more than 26 guests, we ask resident hosts to:

- suggest that guests carpool wherever possible.
- suggest that guests be dropped off at the clubhouse before the driver parks in one of our overflow lots; and
- perhaps ask neighbors if it might be possible to access some of their parking space during a clubhouse event.

We recognize the challenge for all concerned, encourage cooperation to the greatest extent possible, and trust that the above information will be helpful in planning a successful event.

## **IMPORTANT:**

Per the Town of Greece Fire Marshal, no parking on Maple Center Road is permitted at any time to provide full access to emergency vehicles.