

**FARMINGTON CHASE ASSOCIATION
CLUBHOUSE CONTRACT**

DATE OF FUNCTION: _____

TIME: FROM: _____ **TO:** _____

RESIDENT HOST: _____ **UNIT #** _____

TYPE OF FUNCTION: _____ **NO. OF GUESTS:** _____

PHONE NUMBERS: HOME: _____ **WORK:** _____

FARMINGTON CHASE ASSOCIATION, INC. AGREES TO LET THE CLUBHOUSE BE RENTED AND THE OWNER/TENANT AGREES AS FOLLOWS:

1. To be present for the entire function.
2. To comply with all local and state laws and ordinances.
3. To assume personal responsibility for any damage done to the clubhouse, its furnishings, or other Farmington Chase Association property during the function.
4. To clean the clubhouse at the end of the function or by 11:00 A.M. the following day.
5. All kitchenware and appliances in the Club House are the property of the Association and should not be removed. When you rent the Club House it is your responsibility to make sure that the kitchenware is cleaned and put back in place
6. To end the function no later than **11:00 P.M. on Sunday through Thursday nights** and no later than **midnight on Friday and Saturday nights**.
7. **The pool is not included with the rental of the clubhouse.**

CONTRACT AGREEMENT

The contract has to be filled out and signed by the unit owner and/or tenant. Deposit and use fee check must accompany this form, two (2) separate checks made payable to: Farmington Chase. We ask that the contract and checks be sent to our office **10 days** before your function.

COST AND DEPOSIT

The cost for the Farmington Chase clubhouse rental is **\$75.00**. Additionally, a **\$100.00** deposit is required to assure compliance with the regulations. If the pool is to be used after hours, a certified lifeguard must be in attendance.

CLUBHOUSE KEY - CLEANUP - INSPECTION

The key will be left at your unit the day before your function. It must be returned to the superintendent the next day or left in the drop box at the maintenance shop, behind the dumpsters. An inspection is made after your reservation if no penalty or damages are reported and the \$100.00 deposit will be returned within 10 days of your reservation. If there has been damage, the cost of the repairs will be deducted from the \$100.00 deposit. If damages exceed \$100.00 the resident host agrees to be responsible for the full cost of the repair or replacement of the damaged item(s).

I hereby consent to the terms of this agreement.

Signed: _____ Date: _____

Please return this contract to: Audrey Kozma
Imagineers, L.L.C.
635 Farmington Ave.
Hartford, CT 06105

FARMINGTON CHASE HOME OWNER'S MANUAL

(from pages 6 & 7 of the march 2010 Home Owner's Manual)

USING THE CLUB HOUSE

The Club House is for you, your family and your invited guests' use, as long as you observe the Club House rules, and your Association fees are paid up to date. The Club House should be enjoyed, and we encourage its use for parties, retirement seminars, and other various celebrations. We do ask that it be treated as you would treat your own home.

1. All facilities will be used at your own risk and responsibility.
2. No persons under 21 may use the Club House unless accompanied at all times by the homeowner who contracted for the use of the Club House.
3. You may not enter the Club House with wet feet or wet boots. Leave the wet boots in the lobby area.
4. You are responsible for any damage caused to the Club House or its contents by your family, guests or tenants.

The Club House may be reserved for a private function by any adult resident*, subject to the following rules:

*Definition of Adult Resident

An individual who resides at Farmington Chase either as owner or tenant and who must be of legal drinking age as defined by Connecticut law. If under legal drinking age, a chaperone is required.

1. Reservations may be made at any time, providing a prior reservation does not exist. A posting of reservations will be maintained. Reservations must be made with the management company. We recommend that the reservation be made at least 10 days in advance.
2. The adult resident must sign the rental agreement form.
3. The reservation applies to the upper two floors and outside deck. No smoking in the building or on the deck. Smokers must use the designated smoking area.
THE POOL CANNOT BE RESERVED WITH THE CLUB HOUSE.
The tennis courts cannot be reserved for a private function.
4. Rental of the Club House for commercial purposes is prohibited unless written permission from the Association's Board of Directors is given.
5. The Club House will not be rented for any event to which admission or a fee is charged.
6. A **\$100.00 deposit** will be charged subject to these conditions:
 - a) There is a **\$75.00** non-refundable rental fee for reservation of the Club House.
 - b) \$100.00 deposit remains in escrow until an inspection for cleanliness and damages is made.
 - c) After the event if there are no rule violations or damages.
 - d) If there are damages or rule violations, we will deduct the cost for damages and fines for rule violations.

7. If, in the judgment of the Association's Board of Directors, the type of function has been materially misrepresented, future use of Club House privileges may be restricted and your deposit forfeited.
8. Food and paper products in the cabinets and/or closets belong to the Association and are not to be used by a private homeowner. All kitchen ware/equipment belongs to the Association and should not be removed from the Club House
9. The deposit and rental fees must be submitted to the Management Company before the key(s) are picked up.
10. If the renter elects to clean the Club House:
 - a) For a daytime function, the renter must do so within two (2) hours after it is over.
 - b) For an evening function, the renter must do so by 11:00 am the following day.A maintenance and clean up list will be provided and must be completed prior to the return of your deposit.

You are responsible for supplying your own cleaning agents, paper towels, dishwasher detergents, etc.

Depending on the season, turn off the air conditioning or lower the thermostat after the event.
11. It is your responsibility to report any damages directly related to your function.
12. You are responsible for seeing that the conduct of your function is not a disturbance to other residents.
13. All functions shall cease at 11 pm on weeknights and 12 am (midnight) on weekends.
14. The renter must be present during the entire function for which the Club House has been reserved.
15. The Club House cannot normally be reserved when an Association function is being held on the same day.
16. Guest parking is limited to the Club House parking lot.