

# HEARTHSTONE COMMUNITY CENTER RENTAL AGREEMENT

Rental of the community Center at Hearthstone will be according to the following Guidelines:

1. There will be a \$50.00 non-refundable charge for the use of the Community Center, along with a deposit of \$150.00. This is required at least one (1) week prior to a scheduled event.
  - a. The \$50.00 and \$150.00 deposit must be submitted as separate checks, payable to the Hearthstone Condominium Association, at least (1) week prior to the scheduled date of use. Your deposit check will be held and returned to you if there are no problems with the Community Center.
  - b. The \$50.00 charge includes clean-up of the Community Center, however, if any items are broken, damaged, or stolen, any excessive clean-up is required, or any carpet or furniture needs cleaned, the cost will be deducted from the \$150.00 deposit.
  - c. The responsible party must remove all food, alcohol, and/or kegs from the premises by 12:00 a.m. The Association will not be responsible for these items.
  - d. Following the scheduled date of use, the Community Center will be inspected by the Association Manager or representative of the Association.
  - e. All monies necessary to restore the facility to its exact condition prior to the scheduled date of use that exceed the \$150.00 deposit will be paid by the responsible part no later than one week after the date of use.
  - f. The deposit, less any deductions, will be issued and sent to the homeowner the week following the event.
2. The community Center may **only** be rented by a member of Hearthstone Condominium Association.
3. Activities in the Community Center must end no later than 12:00 a.m. **FAILURE TO COMPLY WILL RESULT IN LOSS OF DEPOSIT** as follows:
  - a. **Responsible party will be charged \$100.00 if any persons from the scheduled event fails to leave the premises by 12:00 a.m.**
  - b. Clean-up till 1:00 a.m. permitted at no charge
4. All rules of the community Center must be observed at all times. Rental of the Community Center **DOES NOT INCLUDE USE OF THE POOL** and no persons from the scheduled event will be permitted to use the pool. No underage drinking, illegal drugs/substances, etc. will be permitted. Failure to comply will be cause for police enforcement and loss of deposit.
5. There is no current requirement for an attendant to be present during the party, however, the renting homeowner will be responsible for all guests' behavior during the event. All guests are subject to the rules and regulations of the Hearthstone Condominium Association (including but not limited to noise, parking, use of Common Elements). A guest code for the lock to the Community Center will be entrusted to the renting homeowner. This code is changed out after every event per the management company.
6. The Hearthstone Condominium Association will **not** be held responsible for injuries that occur before, during or after the event, or as a direct result of the use of the Community Center, pool or any other facilities of Hearthstone.
7. The Representative of the Hearthstone Condominium Association reserves the right to cancel or alter this agreement at any time with renting homeowner's prior knowledge.

**HEARTHSTONE  
COMMUNITY CENTER RENTAL AGREEMENT**

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Association Member: \_\_\_\_\_ Rental Date: \_\_\_\_\_  
(Responsible Party)

Unit Address: \_\_\_\_\_ Time of Event: \_\_\_\_\_

# of Guests: \_\_\_\_\_ (63 max)

Phone (H): \_\_\_\_\_ (W) \_\_\_\_\_ (C) \_\_\_\_\_

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Rental Charge: \_\_\_\_\_ Deposit: \_\_\_\_\_

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

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**THE UNDERSIGNED UNDERSTANDS AND AGREES TO THE ATTACHED  
CONDITIONS.**

Association Member (Responsible Party): \_\_\_\_\_  
Signature

Association Representative: \_\_\_\_\_  
Signature

Patterson Merkle Management, LLC  
4900 Reed Rd., Ste 230  
Columbus, OH 43220  
Questions? Call 614-235-1187  
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