

VILLAGES AT KESSLER FARM CLUBHOUSE RENTAL AGREEMENT FORM

Check One:

- Owner:
 Resident:

Date Form Submitted: _____

Date(s) Requested: _____

Name: _____

Address: _____

Phone Number: _____

E-Mail Address: _____

Check One:

- Day (9:00 a.m. to 4 p.m.) \$50 Rental Fee/\$100 Security Deposit
 Evening (5:00 p.m. to 11:00 p.m.) \$50 Rental Fee/\$100 Security Deposit
 Both Day and Evening \$100 Rental Fee/\$100 Security Deposit

Please include separate checks for Security Deposit and Rental Fee. Please Make Both Checks Payable to:

Villages at Kessler Farm Condominium Association

In renting the Clubhouse, I agree to the following:

1. I will abide by the Clubhouse Rental Rules and Procedures attached.
2. I agree to occupy the Clubhouse for only the period noted above. Day - vacate no later than 4:00 p.m. Evening period - vacate no later than 11:00 p.m.
3. If I am not having the key automatically dropped off to my unit, I will contact the Property Manager, Cheryl Demetriou, at 603-204-5391 between the hours of 8:30 a.m. to 5:00 p.m., Monday through Friday, excluding holidays, to make arrangements for key pickup. (Key may be picked up 48 hours prior to function and must be returned within 48 hours of the function.)
4. I understand that this Agreement does NOT include use of the swimming pools, and that the Association Swimming Pool Rules apply.
5. I agree to take full monetary responsibility for any damage to the Clubhouse that may occur during my rental period.

KESSLER FARM CLUBHOUSE RENTAL RULES

General:

1. The signed Agreement and usage fee of \$50 for day or evening or \$100 for both and a security deposit in the amount of \$100 (separate checks) payable to the Villages at Kessler Farm, must be received by Property Management before confirmation of the rental can be made.
2. In the event the arrangements to receive the key have not been made within the times specified in the Clubhouse Rental Agreement, there will be no obligation on the part of the Board or Property Management to make alternative arrangements, and an implied cancellation fee of \$25 will be charged. Also a \$25 fine will be levied in the event of cancellation within 48 hours of the date of the rental.
3. An inspection of the Clubhouse and a review of the inventory will be made prior to the time the key is turned over for access to the Clubhouse, as well as shortly after the key is returned in order to verify condition and inventory.

Eligibility for Rental:

1. Only owners at the Villages at Kessler Farm or their adult tenant residents are eligible to rent the Clubhouse and only so long as there are no outstanding fees due the Association or rule violations.
2. The Board reserves the right to deny rental if there has been history of damage, rule violation or unacceptable behavior by the associated Unit Owner, their tenants or guests in previous Clubhouse rentals.

Unit Owner/Tenant Responsibility:

1. The Unit Owner/Resident or the resident tenant over 21 years of age must be in attendance at all times.
2. The Unit Owner/Resident or the resident tenant is responsible for the conduct of all attendees at the function and any and all damages or loss of property to the Association caused by such Owner or their tenant or guests.

During the Rental Period:

1. The usage of the Clubhouse is limited to not more than 40 individuals per directive of the Nashua Fire Marshal.
2. Access to the Clubhouse is limited to only those times listed on the Clubhouse Agreement form.
3. The wood furniture must NOT be moved under any circumstances.
4. Personal microwave ovens or portable burners must NOT be used except as agreed to by Property Management due to potential power loss.
5. Decorations such as streamers, Happy Birthday signs, etc., must not under any circumstances be taped, tacked or otherwise attached to the walls, woodwork, windows, window treatments, furniture, ceilings, etc. Placement of any decorations requiring any attachment is limited to the center area and only by attachment to the hooks provided in the ceilings. Sorry there can be no exceptions.
6. Clubhouse rental does not include use of the pools except as defined in the "Pool Rules". These rules include, but are not limited to, a restriction that no more than two (2) guests use the pool at any one time, and only when accompanied in the pool enclosure by a resident adult over 21 years of age.
7. Noise must be maintained at reasonable levels at all times. The Villages quiet time begins at 10:00 p.m. and must be observed, i.e. limited sound emitting from the building or immediate area outside. Complaints of excessive noise shall be grounds for immediate vacating of the clubhouse and may result in disallowance of future rentals by the respective Unit Owner and/or their tenants for a period of time to be determined by the Board.
8. Live bands are not permitted without the express prior written permission of the Board. When approved, such bands shall be limited to not more than three (3) instruments.
9. Keg beer (beer in kegs) is not allowed either in the Clubhouse or on the adjacent Common Area.

Vacating and Cleanup:

1. Clubhouse must be completely vacated not later than 11:00 p.m. under all circumstances due to the residential location.
2. Cleanup must be completed within the times referenced on the Clubhouse Agreement for the daytime functions and not later than 9:00 a.m. the following day for evening functions.
3. Cleanup requirements include, but are not limited to:
 - a. All personal items and food must be removed, including from refrigerator.
 - b. All trash must be placed in plastic bags, tied securely and placed in the dumpster in the parking lot (key to lock provided with rental key)
 - c. Clubhouse carpet must be vacuumed and left in clean condition
 - d. The floor and counter tops must be washed. Tile must be cleaned with water only; no soap or cleaning solution of any sort can be used as substantial damage to tile may result
 - e. All decorations must be totally removed; ALL tape, ribbon, etc. must be removed
 - f. Outside adjoining area must be left clean and all personal property must be removed
4. All windows and doors (including to the bathrooms) must be locked before vacating.
5. Thermostat must be left on "Auto". In warmer months, thermostat must be turned to 75 degrees, in colder months; thermostat must be turned to 55 degrees.
6. Refrigerator must be cleaned and turned to "low".
7. Upon satisfactory inspection of the Clubhouse and adjoining areas and return of the key, the security deposit will be returned less a deduction of \$25 for failure to meet cleanup requirements and/or failure to return the key within two (2) business days following the rental period. The cost to repair any damage will be deducted from the security deposit and any additional cost beyond the deduction will be charged to the Unit Owner/Resident or the tenant.
8. Failure to abide by these rules may result in additional fines of up to \$25 per violation, to be determined by the Board. Additionally the Board reserves the right to deny future rentals for the clubhouse for a period to be determined by the Board.