



Facility Rental Application – Woods

Available

Hours:

Monday – Sunday 10:00 a.m. – 11:00 p.m.

All standard reservations are for (6) hours minimum.* You may not book a reservation earlier than 10:00 a.m. Additionally, your event must conclude by the rental end time indicated on your reservation; which includes the cleaning of the facility.**

*****Any hours beyond (6) are charged for additional fees (pricing enclosed).**

Clubhouse

Address:

1150 Woods Dr, Chula Vista, CA 91914

Rental Fees:

Grand Hall*

\$450 – Hall Usage Fee

\$500 – Deposit

\$150 – Event Monitor

\$1100 – TOTAL

Grand Hall* & Suite**

\$450 – Hall Usage Fee

\$700 - Deposit

\$150 – Suite

\$150 – Event Monitor

\$1450 – TOTAL

Both the rental fee and deposit are cashed. Deposit refunds after your event will take 4-6 weeks to process.

Maximum

Occupancy:

***Grand Hall (including Loggia, upper patio): 150 people max**

****Suite: 5 people max**

Insurance

Requirements:

I. A current certificate of liability insurance with a minimum coverage amount of \$500,000.00. Temporary Binders will not be accepted.

II. Additionally, your certificate must also include the following:

A. EastLake III Master Association, 1150 Woods Dr, Chula Vista, CA 91914, must be named on the certificate as additionally insured.

B. Endorsement must indicate coverage for the date of your event.

C. Minimum coverage amount of \$500,000.00.

D. Certificate must indicate use for Clubhouse rental.

If your insurance carrier cannot provide event insurance, you may use one of the following websites to obtain a one-day event insurance policy:

www.privateeventinsurance.com, www.theeventhelper.com#r8fwzf and www.eventsured.com

Our office must receive the insurance certificate ten (10) days in advance of your event.

Reservations must be received by Management no less than (30) days prior to the event. Reservations are on a first come first served basis. Our office cannot 'hold' an event. Events will only be booked upon receipt and approval of a completed application packet, along with the rental and deposit fee.

The Woods Facility Rental Application

Internal Use Only: Check Number: _____

Received on: _____ Received by: _____ Cancelled Event on: _____

Fees: Rental Fee Amount: _____ Deposit Amount: _____ Event Monitor: _____

Assessments (date of booking): _____

Homeowner: _____ Tenant: _____

Event Date: _____ Rental Time: Start _____ End _____

Grand Hall ONLY _____ Grand Hall & Suite _____

Name: _____

Address: _____

Email Address: _____

Phone Number(s) Home: _____ Cell: _____

Type of Event: _____ Number of Guests: _____

Name of Caterer (if applicable): _____

Will there be alcohol served at this event? ☐ YES ☐ NO

What kind of entertainment (if any) will take place at this event? _____

By my signature below I acknowledge that this event is being hosted by me and I will be held solely responsible for any violations of the Terms and Conditions and/or Rules and Regulations by myself and/or my invitees.

Member's Printed Name

Member's Signature

Date

The Woods Facility Rental Terms and Conditions

The following Rules and Regulations apply to all users of the Woods Facility. Please note that all EastLake III Master Association Rules & Regulations apply in addition to the following. The Woods Facility is provided for the exclusive use of EastLake III residents only and will not be made available for use by the public or any outside organization(s). All events must be hosted by a current association resident. If it is determined that a non-resident or outside organization has hosted an event, the security deposit will be immediately forfeited. The EastLake III Board of Directors requires the following guidelines be followed:

- A. Security Deposit: The Association may, for any of the following, retain a portion or all the security deposit for:
 - 1. Damage to the facility, its contents and/or common areas, by members or guests.
 - 2. Violations of any of the Community Governing Documents.
 - 3. Any cleaning required after the conclusion of your event, such as the removal of food, trash, or decorations. *'Conclusion' of the event refers to the end time on your reservation.*
 - 4. Violating any of the Rules noted below in this agreement.
- B. Reservations and payments are to be made at the Association onsite office, during business hours only. The office is located at 1331 S. Creekside Drive, Chula Vista, CA 91915. Reservations must be made no less than (30) days from the desired date.
- C. If you wish to add or change hours to your reservation, any changes must be received no less than (30) days prior to your event, in writing, from the resident named on the rental contract. The individual listed on the Clubhouse Reservation Form as the reserving party shall be the sole authorized contact for all communications regarding the clubhouse rental.
- D. Cancellations **must** be in writing, received from the person on the contract only. Cancelled reservations received (30) days prior to the event date shall receive 100% of their security deposit. Cancellations made less than (30) days prior will forfeit the entire security deposit.
- E. If Management becomes aware of any information indicating that the Renter intends to violate, or is likely to violate, any provision of this Reservation Agreement or the Clubhouse Rental Rules (including, but not limited to, setting up prior to the reserved start time or remaining beyond the reserved end time), Management reserves the right to cancel the reservation at its sole discretion.
- F. Insurance is **required** of all events whether or not alcohol is being served. The office must receive your event's insurance certificate ten (10) days in advance of your event. Failure to provide such documentation will result in the cancellation of your event and forfeiture of deposit and fees.
- G. Your event must end, including clean up, no later than your scheduled end time. Therefore, arrangements should be made with your guests and vendors to accommodate the timeframe.
- H. Do NOT drag outdoor furniture across the floors. All furniture must be placed in its original location at the conclusion of your event.
- I. Host must arrange and be present for all pick-ups and deliveries (if any) to be made on the day of the event. No deliveries/pick-ups will be permitted the day before or the day after your event. You must make arrangements **during the rental hours of clubhouse use only**. Please plan accordingly.

- J. Host must bring all cleaning supplies including but not limited to; broom, dustpan, sponges, dish towels, dish soap, extra trash liners, cleaning wipes, etc. These items are NOT supplied. There are (4) trashcans for your use in the grand hall.
- K. Grilling or frying foods is not permitted in the kitchen area. Heating food is permissible. Open flames and cooking onsite (outside of the kitchen) are also not permitted. **Heating of food and the serving is permitted.** (i.e. **taqueros cannot cook meat onsite**, but are welcome to heat and serve)
- L. Food vendors are limited to your rental area only and are not permitted to set up in the parking lot. No food trucks are permitted.
- M. Private party signs and decorations are allowed in reservation areas but NOT on the main gates. No glitter, streamers, confetti, poppers, etc. are allowed.
- N. All rental furniture, food, trash, and decorations must be removed no later than your scheduled end time. When decorating, please use ONLY scotch tape. Do not use nails, duct tape, staples, tacks, or masking tape.
- O. No pets are allowed within the boundaries of the facilities at all times, including the inside and outside areas of the Clubhouse, with the exception of uniformed service animals.
- P. Smoking is prohibited within the boundaries of the facilities at all times, including the inside and outside areas of the Clubhouse. This includes vaping. Residents may smoke outside the facility (i.e. parking lot).
- Q. Alcohol is not permitted outside of the Clubhouse. In accordance with California State Law, no one under the age of 21 shall be served an alcoholic beverage while on the premises. If alcoholic beverages are served at a function held in the facilities, no minors are to be present without parental permission.
- R. Music is to be kept at a low level so as not heard in parking lot or street in consideration of nearby residents at all times. **All amplified music outdoors must cease at 10pm.**
- S. No smoke machines may be used inside the Clubhouse. (often used by DJs)
- T. Facility reservations **do not** include use of the pool or spa. Therefore, you or your guests may not use any of these facilities in conjunction with your reservation. This includes guests attending your event who may be community residents.
- U. The Clubhouse may not be used as an income-producing venue. No charging fees of any kind or selling of items or services will be allowed when renting the Clubhouse unless approved by the Board of Directors.
- V. All reservations for parties of young adults under the age of 18 must have adult supervision at ALL TIMES.
- W. BBQ's (charcoal or propane), open fires, candles, pony rides, tiki torches, portable heaters, jumpers, pinatas and carnival type activities are prohibited. Free standing tents (not staked in the ground) are not permitted.
- X. Set up for the event may not begin earlier than your scheduled start time. You cannot set up a day before your event, drop off food, etc., so please plan accordingly.

- Y. **The Clubhouse is available for use by EastLake III Association homeowners OR their assigned tenants.** The use of the facilities by a homeowner or assigned tenant may be restricted by the Board of Directors for violation of the Association's rules, delinquent assessments, unpaid fines, or abuse of the recreational facilities or common areas. The owner's account must be in good standing.
- Z. All trash from the event is to be removed and placed in dumpsters. Please be sure to break down boxes, etc. and ensure trash is not overflowing or left on the ground in the enclosure. The host is responsible for guests leaving their event. No trash should be left in the parking lot or in the common area.
- AA. No gates are to be propped open with the exception of the gate located at the west side of the Clubhouse. This gate may be propped open for loading and unloading only; otherwise, the gates must remain closed for the duration of the event.
- BB. The resident host named on the rental application must be present for the duration of the event. The resident host is responsible for participating in the required pre and post event facility inspections, ensuring the security of the event, supervising all guests, and assuming responsibility for the leased portion of the clubhouse throughout the rental period.
- CC. All guests must remain within the designated event areas, which include the Grand Hall, Loggia, Upper Deck and Grand Hall bathrooms. Access to all other clubhouse facilities, amenities, and restricted areas is prohibited. Guests shall not loiter in the parking lot or elsewhere on The Woods property outside the designated event areas.
- DD. Clubhouse rental payments shall be made exclusively by check (personal check, money order, or cashier's check). The payment must be submitted by the resident named on the rental application. Any refund of the security deposit shall be issued only to the individual whose name appears on the original payment.

By my signature below I acknowledge that I am hosting this event and that I have read, understand and agree to comply with all of the above Rules and Regulations.

Member's Signature: _____ **Date:** _____

By signing below, I understand that any requests to modify my clubhouse rental—including, but not limited to, adding rental hours, changing the reservation time, or rescheduling the rental date (subject to availability)—must be made at least thirty (30) days prior to my scheduled rental date. I understand that all change requests must be submitted in writing.

Member's Signature: _____ **Date:** _____

The Woods Suite
ADD-ON AGREEMENT



This Suite Room Add-On Agreement ("Agreement") is incorporated into and made part of the Clubhouse Rental Agreement. The Woods Suite is available as an optional amenity and may only be used by the approved renter and authorized guests in accordance with the terms outlined below.

1. Purpose of Use

The Suite Room is intended to serve as a private space associated with the clubhouse rental and offers added comfort and convenience for your special occasion.

Please note that the Suite is intended for event preparation and changing only. It may not be used as a children's sleeping area, for childcare, as a separate space for eating or drinking, or for napping.

The Suite Room may not be used as a separate event venue, gathering area, party room, meeting room, or activity space.

2. Occupancy and Gatherings

The Suite Room is intended for limited occupancy at a maximum capacity of five (5) persons at a time and for quiet use only. Large gatherings, parties, receptions, celebrations, entertainment activities, organized meetings, or group functions are strictly prohibited within the Suite Room.

The renter shall not permit the Suite Room to be used in any manner that creates excessive noise, disturbance, or interference with other residents, guests, or users of the clubhouse facilities.

3. Food, Beverages, and Alcohol

No food, beverages, alcoholic beverages, catering services, or food preparation activities are permitted in the Suite Room at any time. The renter is responsible for ensuring that all guests comply with this restriction.

Any food, beverage, or alcohol-related spills, stains, odors, or damage resulting from a violation of this provision shall be the sole responsibility of the renter.

4. Care and Condition of the Suite Room

The renter accepts the Suite Room in its existing condition and agrees to maintain the room in a clean, orderly, and sanitary condition throughout the rental period.

The renter shall ensure that:

- Furniture, fixtures, and furnishings remain in their original locations.
- No decorations, adhesives, tape, nails, tacks, hooks, or similar materials are attached to walls, ceilings, doors, windows, or furnishings.
- No alterations, modifications, or unauthorized use of the room occur during the rental period.
- All personal belongings and materials are removed at the conclusion of the rental.

5. Damage and Financial Responsibility

The renter assumes full responsibility for any loss, damage, excessive cleaning, misuse, or destruction of the Suite Room or its contents occurring during the rental period, whether caused by the renter, guests, invitees, vendors, contractors, or any other person granted access by the renter.

The renter agrees to reimburse the association and/or management for all costs associated with repair, replacement, restoration, cleaning, or remediation resulting from such damage. Charges may include, but are not limited to:

- Repair or replacement of furniture, fixtures, and equipment.
- Carpet, flooring, wall, or upholstery cleaning.
- Removal of stains, odors, or residue.
- Labor and administrative costs associated with repairs or restoration.

Such charges may be deducted from any security deposit and/or billed directly to the renter if costs exceed the amount of any deposit collected.

6. Late Addition

If you wish to add The Woods Suite to your rental less than thirty (30) days before your scheduled rental date, payment will only be accepted in the form of a Money Order or Cashier's Check.

7. Violation of Agreement

Failure to comply with any provision of this Agreement may result in immediate revocation of Suite Room privileges, forfeiture of applicable deposits, assessment of additional fees, and/or denial of future rental privileges, as permitted by the Clubhouse Rental Agreement and applicable association policies.

8. Acknowledgment

By signing below, the renter acknowledges that they have read, understand, and agree to comply with all terms and conditions contained in this Suite Room Add-On Agreement. The renter further agrees to be responsible for the conduct of all guests and occupants using the Suite Room during the rental period.

Name: _____

Signature: _____

Date: _____

Cost for Additional Hours

\$40.00 per hour after the 6th hour

\$60.00 per hour after the 8th hour

7th hour - \$40.00 extra

8th hour - \$80.00 extra

9th hour - \$140.00 extra

10th hour - \$200.00 extra

11th hour - \$260.00 extra

12th hour - \$320.00 extra

13th hour - \$380.00 extra

EastLake III – The Woods Facility Insurance Notes

The following outlines provide specific information on the association's insurance requirements for rental of the Clubhouse facilities.

- I.** A current certificate of liability insurance with a minimum coverage amount of \$500,000.00. Temporary Binders will not be accepted.
- II.** Additionally, your certificate must also include the following:
 - A.** The EastLake III Master Association, 1150 Woods Dr, Chula Vista, CA 91914, must be named on the certificate as additionally insured.
 - B.** Endorsement must indicate coverage for the date of your event.
 - C.** Minimum coverage amount of \$500,000.00
 - D.** Certificate must indicate use for Clubhouse rental.

We recommend you obtain the required insurance certificate as soon as possible. Some certificates require revisions before they can be accepted. Many certificates are not accepted due to missing or incorrect information. An acceptable certificate could take over two weeks to obtain depending on the response of your insurance agent.

In consideration of potential liability issues, management cannot intervene in a homeowner's insurance matters. If you are having difficulty in obtaining the required certificate and/or endorsement you may want to provide your agent with a copy of this and the following page as a reference.

In no case will an application be accepted without the required insurance documentation.

EastLake III Master Association

Additional Insured Endorsement Information

WHAT ARE THE INSURANCE REQUIREMENTS?

The EastLake III Master Association requires that any eligible Member or resident who wishes to rent the facilities for a private function obtain and submit an “Additionally Insured Endorsement” naming the EastLake III Master Association as Additionally Insured on their Homeowners Insurance Policy for the date of the scheduled event. Additionally, the policy must have a minimum of \$500,000.00 of liability coverage. The policy must specifically name the “EastLake III Master Association, 1150 Woods Dr, Chula Vista, CA 91914” as Additionally Insured. ***NOTE: Some insurance certificates may use the “Policy Holder” format. In these cases, the “EastLake III Master Association, 1150 Woods Dr, Chula Vista, CA 91914” will be shown as the “Policy Holder” and the Policy Holder will be named as Additionally Insured. This is an acceptable format.***

WHAT IF MY INSURANCE AGENT OR CARRIER DOESN'T OFFER THE ENDORSEMENT?

Depending on your insurance agent and carrier you may or may not be able to obtain this endorsement. While it is the goal of Management to be able to approve every application and submission for use of the facilities we sometimes see a potential host unable to obtain the required endorsement. If you happen to find yourself in this type of situation we have the following options to offer you as alternative ways to meet the association's requirements:

- We will accept a policy from anyone. If you have a friend, relative or even a neighbor who is willing to allow you to use their policy and can obtain the endorsement, we will accept it.
- You carrier may be willing to write a one day “Special Event” policy which allows for the required endorsement.

Please keep in mind that while the Management team is here to assist you, for obvious reasons we cannot involve ourselves in your attempts to obtain the required endorsement. If you are having difficulty in obtaining the endorsement please do not request assistance from Management. We are simply unable to intervene in your personal insurance matters.

WHY MUST I OBTAIN AN ADDITIONALLY INSURED ENDORSEMENT ON MY INSURANCE POLICY WHEN I RENT THE CLUBHOUSE?

This policy is standard within most homeowners associations. It is a requirement of your association's insurance company, and legal counsel is adamant that the association be protected from liability. When a private entity rents the clubhouse, they are bringing as many as 70 guests into your community's clubhouse. Although most community members are very responsible, this is not always the case. What if there is drinking, or a fight erupts and somebody gets injured? What if a child wanders off and drowns? All too horrible to even contemplate, but it happens...and unfortunately, when it does happen, there is typically a lawsuit filed. Who do you think is going to get sued if a private policy is not in place? That's right, the Association (you). Is it fair to the entire association to take on the liability for a private function? If the association does not require members to take responsibility for their private functions on common area property, they open the entire membership up to excess liability. How would you feel if your assessment rate went up to cover legal and/or insurance fees brought on by an individual who didn't even invite you to their party? Please remember, that your Board is in place for the protection of the entire association. In carrying out their fiduciary responsibility, sometimes they must make decisions that are contrary to individual wants and desires. However, if you take a moment to step back and look at the big picture, I think we can all agree that these policies are responsible, reasonable and in the best interest of the entire community.

Suite Room Add-On Agreement

The Suite Room is available as an optional add-on and is subject to the following conditions:

- No large gatherings, parties, or group activities are permitted in the Suite Room.
- No food, beverages, or alcohol is allowed in the Suite Room.
- The renter is responsible for keeping the room clean and in good condition.
- Any damage to the room, furnishings, or fixtures during the rental period will be the responsibility of the renter and may result in repair or replacement charges.

By signing below, the renter agrees to comply with these conditions.

Renter Signature: _____

Date: _____