

LIONS GATE CLUBHOUSE R&R RENTAL AGREEMENT

One of the advantages of living at Lions Gate is the opportunity and enjoyment of the facilities at the Clubhouse. The Lions Gate Clubhouse has a large community room with a fireplace, full kitchen, lounge area for cards, games, and intimate gatherings, restrooms, and a terrace off the community room.

Clubhouse Use

To reserve the Clubhouse, a resident homeowner must contact **Grosse and Quade Management Company (Janice Shearer) 215-855-8700** to reserve the date. If the facility is available, a verbal reservation will be recorded. Immediately thereafter, it is necessary to complete a **Lions Gate Clubhouse Reservation Form** and submit **two checks one in the amount of \$150 and one \$100 security check deposit. The deposit to be returned after inspection noting facility returned to its prior rental condition.** A reservation will not be held until Management receives the checks. The check is to be made payable to the **Lions Gate Homeowners Association.** Regardless whether the Clubhouse is used for community or private functions, all rooms must be left in the same condition as they were found. In accordance with Township Regulations the maximum occupancy is sixty-eight (68) people.

During the event, guest shall park their vehicles only in designated parking areas. The Association is not responsible for access to the building because of adverse weather conditions. These services are not guaranteed for purposes of parking or building entry.

Lions Gate management and homeowners Association activities take priority over private functions.

All reservations are on first come, first served basis.

General Rules for Clubhouse Use:

1. No pets are allowed in the Clubhouse.
2. Resident Homeowner must be present at all times.
3. The use of the Clubhouse facilities is restricted to times determined and established by management. Any person who shall use or attempt to use the Clubhouse at any time other than it is officially authorized for use will be considered a trespasser.
4. Alcoholic beverages are not permitted within the Clubhouse except when approved by the Lions Gate management.
5. Pennsylvania law forbids smoking in public places. There is to be no smoking in the Clubhouse including either the front porch or back patio.
6. The library is not be used by persons renting the Clubhouse other than as a coat room.

7. All persons using recreational facilities do so at their own risk and sole responsibility. Management does not assume responsibility for any accident, injury, loss or damage to personal property, or any other loss incurred in connection with such use.
8. Homeowners and their guests covenant and agree with the management, for and in consideration of, the use of any Lions Gate facilities, and other good and valuable consideration, to make no claim against the management for or on account of a loss or damage to life, limb, or property sustained.
9. Homeowners agree to save management harmless from all liabilities and action of whatsoever nature by any guest or guests of the homeowner growing out of any Lions Gate facilities.
10. The entire facilities at Lions Gate are under the direct supervision of the management. They have the authority and duty to evict anyone from the premises, after fair warning of misconduct. Repeated offenses may subject the offender to suspension of Lions Gate privileges as may be determined by management.
11. Resident homeowners who are current in all Homeowners Association payments due and otherwise in good standing may only use the Clubhouse. Any homeowner who is delinquent in any payment or otherwise default will not be permitted to use the Clubhouse, and shall not be entitled to reserve or use the Clubhouse for any purpose until all delinquencies and other defaults are fully cured.
12. In case of an emergency, **contact Janice Shearer 215-855-8700 or one of the Directors.**

RESERVATION OF THE CLUBHOUSE

The Reservation of the Clubhouse Form is to be completed whenever a homeowner(s) requests to reserve the Clubhouse for a private party. This form needs to be completed and signed, with the appropriate fee prior to its use.

The date, time, and nature of the activity are to be filled in by the homeowner.

The payment is to be submitted along with the signed Lions Gate Clubhouse Reservation Form and is to be paid by cashiers check, money order, or personal check only. **NO CASH PLEASE.**

Both the homeowners and the administrator are to sign and date the form.

CLUBHOUSE RENTAL AGREEMENT

1. Homeowner's Responsibilities
 - a) The homeowner is responsible for the Clubhouse and its contents for the entire time it is used by the homeowner. Should there be any damage to the Clubhouse, including any of its contents; the homeowner must reimburse Lions Gate for the replacement value or the cost to repair.
 - b) With regard to decorations, nothing is to be glued, taped, tacked, or nailed to the walls or ceiling under any circumstances. Furthermore, nothing is to be tied to, or attached in any way to, any fixture in the Clubhouse.
 - c) After the event, and before vacating the building, the homeowner must clean all counters, appliances, restrooms, rugs, and leave the Clubhouse in the same condition as it was initially. Furthermore, all trash must be removed from the premises. The homeowner must bring their own cleaning supplies and replacement materials, i.e., trash bags. There is a broom, a mop, a bucket, and a vacuum cleaner available.
 - d) The homeowner and their guests must comply with all rules governing the use of the Clubhouse as set forth in the Lions Gate Clubhouse Rules and Regulations.

Lions Gate shall be reimbursed for costs of replacing or repairing items that are damaged, destroyed, or missing. Payment shall be immediately due and payable by the homeowner.

Clean-up Checklist:

Before leaving the Clubhouse:

1. Take home ALL food and beverages.
2. Take home ALL trash.
3. Wipe off all the tables and chairs.
4. Turn off all lights and fans, being especially sure that those with dimmer switches are off. Note: window candles are to remain on.
5. Return thermostats to original settings.
6. Make certain that all the doors are locked.

Please sign this page of the Lions Gate Clubhouse Rules and Regulations to affirm that you have read and accepted the rules as stated and agree to comply with all the policies. The resident homeowner agrees that he or she is applying to reserve the Clubhouse facilities for his or her own use and that the homeowner will be present for the event.

Resident Homeowner / Date