

ISLES at the Highlands Condominium Association 601 Glengarry Ct. Clubhouse Rental Rules & Regulations

- USE:** The clubhouse is to be used for Association meetings and events. It is also available for rental to residents for private gatherings and usage as defined in this document; it is not to be considered a banquet hall.

All Rentals must conclude by 10:00 pm.

Clubhouse rental does not include use of the pool.

Outside: One tent may be permitted with approval, but only on the **front lawn** of the clubhouse. No activities are permitted outside of the clubhouse without prior management approval.

The clubhouse and grounds have a combined maximum occupancy of **85**.

During a rental, guests are restricted to the immediate clubhouse area. Loitering in the parking area or on the common grounds beyond the clubhouse is prohibited.

- AUTHORITY:** The Clubhouse is to be used solely by Isles residents and their guests.
All responsibilities for the premises rest with the Unit Owner renting the facility.
- ADMISSION:** No admission charges or moneymaking events are permitted.
- DATES:** All arrangements for the use of the clubhouse must be made through MANAGEMENT
You may see the current schedule on the Isles website: <http://theislesatthehighlands.yolasite.com/>
- RESERVATIONS:**

- Reservations are on a first come, first serve basis.
- Reservations can be made in advance starting January 2 for the year.
- If a reservation is needed early in January, that reservation can be made 30 days in advance.
- No homeowner can reserve the clubhouse for a holiday two consecutive years unless no one has reserved the clubhouse 30 days before a holiday, then it can be reserved consecutively.

Please contact:

Ryan M Lynch; Property Manager
Berkshire Hathaway Home Services
3820 Old William Penn Hwy
Murrysville, PA 15668

(724) 733-7100 ph. (724) 733-5954 fax ryanlynch@bhhspropertymanagement.com

- FEES:** When renting the clubhouse the association requires **two separate checks**. A **\$40.00 Rental Fee check for each day you plan to occupy the clubhouse to cover maintenance of the facilities, supplies and utilities**. A refundable **\$100.00 Security Deposit check (see below)**. These checks must be made payable to the association, delivered to management and received from the resident who signs the rental agreement. Residents are permitted to set up the clubhouse the evening before an event and complete clean up the morning after the event if and only if no one else has is rented for those days.
- SECURITY DEPOSIT:** The resident making the reservation **must be present at the clubhouse during the event** and is responsible for complying with all clubhouse rules. The resident's signature on the "rental agreement" indicates acceptance of physical inventory of the equipment at the clubhouse. The cost of repairing or replacing

clubhouse equipment will be charged to the resident renter and deducted from the security deposit. The clubhouse must be returned to original condition after an event. A cleaning fee of \$50.00 may be charged if the facility has not been satisfactorily cleaned.

8. **SECURITY:** The clubhouse must be kept locked when not occupied. The resident renter is responsible for clubhouse security while the clubhouse is in their possession. The association is not responsible for any lost or stolen items
9. **PARKING: Parking is restricted to the guest parking areas and must be monitored by the renter.**
If street parking is necessary, parking on the egress side of the street, (opposite of clubhouse) is preferred.
10. **ALCOHOL:** Serving alcohol to minors is cause for immediate termination of the rental. All alcoholic beverages must remain inside the clubhouse. Selling alcoholic beverages is not permitted. No alcohol should be left in the clubhouse when it is not occupied
11. **SMOKING:** Smoking is not permitted inside the clubhouse building, hallway, or restrooms or anywhere on the clubhouse grounds.
12. **DECORATING:** No decorations or other articles may be attached by any means to the clubhouse walls. The tables and chairs must be returned to their original setup after the rental. Be careful helium balloons do not get stuck in the ceiling fans.
13. **NOISE:** All music must be contained within the clubhouse. The Renter is responsible for the behavior of their guests. Excessive noise such as loud music, live bands or other noise which can be heard beyond the parking area is not permitted.
The clubhouse is in a neighborhood setting, please be respectful of the neighbors around the clubhouse.
14. **ACCIDENTS:** Persons using the clubhouse do so at their own risk. Accidents must be reported promptly to the Property Management Company. Any insurance claims resulting from a rental activity will be subrogated to the renter's homeowner's insurance company.
15. **CLEANING:**
 - All tables counter tops, and kitchen appliances should be wiped and cleaned.
 - Be sure dishwasher and garbage disposal have been run and cleaned and emptied if used.
 - Mop the kitchen floor and entry floor and vacuum carpets.
 - All bathrooms should be cleaned to their previous cleanliness and trash removed.
 - All furniture that has been moved should be returned to its proper place.
16. **CLOSING:** At the conclusion of each rental place the thermostat back at 55 degrees in the winter and 80 degrees in the summer.
The stove, ceiling fans, TV, all lights and the fireplace should be turned off. All doors locked.
Trash: Remove all trash and take to your home for disposal.
17. **COMPLAINTS:** All complaints incident to the use of the clubhouse will be processed through the Property Management Company and the Executive Board.
18. **PENALTY:** **ANY** clubhouse committee or board member may **immediately** expel residents from use of the clubhouse facility for violations of any rule stated above. Committee or board members may immediately terminate a clubhouse rental agreement or future agreements when the rules have been violated.