



USER AGREEMENT FORM- SOCIAL ROOM RESERVATION

NAME: _____ UNIT # _____

DAY PHONE: () _____ EVENING PHONE: () _____

I AM REQUESTING THE SOCIAL ROOM FOR THE FOLLOWING FUNCTION:

MAXIMUM EVENT HOURS PERMITTED 5 WITHIN 24 HRS. OF EVENT/WITHIN 24 HOURS AFTER EVENT.

THE FUNCTION WILL TAKE PLACE ON _____, 20____ FROM _____ (AM/PM)
TO _____ (AM/PM) AND WILL BE ATTENDED BY _____ (50 GUESTS' MAXIMUM). I EXPECT THE
ARRIVAL OF _____ CARS.

PARKING FEES APPLY. PLEASE NOTE: PARKING IS NOT GUARANTEED

EVENTS WITH 25 OR MORE GUESTS WILL REQUIRE ONE ADDITIONAL SECURITY GUARD AT THE RESIDENT'S
EXPENSE AND WILL BE COORDINATED WITH MANAGEMENT.

SCHEDULED TIME AND DATE FOR INSPECTION PRIOR TO EVENT _____ (AM/PM _____, 201__.

SCHEDULED TIME AND DATE FOR INSPECTION AFTER EVENT _____ (AM/PM _____, 201__.

I ACKNOWLEDGE RECEIPT OF APPLICABLE POLICIES FOR USE OF THE ROOM(S), AND I UNDERSTAND AND
AGREE TO COMPLY WITH ALL SAID REGULATIONS AND ANY APPLICABLE ISSUES ADDRESSED IN THE BAY
GARDEN MANOR CONDOMINIUM ASSOCIATION DOCUMENTS.

SIGNATURE: _____

DATE: _____



40. SOCIAL ROOMS: UNIT OWNERS WHO WISH TO HAVE A PRIVATE PARTY/EVENT (HEREINAFTER REFERRED TO AS AN “EVENT” OR “FUNCTION”) IN A COMMON ROOM MUST MEET WITH THE PROPERTY MANAGER, OR HIS/HER DESIGNEE, PRIOR TO BOOKING THE ROOM. SOCIAL ROOM MUST BE RESERVED A MINIMUM OF 7 DAYS PRIOR TO EVENT OR FUNCTION DATE. THE USE AGREEMENT, APPLICATION AND THESE REGULATIONS, A COPY OF WHICH IS AVAILABLE IN THE MANAGEMENT OFFICE, AND THE NON-REFUNDABLE CLEAN-UP FEE AND DEPOSIT MUST BE SIGNED AND SUBMITTED TO THE MANAGEMENT OFFICE PRIOR TO BOOKING THE EVENT. EXCLUSIVE USE OF ANY COMMON ROOM WILL NOT BE GUARANTEED IF A UNIT OWNER WISHES USE OF THE SOCIAL ROOM ON NATIONAL HOLIDAYS AND NATIONAL HOLIDAY WEEKENDS AND DATES OF SPECIAL EVENTS INCLUDING NEW YEAR’S EVE, NEW YEAR’S DAY & WEEKEND, SUPER BOWL SUNDAY, PRESIDENT’S DAY WEEKEND, EASTER WEEKEND, MOTHER’S DAY WEEKEND, MEMORIAL DAY WEEKEND, FATHER’S DAY WEEKEND, 4TH OF JULY WEEKEND, LABOR DAY WEEKEND, ROSH HASHANAH WEEKEND, THANKSGIVING DAY WEEKEND, HANUKAH WEEKEND, CHRISTMAS WEEKEND. IN ADDITION, THE ASSOCIATION MAINTAINS THE RIGHT OF FIRST REFUSAL FOR ALL OTHER DATES.

UNIT RESIDENT MUST ATTEND THE EVENT FOR WHICH THEY SIGN A USE AGREEMENT FORM. IF A UNIT RESIDENT DOES NOT COMPLY WITH THE USE AGREEMENT, THE UNIT RESIDENT SHALL BE RESPONSIBLE FOR THE COST OF ANY AND ALL DAMAGE TO THE ROOM IN WHICH HE/SHE RESERVED. SUCH CHARGES SHALL BE DEDUCTED FROM THE DEPOSIT/CLEANING FEE. IF THE APPROPRIATE DEPOSIT/CLEANING FEE IS NOT SUFFICIENT TO PAY SUCH COSTS, THE UNIT RESIDENT WILL BE LIABLE FOR ALL SUCH UNPAID FEES AND CHARGES. ANY AND ALL DEPOSITS/CLEANING FEES ON THE USE AGREEMENT FOR COMMON AREAS MAY BE CHANGED BY THE BOARD OF DIRECTORS AT ANY TIME. IF THE UNIT OWNER DOES NOT ATTEND THE EVENT FOR WHICH HE/SHE SIGNS A USE AGREEMENT FORM OR IF THERE IS DAMAGE TO THE ROOM, THE BOARD MAY REFUSE THE FUTURE USE OF THE ROOM TO THE UNIT RESIDENT.

FURNITURE MAY NOT BE REMOVED FROM ANY ROOM AT ANY TIME WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD OF DIRECTORS. APPROPRIATE CLEAN UP IS TO BE MADE BY RESIDENT, AND ALL TRASH IS TO BE DISPOSED IN APPROPRIATE DISPENSERS/BINS. ATTENDING GUESTS OF THE FUNCTION ARE NOT PERMITTED TO USE THE POOL DECK OR SWIMMING POOL. CHILDREN UNDER THE AGE OF 14 MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES. ALL GUESTS MUST HAVE SHOES AND SHIRTS BEFORE ENTERING THE PROPERTY. BANDS, MUSICIANS OR PUBLIC ADDRESS SYSTEMS MAY NOT PERFORM OUTSIDE. ALL EVENTS MUST COMPLY WITH LOCAL AND/OR STATE NOISE ORDINANCES. ALL MUSIC, ENTERTAINMENT AND NOISE MUST CEASE BY 11:00 P.M. DECORATIONS AND POSTERS ARE ALLOWED ON THE WALLS ONLY WHEN APPLIED WITH NON-DAMAGING OR NON-PERMANENT ADHESIVE MATERIALS.

BY SIGNING BELOW, I AGREE TO AND WILL INSTRUCT MY GUESTS TO ABIDE BY ALL RULES AND REGULATIONS AS STATED ABOVE AND ON THE USE AGREEMENT AND APPLICATION. I UNDERSTAND THAT IF I OR MY GUESTS DO NOT ABIDE ALL REGULATIONS THE BOARD MAY REFUSE THE FUTURE USE OF THE ROOM BY MYSELF AND GUESTS.

SIGNATURE _____ UNIT # _____ DATE _____



GENERAL RELEASE AND WAIVER OF LIABILITY

FOR AND IN CONSIDERATION OF THE OPPORTUNITY AFFORDED ME TO UTILIZE THE SOCIAL ROOM AND ADJACENT COMMON AREA AMENITIES AT THE PROPERTY KNOWN AS BAY GARDEN MANOR CONDOMINIUM (THE "SUBJECT PROPERTY), AND IN ACCORDANCE WITH THE PARTIES' AGREEMENT THEREOF, I, THE UNDERSIGNED _____, BEING OVER THE AGE OF EIGHTEEN (18) YEARS, KNOWINGLY, FREELY AND VOLUNTARILY ASSUME ANY AND ALL RISKS OF INJURY OR PROPERTY DAMAGE TO MYSELF AND MY GUESTS, INCLUDING DEATH OCCASIONED BY MY VISIT TO THE SUBJECT PROPERTY AND AROUND THE SUBJECT PROPERTY, AND RELEASE BAY GARDEN MANOR CONDOMINIUM ASSOCIATION, INC., AND THEIR HEIRS, BENEFICIARIES, SUCCESSORS, ASSIGNS, OFFICERS, DIRECTORS, MEMBERS, AGENTS, AND INSURERS FROM ANY AND ALL CLAIMS ARISING FROM MY PRESENCE AT THE SUBJECT PROPERTY.

ACKNOWLEDGED AND AGREED, THIS ____ DAY OF _____, 20____.

By: _____

PRINT NAME



USER AGREEMENT FORM- SOCIAL ROOM RESERVATION CHECK LIST

- \$250.00 SECURITY DEPOSIT CHECK (REFUNDABLE)

- \$120.00 CLEANING FEE MONEY ORDER (NON-REFUNDABLE)

- NAMES OF ALL CATERERS, ENTERTAINERS, AND ANY OTHER VENDORS ALONG WITH A COPY OF THEIR LICENSE AND INSURANCE.

ALL CHECKS MUST BE INDIVIDUALLY MADE TO BAY GARDEN MANOR CONDOMINIUM.