

Tall Pines Condominiums Association, Inc. Clubhouse Rental Agreement

The undersigned whose name and address appears below, agrees to use the clubhouse facility subject to the following terms and conditions:

1. Terms of Rental: The undersigned requests the use of the Tall Pines Condominium Asso. Clubhouse on (date) _____ From: _____am/pm) to: _____am/pm). If you have not confirmed the reservation by submitting the paperwork and money the week before the reserved date, it will be canceled.
2. Deposit: The undersigned agrees to place a damage deposit of \$150 for a non-alcohol event, or \$200 for an alcohol event as well as \$75 non-refundable reservation fee. Checks should be made pay to the order of Tall Pines Condominiums. The damage deposit will be returned upon an inspection provided a clean, undamaged and no violation(s) inspection. This includes any parking violations.
Homeowner's initials _____
3. Damages: When the undersigned opens the clubhouse for the function, the undersigned must check all areas for any damage. If you note any damage you must contact the Managing Agent at (303-221-1117). Damage will be noted so when the inspection occurs you will not be charged.
4. Walls: The undersigned agrees that NO tape, staples, nails, or anything that would puncture the walls will be used. (Command hooks and poster putty are acceptable).
5. Attendance: The undersigned certifies there will be _____ persons in attendance at this function. The undersigned certifies that all guests under the age of 18 will be supervised by an adult.
6. Alcoholic Beverages: The undersigned agrees to comply with all state and local laws concerning consumption of alcoholic beverages to those under the legal drinking age and agrees by signing this agreement that no alcoholic beverages will be sold on the premises.
7. Cleanup: The undersigned agrees that the facility will be left in a neat, clean condition and vacated by 10:00 pm on the date of the reservation. (Exceptions would have to be approved prior to rental). The undersigned agrees to bring and clean with their own cleaning supplies as listed below.
 - Vacuum carpet and mop floors
 - Check for stains/spills on carpet
 - Empty all trash receptacles and remove from premises
 - Clean kitchen counter tops and sink
 - Clean microwave/stove/oven and wipe out refrigerator
 - Clean bathroom
 - Return furniture to its original arrangement
 - Turn off all lights and lock doors
 - All Tall Pines items have been returned to kitchen cupboards/drawers
 - Place all pool equipment back to its original place

The undersigned agrees to pay for additional cleanup if deemed necessary. The undersigned agrees they, their families and their guests will be denied access to the clubhouse until such funds have been paid, or the charge will be assessed to the homeowner's account.

8. Limitation of Liability: The undersigned agrees that neither the Association nor the Managing Agent shall be liable or responsible for the care and protection of any guest or their possessions, or for any loss or damage thereto, of any nature. The undersigned acknowledges and agrees that neither the Association nor the Managing Agent shall be liable for injuries to persons or property occurring within or around the clubhouse perimeter.
9. Indemnification: The undersigned agrees to save, indemnify and hold the Association, its Managing Agent and their subcontractors harmless from, and against any and all damages, losses, liabilities, claims, costs and expenses, including reasonable attorneys' fees asserted against any of the foregoing by the undersigned, his/her family, guests, employees or invitees arising in any way out of the use, operations, or maintenance of the clubhouse facility. This indemnification shall also apply to any reasonable attorneys' fees asserted by persons who have gained access to the clubhouse facility as a result of actions or omissions.
10. Assignment: This agreement may not be assigned.
11. Rules and Regulations: The undersigned hereby attests that he/she has read and understands the Rules and Regulations of the Tall Pines Condominiums Homeowners Association and agrees he/she is responsible for assuring all guests comply with said Rules and Regulations.

Printed Name of the Tall Pines Condominiums Association Homeowner

Signature of the Tall Pines Condominiums Association Homeowner

Address: _____

Date Signed: _____ Phone #: _____

Renter has attached authorization from their landlord to use the clubhouse: _____
(This should include the landlord's name, phone # and address)

LCM Property Management Company, Inc.
1776 S Jackson St. Suite 300
Denver, CO 80210
Phone: 303-221-1117 X 100

(Revised 5/2023)

TALL PINES CLUBHOUSE CHECKLIST

1 NAME OF RENTER _____

Print

Sign

2 PHONE# _____

3 DATE RENTED _____

4	YES	NO	ALL DOORS LOCKED
5	YES	NO	TRASH REMOVED
6	YES	NO	FOLDING CHAIRS CLEANED AND STACKED
7	YES	NO	FOLDING CHAIR COUNT 22
8	YES	NO	FOLDING TABLES CLEANED AND STACKED
9	YES	NO	FOLDING TABLE COUNT 4
10	YES	NO	TILE SWEEPED AND MOPPED
11	YES	NO	CARPET VACUUMED
12	YES	NO	GLASS INTACT
13	YES	NO	BAR STOOL COUNT 4
14	YES	NO	POOL TABLE IN SAME CONDITION AS WHEN RENTED
15	YES	NO	POOL CUE COUNT 6 + 1 RACK
16	YES	NO	BALLS FOR POOL TABLE ACCOUNTED FOR
17	YES	NO	FIREPLACE CLEANED
18	YES	NO	STOVE CLEANED AND WORKING
19	YES	NO	PLANTS IN PLACE AND FREE OF TRASH
20	YES	NO	LACK OF CIGARETTE BUTTS ANYWHERE IN CLUBHOUSE
21	YES	NO	FIRE EXTINGUISHER IN PLACE
22	YES	NO	CARPET IN SAME CONDITION AS WHEN RENTED
23	YES	NO	WALLS IN SAME CONDITION AS WHEN RENTED
24	YES	NO	LIGHT BULBS IN PLACE
25	YES	NO	TOILETS CLEAR AND CLEAN
26	YES	NO	REFRIGERATOR CLEANED
27	YES	NO	SINK AND COUNTERS CLEANED
28	YES	NO	FURNACE SET AT 60°(WINTER) OR A/C AT 72° (SUMMER)

A YES RESPONSE ON BELOW ITEMS WILL BAR RENTER FROM RENTING THE CLUBHOUSE
 FOR ONE YEAR FROM DATE OF LAST RENTAL.

(TO BE COMPLETED BY MANAGING AGENT/ASSOCIATION UPON FINAL INSPECTION)

29 ANY NOISE OR ROWDINESS COMPLAINTS ON CLUBHOUSE RENTER?

YES	NO
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(I.E. NOISE ABOVE CONVERSATION LEVEL OUTSIDE CLUBHOUSE OR ROWDY BEHAVIOR WAS OBSERVED)

LIST DETAILS IF
YES _____

30	DID CLUBHOUSE RENTER OR GUESTS PARK ILLEGALLY? (i.e. PARKED IN AREAS OTHER THAN VALID VISITOR PARKING SPACES)	YES	NO
31	DEPOSIT TO BE RETURNED	YES	NO

NAME OF PERSON COMPLETING FINAL INSPECTION:

Print

Sign

Date

IF YOU ARE UNABLE TO UNLOCK THE DOOR, YOU CLEAR THE CODE YOU ENTERED BY PRESSING * AND REENTER CODE. OR, CALL LCM'S EMERGENCY NUMBER FOR ENTRY 303-752-7422.

LCM Property Management Inc.
Elizabeth Sweeney, Property Manager
Ph. 303-221-1117 ext 104
(Revised 11/2023)