

Sterling Hills and Stone Ridge At Quarry Heights

STERLING HILLS AND STONE RIDGE HOMEOWNERS ASSOCIATIONS CLUBHOUSE RENTAL AGREEMENT

This agreement is entered into on this ____ day of _____, 2025, between the applicant (the “Resident”) of the property located at 300 Jacquelyn Ln and the Sterling Hills and Stone Ridge Homeowners Associations for the use of the clubhouse and its associated amenities for a private event. The terms of this Agreement are as follows:

1. Reservation Fee

- A **non-refundable cleaning fee of \$250.00** is required for the reservation of the Rec Center for private events. The fee covers the costs incurred by the Association for the cleaning and maintenance associated with the event.
- The fee must be paid **in full** along with proof of insurance coverage submitted through the website, sterlinghillsatquarryheights.com

2. Hold Harmless Agreement

As the applicant, I, the undersigned Resident, hereby state that I am a Resident of either the Sterling Hills or Stone Ridge Homeowners Association and agree to assume all risks of loss, damage, liability, injury, cost, or expense that may arise during or be caused by my use of the Rec Center. In consideration of the Association’s permission for my use, I agree to hold the Association, its Board of Directors, employees, and managing agents harmless from any loss, claims, liabilities, damages, or injury to persons or property that may occur during my use of the Rec Center.

3. Indemnification

I agree to indemnify, defend, and hold the Association, its members, Board, manager, and agents free and harmless from all claims (including Americans with Disabilities Act claims and similar claims), demands, losses, costs, liabilities, damages, recoveries, and deficiencies, including interest, penalties, attorneys' fees, and costs, that may result from or arise from my use of the Rec Center, including any claims related to use of the Common Area for ingress or egress to the Clubhouse by my guests, and any claims for personal injury or property damage to attendees of my event, other residents, and third parties.

4. Insurance

- **Event Insurance** is required for all private events, and proof of insurance must be submitted to the Association through the website prior to the event.
- The Resident’s homeowner’s liability insurance will suffice for non-alcoholic events.
- If alcohol is served, the Resident must provide **event insurance** covering alcohol service and submit proof of such insurance coverage to the Association or your reservation will be canceled. Event insurance can be purchased through your home insurance or on the Sterling Hills website at sterlinghillsatquarryheights.com

5. Prohibited Uses

- The use of the Clubhouse is **non-commercial** and is for invited guests personally known to the Resident only.

- The event **cannot be open to the public** or advertised to the public, and no admission fee will be charged.
- Smoking (including vapes) is not allowed.
- Drug use is not permitted at the clubhouse
- The Resident agrees to comply with all rules and conditions as outlined in the Rec Center Use Agreement.

6. Noise Restrictions

- The Resident agrees to keep all sound, including music, at a **reasonable level** and will comply with requests from other Residents to reduce noise levels if necessary.

7. Hours of Use

- Unless otherwise permitted by the Board of Directors, the hours of use for the Rec Center are **8:00 am to 8:00 pm**.

8. Key FOB

- I will ensure that the building is **locked at all times** when not in use during the event.

9. Parking

- I will instruct my guests to **park on public streets** and not on private roads or in unauthorized parking areas.

10. Alcohol Use

If alcohol is to be served at the event, I agree to ensure the following:

- **No alcohol may be sold** at the event.
- **Minors will not be served** alcohol.
- **Visibly intoxicated individuals will not be served** alcohol.
- Alcohol service will **cease well in advance** of the event's ending time.
- I will obtain **insurance covering the event**, including alcohol service, and provide proof of coverage to the Association through the website.

11. Garbage Removal

- I acknowledge that it is my responsibility to **remove all garbage** from the premises after the event. I will not dispose of it using the common area trash bins.

12. Capacity

- Clubhouse interior capacity is 104

13. Acknowledgment and Agreement

I have read and understood the terms of this agreement and agree to abide by them. I understand that the **\$250 non-refundable cleaning fee** is required for all reservations and that I am responsible for ensuring compliance with all rules and regulations for the use of the Rec Center.

By signing below, I agree to assume full responsibility for any damages or violations of this Agreement and understand that any breach of these terms could result in the loss of future reservation privileges.

Resident's Name: _____

Address: _____

Phone Number: _____

Event Activity/Date/Time: _____

Reservation Fee: \$250 (Non-refundable cleaning fee)

Signature(s):

● **Resident Signature:** _____ **Date:** _____
