



INDIAN ROCKS PROPERTY OWNERS ASSOCIATION, INC.

Of Ledgedale

889 Ledgedale Road

Lake Ariel, PA 18436

PHONE: 570-689-7582 FAX: 570-689-7616

www.Indianrocks.com e-mail: irpoa@Indianrocks.com

Clubhouse Rental Agreement / Rules and Regulations

1. I am a property owner at Indian Rocks in good standing or a non-property owner who is sponsored by a current property owner in good standing (if applicable) and am at least 21 years of age.
2. The property owner agrees to be financially responsible for any and all damages to Indian Rocks property, however caused and that any damage costs will be added to the property owner's annual assessment fee if not paid on demand.
3. I agree to pay a \$175 facility rental fee and a \$200 cleaning fee at the time of my clubhouse reservation.
4. There will be no assignment or sublease of the premises.
5. Only property owners, their families and their invited guests are allowed on the premises.
6. **NO SMOKING** shall take place in the facility as per Indian Rocks NO SMOKING POLICY.
7. Reservations are on a first come, first served basis.
8. I agree to clean up the facility including the outside area immediately upon the conclusion of use of the building.
9. Trash shall be bagged and left in the kitchen ready for removal.
10. Call the office/public safety at 570-689-7582 to open and close the building.
11. I will give 24 hour notice to the Association office to obtain access to the building for decorating etc. and will notify the Association of any requests.
12. All decorations shall be attached in a way that will not harm the walls or ceiling. No nails, tacks, tape, glue, etc. are to be used on the doors or cabinets.
13. During the winter months, depending on the weather conditions, snow removal to parking lots and access areas will be done after all the community roads are plowed and cindered.
14. All alcoholic beverages must be served in a cup. No glass containers of any kind are allowed in the facility. The responsible party will obtain insurance in the amount of \$500,000, naming Indian Rocks POA of Ledgedale, Inc. as an additional insured in the event of any damage or injury related to the consumption of alcoholic beverages on the premises.
15. Indian Rocks POA reserves the right to **REMOVE ANYONE FROM THE BUILDING OR AREA** in the event any conditions of this agreement are breached, or if public safety deems it necessary.
16. Indian Rocks POA **ASSUMES NO RESPONSIBILITY TO ANYONE ON THE PREMISES FOR DAMAGES, INJURIES OR OTHERWISE.**

BY SIGNING THIS AGREEMENT I HOLD INDIAN ROCKS POA, ITS BOARD OF DIRECTORS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR ANY INJURY TO ME, MY FAMILY OR ANY INVITED GUESTS AND BY EXECUTION OF THIS RENTAL AGREEMENT, RELEASE THE COMMUNITY FROM AND AGAINST ALL CLAIMS AND ANY COURT.

INTENDING TO BE LEGALLY BOUND HEREBY, I HAVE MADE THIS AGREEMENT.

Property Owner Signature: _____

Non-Property Owner Signature (if applicable): _____

Date: _____ Type of Event: _____ Time: _____ #Guests: _____

Alcohol Served: Yes _____ No _____ (see #14)

Applicant: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____