

Mariner's Point Community Association

c/o Community Association Management
PO Box 579, Stevenson, MD 21153.

Clubhouse Rental Instructions

The clubhouse is available for Mariner's Point and Mariner's Landing property owners at a cost of \$75.00/day for a "personal" party. Owners may also rent the clubhouse for reasons other than "personal" parties. Please call the property manager at 888-730-5110 for rates and to schedule your event.

Non-owners may also rent the clubhouse when sponsored by a property owner, living in either Mariners Landing or Mariner's Point. For more information, call 888-730-5110, for rates and to schedule your event.

The clubhouse is not available for any commercial or business meetings.

All signature blocks of this agreement must be signed and returned with rental fee and security deposit checks within seven days of the initial reservation request in order to keep the your reserved rental date. Please write two separate checks, both payable to Mariner's Point, with the reservation date noted on the check. Rental agreement forms and checks may be mailed to:

Mariner's Point Community
c/o Community Association Management
PO Box 579
Stevenson, MD 21153

The clubhouse key will be available for you to pick up from Dave Caplan of Community Association Management. Our office number is 888-730-5110.

The key can be picked up anytime after noon the PRIOR business day of your rental. The key must then be returned in an envelope by noon the business day after your rental date. Late key returns will be assessed a \$25 fee per day. Your security deposit will be returned to you by mail, pending a clean post-rental inspection.

Feel free to contact Community Association Management at 888-730-5110 if you have any questions regarding your rental.

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COMMUNITY CLUBHOUSE RENTAL AGREEMENT

This Agreement between Mariner's Point Community Association, Inc., (MPCA), and _____, a member of the Association, establishes the conditions and requirements for rental of the community clubhouse.

At the time this agreement is signed and returned to the Association, member will pay **2 separate checks**: 1) a fee of \$75.00 for each reserved date, and 2) a cleaning/security deposit of \$250.00 for use of the clubhouse on _____ from noon to noon the following day. Security Deposit must be received at least two (2) two weeks prior to scheduled event. Anyone renting the Clubhouse must be a member in "good standing" of the Mariner's Point Community Association; this includes being paid up-to-date on Association dues.

If member cancels their reservation at least 30 days in advance, they will be refunded their entire \$75.00 rental fee. Cancellations between 7 and 30 days before the event will be entitled to a refund of \$50.00 of the \$75.00 fee. Cancellations 7 days or less will result in no refund of the \$75.00 rental fee.

The member assumes full responsibility and liability for any damages to the Clubhouse or surrounding property, which is the result of actions of the member or their guests during the term of this agreement. Rental of the Clubhouse does not include use of the swimming pool, pool area, or locker rooms.

The member further agrees to clean the premises and restore all rooms and areas to a condition deemed satisfactory by a designated Association official or management agent and to return the key within 24 hours of completion of the event. MPCA will inspect the premises within 24 hours without the member being present. The attached checklist will be used to determine satisfactory conditions. The cost of any damage or incomplete cleaning will be deducted from the cleaning/security deposit. Any repairs not covered by the deposit will be billed to the member. The MPCA reserves the right to collect the money for repairs to the fullest extent of the community documents including the creation of a lien against the member's property.

Member Signature

Member Address

Phone Number

Agent for Mariner's Point Community Association

Date

Mariner's Point Community Association

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COMMUNITY CLUBHOUSE RENTAL QUESTIONNAIRE

Unless you are an owner in Mariner's Point or Mariner's Landing, you must have the owner of the property you rent or another Sponsoring owner sign this Questionnaire and the Rental Contract.

1. Owner (Member of Mariner's Point) or Sponsoring Owner/Member for Rent

Name _____

Address _____

City, State, Zip _____

Phone: Home: _____ Work: _____

2. If you are not an Owner/Member, please complete the following section:

Name: _____

Address: _____

Phone: Home: _____ Work: _____

3. Date Requested: 1st choice: _____

4. Type of event to be held at the Clubhouse: _____

Approximate Number of people expected to attend: _____

5. Will you be the individual holding the event? Yes ___ No ___

If no, please explain: _____

6. Will a donation or cover charge be collected at the door? Yes ___ No ___

7. Number of guests _____

Signature of Owner/Sponsor: _____

Date: _____

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COMMUNITY CLUBHOUSE RENTAL AGREEMENT ALCOHOLIC BEVERAGES ADDENDUM

I, _____, am renting the
Clubhouse located in the Mariner's Point Community on _____ (Date).

I understand that I, _____, will not be allowed to serve or sell any alcoholic beverages on the premises of the clubhouse during the above-referenced date if the following conditions are present: requesting money by donation, contribution, or door charge, for any purpose. I further understand that I will be responsible for any liability, if any, incurred by my guests for violating this addendum on the above referenced date.

Owners Signature: _____ Date _____

Non-Owners Signature: _____ Date _____
(If Applicable)

Agent for MPCA Signature: _____ Date _____

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COMMUNITY CLUBHOUSE RENTAL AGREEMENT

Sponsorship by Owner of Non-Owner

I, _____, am renting the Clubhouse for use by a non-member of the Mariner's Point Community Association. Although the Clubhouse is being used by my guest _____ (Guests Name), I understand that I, (owner) am responsible for any damage, liability, cleaning or repair resulting from this use.

(Member Signature) _____

(Date) _____

Tenant Addendum:

I, _____ acknowledge that the Mariner's Point Community Clubhouse is being rented on my behalf and for the use of myself and my guests. The homeowner sponsoring my use of the Clubhouse is _____.

I understand that I have the responsibility to maintain the clubhouse in a proper fashion and to return it in a clean, orderly and timely condition. In the event that any damage, liability, cleaning or repair expenses arise from the use of the Clubhouse by myself and/or my guests, I understand that I may be held criminally and civilly responsible.

Signed: _____

Date: _____ Phone: _____

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COMMUNITY CLUBHOUSE CLEAN-UP CHECKLIST

KITCHEN

Discard all food
Remove all garbage
Wipe down refrigerator, countertops and stove
Sweep and mop kitchen floor

BATHROOM

Clean sink, toilet and mirror
Remove all trash and garbage
Sweep and mop bathroom floor

BAR AREA

Wipe down counters
Sweep and mop floor
(Please do not use any detergent when mopping the floors, just use plain water.)

GENERAL

Fingerprints off mirrors in mirrored room
Return furniture to original places
Wipe all tables
Vacuum all rugs, carpets, and bare floors
If fireplace is used, remove ashes from fireplace the next morning
Please use carpet cleaner if necessary to clean up spills.

EXTERIOR/DECK

Remove all trash and garbage
You may roll outside totters up to front of clubhouse;
Please push back down after putting trash in them
Sweep decks
Remove cigarette ashes from decks and front of gazebo

PLACE ALL GARBAGE IN TRASH BAGS; PLACE TRASH BAGS INSIDE CANS IN CORRAL AT END OF DRIVEWAY.

Please have guests enter and exit from the front clubhouse door. Please check the following exit doors: front door of clubhouse; two back doors to deck door at end of hallway and double atrium doors.

There will be a \$10.00 deduction from your Security Deposit for any door left open or unlocked.