

# Original Plumtree Heights Owners Association, Inc.

1 Nature View Trail □ Bethel, CT 06801 □ (203) 938-3172

## Facility Rental Agreement

The Original Plumtree Heights Owners Association Inc. (OPHOA) Administration Building is a valued asset that is available to all Unit Owners and Residents of Plumtree Heights for their private use. All Unit Owners/Residents are permitted to reserve the facility. Only persons twenty-one (21) years of age or older may rent the facility. The Renter (person signing this document) must remain in the Facility during the entire time of the function. An adult must supervise all minors and will be responsible for their actions.

**No Commercial Use** is to be made of this facility. No alcoholic beverages may be served to minors. The Renter is fully responsible for any consumption of alcoholic beverages at the Facility and for any personal property damage, injury or death caused by the consumption of alcohol served on the premises during the rental. Any display of public drunkenness may result in the restriction or immediate termination of the rental by any Board Member. Only the upstairs area is available for use.

**NO SMOKING or CANDLES** are permitted since they may create a fire hazard. **Nothing is to be hung or attached to the walls, doors, windows or ceiling except on designated hooks.** No barbecues, fire or torches are permitted in or near the Facility. The kitchen area must be cleaned thoroughly after its use. All trash must be removed from the building. If you move any furniture, plants, etc. remember to move them back to the original position. A maximum of thirty (30) individuals is permitted for fire and safety reasons.

To reserve the Facility, call the OPHOA Managing Agent (938-3172) for available dates and times. Complete this Facility Rental Agreement and return it to the Managing Agent at the above address along with the Rental Fee of Fifty (\$50.00) dollars and a refundable deposit of three-hundred (\$300.00) dollars payable to OPHOA. Reservations should not be made more than forty-five (45) days in advance. Forms may be left in the OPHOA mail box at the Administration Building.

The Renter must complete a walk through of the Facility prior to the function to ensure it is neat, clean and in good repair. Any damage should be noted and communicated to the Managing Agent. The Facility will be inspected after the function before the deposit check is returned. The cost of any damage will be deducted from the deposit. Arrangements must be made more than forty-eight (48) hours in advance to obtain the Facility key from a resident Board Member.

Renter's Name: \_\_\_\_\_ Unit #: \_\_\_\_\_

Phone Number: \_\_\_\_\_ (Home) \_\_\_\_\_ (Work)

Rental Date: \_\_\_\_\_ Hours of Usage: From: \_\_\_\_\_ To: \_\_\_\_\_

Rental Purpose: \_\_\_\_\_

Maximum Attendance Expected: Adults: \_\_\_\_\_ Children: \_\_\_\_\_

The undersigned agrees to indemnify and hold harmless the Original Plumtree Heights Owners Association Inc., The Board of Directors and Managing Agent jointly and severally for all damages to property and person resulting from the use of the Facility. The Renter assumes full responsibility for any rental. I hereby attest that all the information provided above is accurate. I have read the OPHOA Facility Rental Agreement and accept all its conditions.

\_\_\_\_\_  
Renter's Signature

\_\_\_\_\_  
Date