

CANDLEWOOD KNOLLS CLUBHOUSE RENTAL RULES AND AGREEMENT - UPSTAIRS

Contact for receipt and return of clubhouse key:

Dave Clegg: Call or Text 315-345-9538 Email – clegore57@gmail.com

- We have 15-5 ft. round, 12-6 ft. round, and 14-8 ft. rectangular tables and about 203 chairs. CK maintenance staff will not set up tables/chairs in either the upstairs or downstairs areas and will not move table/chair racks outside; this is the responsibility of the Renter.
- There is limited parking, someone will need to direct parking so that roads and driveways are not blocked. For events on days when there is mail delivery, there is no parking allowed in front of the mailboxes until the mail has been delivered for the day. Signs must be posted on the mail boxes.
- The clubhouse sound system may be used if desired, request beforehand or it will be locked. TV behind bar may be used.
- There is an ice machine in the clubhouse, you may use the ice. Make sure scoop is returned to its holder. The ice machine holds about 250 lbs.
- Full kitchen is available. You may use equipment such as oven, microwave, utensils, and trash can liners. Cookware pots, pans, etc. must be supplied by the renter or caterer.
- CK kegerators are NOT part of any of the rentals, they are only for CK sponsored events.
- We do not allow helium balloons. You will forfeit your deposit if a lift has to be rented to remove balloons from the ceiling or if they are entangled in the ceiling fans.
- Trash cans and liners will be provided. There are extra trash cans outside by dumpster if necessary. Liners are in kitchen, in long cabinet in the left section.
- Bathrooms will have toilet paper, hand soap and paper towels. Trash containers must be emptied.
- The beer cooler behind the bar may be used. Do not remove the racks. It should be emptied and unplugged after the event.
- There are ash containers by the front door and on the deck. Please try to have your guests use them and not throw cigarette/cigar butts on the ground.
- Community members must be given access to lawn, beach and/or lake during your rental event. You are renting the upstairs of the clubhouse.
- Vendors: Any items being dropped off or picked up by a vendor is to be temporarily stored near the stone wall next to the dumpsters. Please do not place these items in front of the CK Garage Doors. CK maintenance staff will not be involved with delivery drop offs and vendor pick-ups.
- Do not dump anything into the storm drains; they feed directly into the lake.

- Special Event Insurance needs to be obtained, by the renter, for any event being held at the clubhouse. No matter if you are having alcohol, BYOB, or no alcohol. Please see the Candlewood Knolls website for information on how to obtain this additional insurance – Special Event Insurance for Clubhouse Rentals. Please initial below.

AFTER THE EVENT

- Tables and chairs should be broken down and placed on racks. Any table/chair racks moved outside must be moved back into the club by the Renter; CK maintenance staff will not be involved
- The clubhouse should be clean and the floor will need to be swept clean. Please mop any large spills that may occur. Mop and brooms are in the kitchen.
- Deck should be clear of trash, bottles, cups, etc.
- Kitchen must be cleaned up afterward, if necessary. Any Knolls equipment used must be cleaned and stored.
- All decorations put up must be removed. Any means of adhering decorations to walls/doors, etc. must be removed. The Knolls discourages the use of nails, thumbtacks, tape and lit candles.
- All directional signs for the event placed in the Knolls must be removed.
- All trash cans and restroom waste baskets must be emptied into dumpster at the end of the event. Break down all boxes before putting them in the dumpster. If for some reason dumpster is full, leave closed liners in trash cans and leave cans next to dumpster.
- No food is to be left in the refrigerators except what belongs to the Knolls.
- Make sure all A/C units are shut off. Make sure all windows are fully closed and all doors are locked upon leaving.
- Call the Knolls contact after the event for a walk through. Deposit will be returned only after walk through has been completed, there is no damage, clubhouse upstairs is cleaned and the key is returned. The space must be cleaned and ready for inspection no later than 12:00pm the day after your rental (unless otherwise arranged).

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This is an agreement between _____ (CK RESIDENT RENTER) and Candlewood Knolls Community, Inc. (KNOLLS). Renter wishes to hold a private function in the Upstairs Candlewood Knolls Community Clubhouse on _____ for a total rental fee of \$ _____ and a security deposit of \$ _____. The Renter agrees to adhere to the following terms:

- The Candlewood Knolls Clubhouse may only be rented by residents of the community. The resident renter is the sole point of communication with Candlewood Knolls and its agents. It is understood the resident renter will be present at ALL times, including viewings and the rental event. The resident renter will make caterers, and any other parties associated with the rental event, aware of the Rules and Agreement, which they sign. The renter must be current on their Candlewood Knolls Taxes when they request to rent the clubhouse.
- The Renter will ensure that “After the Event” details from the above Renter Rules & Agreement are strictly adhered to, keys are returned and the space is cleaned and ready for inspection by 12:00 pm the day after the rental (unless otherwise arranged).
- It is understood the Renter assumes full responsibility for any damage to the building, equipment, or grounds caused by himself, his staff, his subcontractors, i.e., caterer, musicians, entertainers, or guests, and any cleaning costs incurred by Candlewood Knolls as a result of inadequate cleaning by the Renter
- The Renter will instruct their guests to park in designated parking areas. All cars are to be parked so the normal flow of traffic is not impeded. Parking in front of the mailbox area is prohibited on days of mail delivery. Cars blocking traffic may be towed at owner’s expense.
- The Renter shall review with the Knolls agent the decorations and their method of application. The Knolls discourages the use of nails, thumbtacks and tape and lit candles. The agent shall have final approval of the application methods and devices.
- The Renter agrees to turn off all electrical equipment and lock all doors before leaving the premises during their entire rental period. Candlewood Knolls is not responsible for any items lost or stolen during the rental period.
- The Renter agrees to place all items being dropped off or picked up by a vendor near the stone wall next to the dumpsters. (NOT in front of the garage doors.)
- A Certificate of Proof of Homeowner Insurance with a minimum combination of \$300,000 personal and property liability coverage needs to be given to the office at least two weeks prior to the event date. If necessary, claims will be made against this policy in cases of damage to the Clubhouse, the grounds or individuals due to the actions of the Renter, their guests or subcontractors. (Typically, there is no fee for providing this certificate by the insurance company.)
- Special Event Insurance needs to be obtained by the renter for any event being held at the clubhouse regardless of whether your event includes host served alcohol, BYOB, or no alcohol. Please see the Candlewood Knolls website for information on how to obtain this additional insurance – Click on Special Event Insurance for Clubhouse Rentals on the website. **INITIALS:** _____
- The Renter agrees not to serve alcohol to anyone under the age of 21. This is illegal in the State of CT and anyone, parents included, providing alcohol to minors is subject to arrest. **INITIALS:** _____

- The renter shall defend, indemnify, and hold harmless Candlewood Knolls Community, Inc. (CKC), including Candlewood Knolls Tax District (CKTD), or anyone directly or indirectly employed by or in any way affiliated with any of them, its agents, officers, and employees from and against all claims, damages, losses, judgments, liabilities, expenses, and other costs, including but, not limited to litigation costs and attorney’s fees, arising out of, resulting from or in connection with this rental of the Candlewood Knolls clubhouse or this Agreement. The renter’s obligation to defend, indemnify, and hold CKC and CKTD, its agents, officers, and employees harmless applies to any actual or alleged personal injury, death, damage or destruction to tangible or intangible property, including but, not limited to the loss of use. The renter’s obligation under this clause extends to any claim, damage, loss, liability, expense, or other costs that are caused in whole or in part by any act or omission of renter, its agents, employees, vendors, suppliers, guests, or anyone directly or indirectly employed by any of them, or anyone for whose acts or omissions any of them may be liable. **INITIALS:** _____
- The Renter agrees to abide by the Candlewood Knolls Clubhouse Rental Rules and Agreement and Usage Policy. Should the Renter not abide by them, Candlewood Knolls may withhold the security deposit at the Board’s discretion.
- The Renter will: pay the total rental fee, security deposit, provide signed Agreement, and provide proof of insurances at least two weeks prior to the date of the function.
- COVID-19 Protocol: The renter agrees to adhere to the regulations/executive orders set forth by the Governor of CT, and that are in place at the time of the event.

I have read and understand the terms in the Rental Rules and Agreement and will abide by them.

Signature of Renter (required) _____ Date _____