



2022 Pinnacle Clubhouse Rental Agreement and Facility Guide

Terms & Conditions of the Rental Agreement:

In order to rent the room at the Pinnacle facility, the Member must be:

- **A minimum age of twenty-one (21) years.**
- **The Applicant must be in attendance during the entire event.**

The Facility Rental Fee must be paid at the time of reservation and execution of this Agreement. Payment of the rental fees, as well any applicable staffing fee and the deposit, must be submitted in the form of credit/debit card. The Rental Fee schedule is as follows:

THE PINNACLE ROOM

Members: \$35 per hour / \$60 per hour “after hours” (Max amount of people: 75)

Non-Members: \$70 per hour / \$120 per hour “after hours”

*After hours are 8pm-10am **OR** Any time outside of normal office hours

Damage/Cleaning Deposit \$500 is due 2 weeks before the date of reservation via credit/debit card – fully refundable if there is no damage **(FAILURE TO PAY DAMAGE/CLEANING FEES WILL RESULT IN THE FORFEIT OF RENTAL DATE AS WELL AS HOURLY RENTAL FEES WHICH HAVE BEEN COLLECTED AT THE TIME THIS AGREEMENT WAS SIGNED)**

First and Last name: _____

Event type: _____

Date of the rental: _____

Set up time: _____

Rental start- time: _____

Rental end-time: _____

Clean and out no later than: _____

***Each rental will be given 30 minutes prior to their event time to set up and 30 minutes after their rental time, to clean-up at no additional cost**

_____ initials

****Your full damage deposit of \$500 will be forfeited if you are more than 30 minutes past the end of your rental time.**

_____ initials

*****Rentals must be cleaned up and out of the facility, no later than 11pm (rentals ending at 10:30pm)**

_____ initials

- Must clean and sanitize all furniture that is used with sanitizing wipes that the applicant/renter provides
- All furniture must be returned in its original location
- Reservations can only be made as early as 6 months in advance
- No animals allowed.

- Decorations may be hung with non-abrasive tape such as masking tape, no scotch tape, tacks, pins, or nails may be used for decorations.
- No throwing rice, birdseed or confetti for any party, including weddings

_____ initials

If alcohol is to be served there will be an additional \$25 per hour for additional Staff coverage.

_____ initials

Only one (1) rental per day and no more than (two) 2 rentals per weekend

No rentals will be allowed on major holidays such as New Year's Eve and New Year's Day, Memorial Day, 4th of July and Labor Day, Thanksgiving and Christmas Eve or Christmas Day.

_____ : POOL PARTY

Members: \$10 per hour (Max: 3 hours) includes a private Cabana of your choice for your event

Non-Member Pool Parties are not permitted.

Non-residents guests attending the party will be required to purchase a guest pass or the resident hosting the party can use their guest passes.

Max: 15 people per party to avoid overcrowding

Only one (1) pool party per day allowed

Pool use by other members will not be restricted

Damage / Cleaning Deposit – \$250 refundable

***Pool party rentals are only allowed during regular pool hours** (10am-8pm, weather permitting)

****There are no lifeguards on duty, but there will be a pool monitor and pool rules will be strictly enforced.**

ABSOLUTELY NO GLASS ALLOWED ON THE POOL DECK or your rental privileges will be revoked

_____ initials

In addition, the refundable Damage Deposit is also required and must be paid at the time of Reservation and execution of this agreement. The damage deposit fee schedule is as follows:

- All rentals and clean up must be completed no later than 11pm of the day of rental.
- The Facility Rental Fee must be paid to the time of reservation and execution of this Agreement. Payment of the rental fees, as well any applicable staffing fee and the deposit, must be submitted in the form of debit/credit card, at the time of reservation and will be refunded if there's no damage.
- Deposits must be submitted with debit or credit card.
- The Pinnacle Staff and/or the CVR Master HOA reserve the right to reject any rental application. In the event a rental request is rejected, the Crystal Valley Master HOA shall have no liability, whether direct, indirect or consequential, to the Applicant or any other person for damage or other remedy, except for a refund of the rental fee and deposit.
- Reservations are made on a first served basis. Your reservation can not be accepted if the space requested is already booked and can only be made as early as 6 months in advance.
- Set-up of the room is the responsibility of the Applicant unless prior arrangements are made with the Pinnacle staff. Decorations may be hung with non-abrasive tape such as masking tape, no scotch tape, tacks, pins, or nails may be used for decorations.
- Clean up of the room is the responsibility of the Applicant. Furniture must be returned to its original position. Cleaning/removal of any stains on walls or flooring are the responsibility of the applicant. If the room is not properly cleaned as determined by the Pinnacle staff, cleaning charges will be assessed to the Applicant. It is the

_____ initials

responsibility of the Applicant to conduct an entry rental inspection report and an exit inspection report with a Pinnacle staff member to verify the condition of the room. _____ initials

- Crystal Valley Ranch is not responsible for directional signage informing participants of room location for private events. The Applicant may hang such signs with authorization from a Pinnacle staff member.
- Supervision by a responsible adult, 21 years or older, is required in all areas subject to this Agreement. Failure to provide adequate adult supervision will be grounds for immediate termination of the event, and participants will be required to leave the Facility.
- Applicants acknowledge that The Pinnacle is a non-smoking facility. Smoking is strictly **prohibited anywhere within the interior of The Pinnacle or within 25 feet of the building itself.**

Applicant acknowledges that, except as specifically provided herein, Applicant will not have exclusive use of the premises or of The Pinnacle, and that other portions of the premises and the Pinnacle may be used by different individuals or entities. During the scheduled period of Applicants use, Applicant will have exclusive use of the rented premises, except for the pool, lawn and deck. Other individuals may walk through the deck area during rentals for access to other portions of the facility.

Alcoholic Beverages may be served during an event as long as the Applicant abides by the following conditions:

- If alcohol is to be served there will be an additional \$25 per hour free for additional Staff coverage. _____ initials
- No fee will be charged, either directly or indirectly, i.e., no cash bar for the sale or consumption of alcoholic beverages.
- No alcoholic beverages, including 3.2 beer, will be served at any time to any person who is under the age of 21, or to any intoxicated person.
- Member acknowledges that The Pinnacle does not hold or maintain a liquor license and permission to serve alcoholic beverages does not constitute a liquor license.
- If any adult attending the event is abusing or misusing alcohol on the Pinnacle Premises, Applicant will take action to have such activities stopped and will notify the police to seek assistance, if necessary.
- Applicant agrees that Applicant is solely responsible for any and all claims or liabilities that may arise as a result of serving of alcoholic beverages at Applicant event.
- This Agreement is not transferable. Violation of any provision of this Agreement or any Crystal Valley Master HOA rule, procedure or regulation, will result in the immediate termination of this Agreement and the planned event.

The Applicant is responsible for paying full replacement cost or full repair cost, as determined by the Pinnacle Staff or the Crystal Valley Master HOA, for any property loss or damage resulting from the use of the Facility by an Applicant or the Applicant guest(s).

If the Applicant needs to cancel their rental agreement for any reason, they must do so at **least 2 weeks prior** to their scheduled event in order to receive a full refund of their deposit and hourly rental fees. _____ initials

The Applicant certifies that they have read this Agreement and will abide by the terms, policies, rules and regulations stated herein.

Applicant Signature

Date