



# Danberry

## Cottages Lakeside Clubhouse Rules and Regulations

### RESERVING

1. To reserve the Clubhouse, you must be a resident of Danberry Cottages or Danberry Village, in good standing with The Cottages of Danberry Owners' Association ("Association"), and must be present.
2. To reserve the Clubhouse, please visit [www.mckayrentals.com](http://www.mckayrentals.com) and click on Danberry Cottages. If you have any questions or don't have Internet access, please call Associa McKay Management at (205) 733-6700 to schedule your event. All reservations are on a first come, first serve basis, and can be scheduled for up to one year in advance.
3. Danberry Cottages residents may rent the clubhouse at no charge but will be charged the refundable deposit of \$100.
4. Danberry Village residents must complete payment of the rental fee and deposit must be paid within 10 days of the rental confirmation. The total payment includes the rental fee of \$50 for a 4 hour rental (each additional hour is \$10/hour) and a refundable security deposit of \$100. **Payment must be made by the resident renting the clubhouse.** The Clubhouse must be left in a clean condition; suitable for the next reservation otherwise deposit will be held to pay for the additional cleaning.
5. Reservations must be cancelled 48 hours in advance of the scheduled rental in order for the rental fee to be refunded.
6. The resident that is renting must pick up the key from the Welcome Desk at Danberry Village. Please bring the copy of your rental payment confirmation and a photo ID prior to your event to the Welcome Desk at Danberry Village to pick up the key.
7. You will be required to return the key to the Welcome Desk at Danberry Village promptly after your rental or the following business day.

### USAGE RULES

1. Groups of 125 or less.
2. Members are responsible for the behavior of all guests.
3. The Clubhouse is available for events Monday through Friday from 8:00 am to 10:30 pm, and on Saturday and Sunday from 9:00 am to 10:30 pm.
4. Park in Clubhouse parking lot or along Clubhouse side of the street.
5. The Clubhouse must be vacated by 10:30 pm.
6. No smoking is allowed in the Clubhouse.
7. No decorations are to be attached to the walls, ceiling or ceiling fans. Any other decorations including exterior decorations must be removed immediately after the event.
8. Music must be kept to a reasonable level considering the proximity of surrounding cottages, and must be turned off by 10:00 pm.
9. No glass containers are allowed outside the Clubhouse.
10. No animals are allowed inside the Clubhouse.
11. Should you have any trouble accessing the Clubhouse or have any other issues, please call Associa McKay at **(205) 733-6700 and press 9 after regular business hours**. Someone from Associa McKay is on duty after hours to assist you.
12. Renter agrees to be responsible for obtaining any licenses pertaining to works of authorship as defined by the Copyright Act of 1976, including, but not limited to, musical works; dramatic works; pictorial, graphic, and sculptural works; motion pictures and other audiovisual works; and sound recordings. By renting the clubhouse, renter agrees to hold The Cottages of Danberry Owners' Association ("Association") and Associa McKay Management harmless from any and all claims, including, but not limited to cease and desist letters, demands for payments and alleged violations of applicable law.

### INDEMNIFICATION

Renter agrees to indemnify, defend, and hold harmless Association from and against any and all liabilities, losses, damages, costs, expenses (including all reasonable attorney's fees and expenses of renter and the Association), causes of action, suits, claims, demands, or judgments of any nature whatsoever arising from (i) any injury to, or the death of, any person, or any damage to property on the Association or upon adjoining sidewalks, streets, or ways, or in any manner growing out of or connected with the use, non-use, condition, or occupancy of the Association or related facilities or any parts thereof, or resulting from the condition thereof or of adjoining sidewalks, streets, or ways, (ii) violation of any agreement or condition hereof, (iii) violation by renter of any contract or agreement to which renter is a party, or any restriction, statute, law, ordinance, or regulation, in each case affecting the Association or related facilities or any part thereof, or the ownership, occupancy, or use thereof, (iv) any negligence or tortious act on the part of renter or any of its agents, contractors, licensees or invitees, and (v) any injury or claim associated with the performance of any work protected by intellectual property law or any other related cause of action. In case any action, suit, or proceeding is brought against the Association by reason of any occurrence herein described, renter will, at its own expense, defend such action, suit, or proceeding with counsel reasonable acceptable to Association. Nothing in this provision shall be interpreted as limiting renter's obligations under other provisions of this agreement, including the obligations set forth in Paragraph 10 of the usage rules.

### **CLEANING AND CLOSING RULES**

1. Cleaning supplies are provided in the supply closet.
2. Clean kitchen – sweep/mop, wipe counters, appliances, etc.
3. Clean restrooms – sweep/mop, wipe sink, etc.
4. Sweep all floors in the meeting area.
5. Inspect general cleanliness and straighten up furniture and accessories as necessary.
6. Nothing should be left in the refrigerator. Do not leave any ice that you have put in the freezer.
7. Remove all equipment, supplies, signs, and food provided for the event.
8. All folding tables and chairs need to be put back in the storage closet.
9. Load and start the dishwasher (ensure door is firmly closed to secure it). Report to the Clubhouse Manager and Associa McKay if dishwasher cannot hold all inventory to be washed, and either hand wash the remainder, or arrange for washing on a subsequent day.
10. Return both thermostat settings to 72 degrees in the summer and 65 degrees in the winter.
11. If grill was used, please turn off gas and cover grill.
12. If any furniture was moved, please return to original place.
13. Turn off any appliances that were used.
14. Bag all trash and place in the outside trashcans. Report to Manager if overfilled.
15. Do not leave anything in the Clubhouse. You will not be allowed access after your rental time to retrieve or clean anything.
16. Lock all doors and turn off all interior lights before leaving the Clubhouse.
17. Please report any damage to the Clubhouse Manager and Associa McKay.
18. Return key to Welcome Desk at Danberry Village Community Building.
19. Toilets and other light cleaning will be arranged by the Clubhouse Manager after every event. Extraordinary cleaning will be charged to the Sponsor at an additional fee of \$25.00...