



## Townhall Rules

1. To reserve The Town Hall, **you must be a member of The Preserve Owner's Association, ("Association") in good standing, and you must be present for the entire length of the function.**
2. 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 \$75** plus the **\$200.00 damage deposit**. **Payment must be made by the resident renting the townhall.** After the event, the deposit will be refunded to the resident as long as all rules and cleaning guidelines were followed.
3. The pool cannot be reserved, but it may be used. (Maximum party size of 25 when using the pool).
4. The weekends of Memorial Day, 4<sup>th</sup> of July, and Labor Day Holidays are set aside for neighborhood event and cannot be reserved. Other holidays require board approval.
5. Rental includes only the Village Green that extends to the far corner of the pool fencing.
6. No smoking in the clubhouse.
7. Clubhouse shall be vacated by 12:00 midnight. (The pool and pool deck close at **DARK**.)
8. No decorations are to be attached to the walls, ceiling or ceiling fans of the clubhouse.
9. The drapes attached to the wall in the Townhall are stationary and should not be pulled or closed.
10. No music outside the clubhouse.
11. No glass containers are allowed outside the clubhouse or on the pool deck.
12. No animals are allowed in the clubhouse.
13. Lock the doors and turn off lights before leaving the clubhouse.
14. The rental time is inclusive for set-up, function, and clean up. *You will be granted access to the Townhall 15 minutes prior and 15 minutes after your rental time.*
15. The furniture is not to be moved or rearranged.
16. 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 Association and 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 16.

The following is the price schedule for rental events:

Members only:

Birthday parties, seasonal parties, anniversary parties, reoccurring socials, showers, meetings, and other small event parties:

- \$75.00 for the Town Hall. This includes the main meeting hall and gathering room. There are two rental periods to choose from:

Period A (10 AM – 4 PM) or Period B (5 PM – 11 PM). If you need to rent during the 4-5 hour then you will be required to rent both Period A and Period B for \$150 rental fee.

Preserve Weddings and Wedding Receptions- Please visit our website at [www.mckaymanagment.com](http://www.mckaymanagment.com) for more information.

- Members and non-members are \$2,000. The Preserve Wedding rental includes all day Friday, all day Saturday and Sunday until 4 PM. **A damage deposit of \$500 is required.**

The fees may be changed without notice at any time.

