

## Pinnacle Clubhouse Rental Agreement & Facility Guide

### **Terms & Conditions of the Rental Agreement:**

In order to rent a facility at the Pinnacle, 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 in full at the time of Reservation and execution of this Agreement. The Rental Fee schedule is as follows:

\_\_\_\_ The Pinnacle Room - Members: \$35 per hour / \$60 per hour “after hours”  
Non Members: \$70 per hour / \$120 per hour “after hours”  
Damage / Cleaning Deposit \$500 - refundable (Max amount of people 100)

\_\_\_\_ Pool Party - Members: \$15 per lifeguard / \$30 per lifeguard “after hours”  
Non Member Pool Parties are not permitted.  
Pool use by other members will not be restricted  
Damage / Cleaning Deposit – \$250 refundable  
(Min of 2 lifeguards & Max of 25 people / guard)

\_\_\_\_ Weddings – Members: \$75 per hour / \$125 per hour after hours  
Non Members; \$125 per hour / \$175 per hour after hours  
Damage and Cleaning Deposit \$1000 - refundable (Max amount of people 125)

*If Alcohol is being served there will be an additional charge of \$20 per hour for additional Staff coverage.*

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 midnight of the day of rental.
- Payment of the rental fees, as well as any applicable staffing fee must be submitted in the form of a personal check or cash. Deposits must be submitted with a personal check or money order.
- 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.
- 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 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.

- 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.
- All participants of the event must be out of the facility by midnight.
- Applicants acknowledge that The Pinnacle is a non-smoking facility. Smoking is strictly prohibited anywhere within the interior of The Pinnacle.

**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:

- 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.

Crystal Valley Master HOA reserves the right to modify or terminate any Facility Rental Agreement and room reservation scheduled for unforeseen circumstances. When a room reservation must be changed or canceled, Crystal Valley Master HOA or The Pinnacle Staff will notify the Member as soon as possible. If the Applicant and Crystal Valley Master HOA or The Pinnacle staff cannot agree upon a mutually agreeable alternative date and time for the room rental, the Facility Rental Agreement shall be deemed terminated and the Applicant will receive a full refund.

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).

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

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Applicants Signature

Date