BERKSHIRE RIDGE CLUBHOUSE RENTAL - RULES AND REGULATIONS

1. The fee for renting the clubhouse is $200.00 (two hundred dollars), made payable to Berkshire Ridge Condominium Association. The check, signed rules & regulations acknowledgement and completed agreement form should be mailed to:

   Berkshire Ridge Condominium Association

   c/o Homestead Property Management

   70 Bloomfield Ave

   PO Box 644

   Pine Brook, NJ 07058

   Attn: Clubhouse Rental

2. You must also have a separate deposit check of $300.00 (three hundred dollars), made payable to Berkshire Ridge Condominium Association. You must also sign that you have read and understand the rules regarding rental of the clubhouse. The deposit check will be returned following satisfactory inspection of the clubhouse.

3. To ensure that you are not charged for damage you did not cause, please inspect the clubhouse upon entering and report any damage to Homestead Property Management at **973-797-1444**.

4. There is to be no loud noise between the hours of 11:00 p.m. and 7:30 a.m.

5. There is to be ABSOLUTELY NO TAPE, NAILS, TACKS, FUNTACK, etc. of any kind to secure decorations anywhere in the clubhouse. All decorations must be removed from the clubhouse.

6. All garbage, cans and bottles must be removed from the clubhouse to your home for disposal. NO TRASH OF ANY KIND IS TO BE LEFT IN THE CLUBHOUSE. Trash cans must be emptied.

7. All food and drink must be removed from the clubhouse.

8. Members of the Association and their guests are not permitted to use the pool or pool area during any function.

9. Necessary cancellations must be made 48 hours before the rental date, otherwise the rental fee will be forfeited.

10. The clubhouse must be left in a clean and orderly manner, which includes cleaning the kitchen and the bathrooms, mopping the floors, vacuuming the rug, cleaning (cleaning gear is not supplied) and returning the tables and chairs to their original positions, cleaning the fireplace (if used), etc. The clubhouse must be left in the same condition that you found it. Any damage to the clubhouse must be reported immediately and any repairs necessary will be made by the Association and billed to the individual through their monthly maintenance fees.

11. The tennis courts are not permitted to be used by the renter or guest of a renter of the clubhouse during a party.

12. No activities are permitted which may endanger life or property. It is further understood that any necessary municipal permits or insurance must be obtained by the individual renting the clubhouse and Management must be informed of these requirements for the event in advance.

13. Clubhouse capacity should not exceed 75 people.

I ATTEST THAT I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS.

HOMEOWNER	
DATE SIGNED	
ADDRESS	
DATE OF PARTY	
SIGNATURE	

BERKSHIRE RIDGE CLUBHOUSE RENTAL - RULES AND REGULATIONS

TODAY'S DATE:	
NAME OF UNIT OWNER:	
ADDRESS:	
DATE OF RENTAL:	
TIME: FROM	TIME: TO
# OF GUESTS:	
EMAIL:	
DAYTIME PHONE NUMBER:	
SIGNATURE:	

Please submit all of the following:

Completed Rental Form Signed Rules and Regulation Acknowledgment

$200.00 Check for Rental Fee

$300.00 Check for Security Deposit

These shall be mailed to:

Berkshire Ridge Condominium Association

c/o Homestead Property Management

70 Bloomfield Ave - PO Box 644

Pine Brook, NJ 07058

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