

LPOA NON-MEMBER RENTAL AGREEMENT

The parties agree as follows:

Date of this agreement: _____

Lake Purdy Property Owners' Association (hereinafter "LPOA")
33 Lake Way, Purdys, NY 10578

Renter: _____

Address: _____

The term of this rental agreement shall be for the duration of the event specified below. The premises covered by this rental agreement shall be the structure known as 33 Lake Way, Purdys, NY 10578 (hereinafter "Clubhouse"). The areas adjacent to the Clubhouse (exclusive of ingress and egress) are not part of this rental agreement and may not be used by the Renter or the Renter's guests. These areas include, but are not limited to the field to the East of the Clubhouse, and the Lake and Beach to the West of the Clubhouse.

The Renter agrees to use the Clubhouse for a(n) _____ and for that purpose only.

Date of Rental: _____

The rent is **\$350** payable in cash, check, Venmo, or Zelle within **7 days** of receiving the rental agreement.

The renter has supplied **\$350 as a security deposit**, by check. If Renter fully complies with all the terms of this rental agreement, and particularly the Non-Member Rental Rules annexed hereto (including the additional terms), LPOA will return the security deposit following an inspection of the Clubhouse after the term ends. If Renter does not fully comply with the terms of this rental agreement, LPOA shall be entitled to retain the security deposit, and LPOA may use the security deposit to pay amounts owed by the Renter, including damages. In the event that the security deposit shall not be sufficient to pay for the cost of repairs necessitated by damage caused during Renter's rental term, LPOA reserves all rights to recover additional costs it incurs from Renter.

- Renter must keep and at the end of the term return the Clubhouse and all appliances, equipment, furniture, furnishings, and other property clean and in good order. Renter must not alter, permanently decorate, change, add, or otherwise modify the Clubhouse.
- Renter may cook only in the areas specially set aside by LPOA for cooking.
- Renter shall keep the grounds neat and clean. Vehicles may be parked in designated areas only.
- Renter must give the LPOA Rental Chairperson immediate notice in case of fire or other damage to the Clubhouse.
- LPOA shall not be liable for injury or damage to Renter or to any person who uses or is on the premises, or be liable for damage to property during the term of this rental agreement. Renter is responsible for all acts of Renters' family, employees and persons Renter invites on the premises.
- Renter may not assign this rental agreement or permit any other person to use the Clubhouse.
- If any provision of this rental agreement is determined to be unenforceable for any reason, that provision shall be severed from the remaining provisions and shall not affect the validity and enforceability of those remaining provisions.
- LPOA's failure to enforce any provision or provisions of this rental agreement shall not prevent LPOA from enforcing such provisions at a later date.
- LPOA agrees that if Renter pays the rent under this rental agreement, Renter may peaceably and quietly have, hold and enjoy the Clubhouse for the term of this rental agreement.
- This rental agreement can be changed only by an agreement in writing signed by the parties to the rental agreement.
- The parties have entered into this rental agreement on the date first above stated.

Decorations and cleaning: Please note the following:

- No confetti in the decorations please.
- Renter will adhere to the cleaning guidelines on page 2. In particular, ensuring the floors are swept and mopped at the end of the rental.

By signing below the Renter confirms they have read and will follow all guidelines as stated above.

LPOA Rental Chairperson: _____

Renter: _____

Lake Purdy Property Owners Association

Member Rental Rules and Checklist

The clubhouse shall be left as clean (if not cleaner) than you found it. The Renter and LPPOA Rental Chairperson shall conduct a pre-inspection when picking up the key and a post-rental inspection after the Renter has cleaned the clubhouse. This is a prerequisite to having the Renter's security deposit returned.

Pre-Rental	Description	Post-Rental
	Remove all decorations.	
	Remove all food from the refrigerator/freezer and clean thoroughly.	
	Clean bathrooms	
	Check bar area - clean sink if used.	
	Wipe down all counter tops, bar, and sinks	
	Clean stoves and make sure dials are in the off position	
	Wipe down tables	
	Neatly stack all tables and chairs in storage area	
	Sweep & mop all floors (upstairs and downstairs)	
	Remove all garbage (upstairs and downstairs) to the storage container outside of clubhouse	
	Lower thermostat to 50F	
	Check, close, and lock all windows and doors (upstairs and downstairs)	
	Check and close all lights (upstairs and downstairs)	
	Return key to Rental Chairperson on or before next calendar day	
	Turn of Air Conditioner if used in summer months	

Additional Terms:

- No swimming without retaining service of a certified lifeguard. One lifeguard is required for every 10 children under 12 years old, and must be present if anyone is in the lake. No swimming allowed if the lifeguard is off-duty.
- Renter must be present during rental.
- The rental event shall end by 11PM; cleanup may continue thereafter.
- The Clubhouse is in a residential area. Be considerate of our neighbors. Be as quiet as possible when leaving your party. No shouting to friends as they leave, no blowing horns, no slamming car doors, etc.
- All children and teens must be supervised and chaperoned. There must be a 1 - 10 ratio of adult chaperones at teen parties. It is strongly recommended that one additional chaperone be stationed in the downstairs area near the bathrooms and the back door.
- The downstairs back door must remain closed at all times during teen parties.
- Dump mop bucket water into storm drain to right of front door, NOT down the sink.

WE RECOMMEND YOU BRING DRINKING WATER FOR YOU AND YOUR GUESTS*

****DEPOSIT TO BE RETURNED WHEN ALL TASKS ARE PERFORMED AND IF RENTAL RULES WERE FOLLOWED TO THE SATISFACTION OF LPPOA RENTAL CHAIRPERSON.**

RETURN KEY TO RENTAL CHAIRPERSON ON OR BEFORE THE NEXT CALENDAR DAY

I, the Renter, agree to perform the above procedures and adhere to the above rules and terms as listed for my clubhouse rental on: _____

Renter: _____

LPPOA Rental Chairperson: _____ Date: _____