



## Clubhouse Rental Information

**Maximum Occupancy = 125**

### **Clubhouse Rental Fees:**

#### **Peak Season (July, August, Thanksgiving, Dec 20 – Jan 3)**

8 a.m. – 2 p.m.	Owners - \$50.00	Non-Owners - \$100.00
2 p.m. – Closing	Owners - \$100.00	Non-Owners - \$200.00
All Day	Owners - \$150.00	Non-Owners - \$300.00

#### **Low Season (All Other Time Periods):**

8 a.m. – 2 p.m.	Owners - \$25.00	Non-Owners - \$ 50.00
2 p.m. – Closing	Owners - \$50.00	Non-Owners - \$100.00
All Day	Owners - \$75.00	Non-Owners - \$150.00

### **Cleaning/Security Deposit:**

To be held on file with a valid credit card.

Please Note: Surveillance cameras are located throughout the Clubhouse for security purposes.

For Reservations: Please call Peak 2 Peak Management Company – Brandi Lierd

Phone: (801) 745-2009

Email: brandi@destinationeden.com

### **1 - Rental information:**

The rental fees as described above are divided into two categories: owners and non-owners. Owners may rent out the Clubhouse for their own event and in order for the owner to receive this rate, **the owner must be present at all times during the event and the credit card used for the cleaning/security deposit must belong to the owner.** A guest or renter of the owner is considered a “Non-owner” and must follow the “Non-owner” guidelines. At anytime other than a scheduled rental event, an owner, guest or renter with less than 20 people may use the facility at no charge. Groups over 20 people require a reservation and payment. Contact Peak 2 Peak Management Company for access codes. Clubhouse reservations are not open to the general public.

All functions and events must be pre-approved by the Management Company. Special events and large groups (over 50) must be approved by the Management Company. An event is not confirmed until the Rental Agreement is filled out, signed and returned; the credit card information given; and the Rental Fee paid. Payment can be by check or credit card (credit card carries a 4% fee).

Parking for events larger than 20 will be required to follow a strict parking plan, as outlined by the Manager. See Item #7.

Set-up Amenities – On-site Manager will help with table and chair set-up according to specifications if requested; otherwise the Lessee may set up. A fee of \$50.00 will be charged for this service and will include moving furniture to the west end of the Clubhouse. If furniture in the Clubhouse needs to be moved out of the Clubhouse, the Management Company will move the furniture and move it back in for a fee of \$50.00. No one else is allowed to move furniture out of the Clubhouse except the Management Company. The Homeowner’s Association will not be held liable if furniture is moved by anyone other than the management company.

10 – 6’ Tables – Tablecloths are available for a fee of \$5.00 per tablecloth to cover cleaning costs.

60 – Folding Chairs



## **2 - The Exercise Room:**

The exercise room, located on the lower level, is separately locked off from the rest of the clubhouse and is therefore open to the owners, guests, and renters free of charge even during scheduled rental events. Access to the exercise room is from the lower entrance doors only. The exercise room is NOT open to the general public.

## **3 - Cancellation Policy:**

Cancellations are required at least 30 days prior to arrival date. Cancellations before 30 days prior to arrival date will be fully refunded. Cancellations within 30 days of arrival date requires forfeiture of 50% of rental fee but is refunded if the Clubhouse can be re-rented during this same period of time.

## **4 - Food and Beverage:**

Food and drinks may be served and taken anywhere inside the clubhouse except the fitness room. Food and drinks are not allowed in the fitness room. Due to insurance and liability issues, cooking is not allowed in the clubhouse. Barbeque grills are not allowed on the deck of the Clubhouse due to potential fire hazard. If alcohol is served during the event, it must be served according to the laws and regulations of the Utah Department of Alcoholic Beverages.

[http://abc.utah.gov/events/no\\_permit\\_events.html](http://abc.utah.gov/events/no_permit_events.html)

## **5 - Clubhouse Operating Hours:**

8 a.m. – 10 p.m. - Sunday - Saturday

All functions are limited to established hours unless pre-approved by Management. All functions not completed and out of the building by closing time or agreed reservation time will have a late fee of \$50 per hour, or portion thereof, charged to the credit card on file.

## **6 – Cleaning/Security:**

The Lessee will perform the cleaning of the Clubhouse and will be given a cleaning checklist to complete. If at the sole discretion of Management, additional cleaning is required, the Association's staff will clean at a rate of \$30 per hour which will be charged against the credit card on file. If any damage occurs during this rental period, the costs associated to make repairs or to replace will likewise be charged to the credit card on file.

## **7 - Parking Rules:**

Vehicles must be parked in designated parking areas and may not park in the Cascade courtyards at any time. For large events, additional parking is available at the end of the cul-de-sacs on Lakeview Dr. and Fox Run Dr. or at the south end of Moose Hollow Dr. and across from buildings 12 and 13. Parking must be coordinated with the Property Management Company at the time the reservation is made and is subject to change depending on the occupancy dynamics of the complex.

## **8 - Rules & Regulations:**

Absolutely no smoking and no pets allowed in the Clubhouse. A fine of \$1,000.00 will be strictly enforced if it is determined that smoking has occurred inside the Clubhouse. No noxious, illegal or offensive activities shall be carried on in the Clubhouse or surrounding grounds, which may be an annoyance or interfere with the quiet enjoyment of the surrounding units. Such behavior is cause for immediate revocation of this agreement. No loitering inside the Clubhouse or on the surrounding grounds and street area.

## **9 - Contact Information:**

For assistance or emergencies during an event, please contact the Property Management Company at (801) 745-2009 or (801) 388-1925.