

CLUBHOUSE RESERVATION AND USAGE AGREEMENT

I/We, the undersigned, understand and agree to all following conditions in reserving and using the Twin Ponds at Nashua clubhouse:

On \_\_\_\_\_(Date), from \_\_\_\_\_to \_\_\_\_\_

For \_\_\_\_\_(event)

With approximately \_\_\_\_\_ people.

I/We resident(s) are in good standing and all rent, damages, fees are paid in full.

I/We agree to accept any and all responsibility for any costs to correct and/or repair any damage done to the furnishings or property on the clubhouse premises in relation to the usage of the clubhouse. This includes prohibiting use of thumbtacks, nails, staples, etc., to attach anything to the walls, doors, furniture, trim, etc. Tape and 3M Command Adhesives are acceptable. However, if those products cause damage, you are still fully responsible. Furnishings are not to be taken outside.

I/We agree that if any damages caused exceed the security deposit, that the cost of said damages will be paid within five (5) business days. If said costs are not paid within five (5) business days, the amount of damages will be added to my/our rental ledger and collection procedures will commence immediately, including but not limited to, eviction from the apartment where I/we reside. If two parties sign this Agreement, damages will be split evenly and charged accordingly.

I/We agree that the maximum number of people attending the event will never exceed 40 people.

I/We agree to pay according to the following deposit and rental/cleaning fee schedule (Rental/Cleaning Fee is mandatory and nonrefundable). Two checks will be written, one for the deposit and one for the rental/cleaning fee. Checks are to be made payable to Nashua Investors Limited Partnership or (NILP).

Deposit (refundable) \$75.00 Check # \_\_\_\_\_

Rental/Cleaning fee \$75.00 Check # \_\_\_\_\_

The deposit check will be returned after an inspection completed the next business day has determined that no damage has occurred and that all conditions of this agreement have been met.

I/We agree to fill out the following Clubhouse Condition Sheet accurately describing the conditions of the clubhouse at the time of rental. This will be done on the last business day preceding the event with a member of management.

I/We agree to remove all trash and bring it to the compactor.

I/We agree to remove all items brought into the clubhouse, such as food in the refrigerator and all decorations.

At least one of the undersigned parties agree to be present at all times while the scheduled event is in progress.

I/We are responsible for the supervision of anyone under the age of 21.

Alcohol is prohibited. If any guests consume alcohol during the event, you risk immediate eviction from the property and possible other legal proceedings.

Smoking in the clubhouse is strictly prohibited. Guests may smoke outside but must dispose of cigarette butts in the appropriate containers. Failure to clean up cigarette butts may result in loss of your security deposit.

The fireplace is not to be used in any way whatsoever.

Hours for the clubhouse usage are as follows:

6:30pm to 10:00pm	Monday, Tuesday and Wednesday.
CLOSED	Thursday
10:00am to 10:00pm	Saturday and Sunday (extended to 11:00PM with written permission)

Failure to abide by these hours may result in a penalty equivalent to the security deposit and suspension of renting the clubhouse in the future.

I/We agree to wait for a member of management to lock the clubhouse at the scheduled ending time of the event.

Animals are prohibited during an event.

Usage of the clubhouse during the summer months does not reserve rights to the pool and/or pool area.

I/we understand that video is in use during the event and that all aspects of the event are being recorded. The cameras are not to be touched, covered or manipulated by anyone in attendance of the event. If the cameras are touched, covered or manipulated in any way during the event, a penalty equivalent to the security deposit and suspension of renting the clubhouse will occur immediately, in addition to any damages.

I/we the undersigned, agree to indemnify and hold harmless Twin Ponds at Nashua LLC, LSB Associates I Limited Partnership, Nashua Investors Limited Partnership, Brook Village North Associates Limited Partnership, First Equity Associates, Inc., its officers and directors, agents and employees from and against any and all claims, liabilities, losses, damages, actions, costs, expenses and demands of any party made arising out of or in connection with any event held in the clubhouse by a resident pursuant to the reservation agreement or otherwise.

I/we understand that Management reserves the right to enter the clubhouse and terminate my/our use thereof should I/we violate any term hereof or should the conduct of any person using the facility endanger the health, safety or well-being of any person or constitute a threat to any property.

Management reserves the right to reject any application.

I/we understand there will be no live music whatsoever. Furthermore, I/we understand any music or other disturbing noises in the clubhouse that interfere with the rights, comforts, or conveniences of any residents will not be allowed.

I/we understand and agree to all of the above conditions reserving and using the Twin Ponds at Nashua clubhouse.

\_\_\_\_\_  
Print Resident Name

\_\_\_\_\_  
Unit Number

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Resident's Phone Number

\_\_\_\_\_  
Print Resident Name

\_\_\_\_\_  
Unit Number

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Resident's Phone Number

*-- For Office Use Only --*

Resident(s) are in good standing: \_\_\_\_\_

Fees have been collected: \_\_\_\_\_

Receivables entry made in BP: \_\_\_\_\_

An inspection of the premises was conducted with both parties: \_\_\_\_\_

Arrangements have been made with \_\_\_\_\_

to unlock, lock and arm the clubhouse alarm in accordance with the times indicated in said Agreement.

CLUBHOUSE CONDITION CHECK SHEET

Use the following to inspect the clubhouse prior to use. Please check "yes" for any damage/issue you do not want to be held accountable for and explain the details. Otherwise, check no.

**Main/Activity Room**

Windows/Blinds     YES     NO    If yes, explain: \_\_\_\_\_

\_\_\_\_\_

Flooring     YES     NO    If yes, explain: \_\_\_\_\_

\_\_\_\_\_

Walls     YES     NO    If yes, explain: \_\_\_\_\_

\_\_\_\_\_

Furniture     YES     NO    If yes, explain: \_\_\_\_\_

\_\_\_\_\_

**Kitchen**

Refrigerator     YES     NO    If yes, explain: \_\_\_\_\_

\_\_\_\_\_

Cabinets/Counters     YES     NO    If yes, explain: \_\_\_\_\_

\_\_\_\_\_

Microwave     YES     NO    If yes, explain: \_\_\_\_\_

\_\_\_\_\_

Stove     YES     NO    If yes, explain: \_\_\_\_\_

\_\_\_\_\_

**Bathroom**

Floor     YES     NO    If yes, explain: \_\_\_\_\_

\_\_\_\_\_

Toilet/Urinal     YES     NO    If yes, explain: \_\_\_\_\_

\_\_\_\_\_

Vanity/Sink     YES     NO    If yes, explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Print Resident Name

\_\_\_\_\_

Unit Number

\_\_\_\_\_

Date

\_\_\_\_\_

Signature

\_\_\_\_\_

Resident's Phone Number