



CLUBHOUSE RULES AND REGULATIONS

Residents are welcomed and encouraged to use the Clubhouse with the following guidelines being observed:

1. Reservations for *private use* of the Clubhouse by Summer Reach owners must be made in advance using the *Summer Reach Clubhouse Reservation Request* form, submitted to Mitchell Johanson at RGR: via fax at 781-926-0396 or mjohanson@rgrpropertymanagement.com.
2. The reservation must be in the Summer Reach owner's name with the owner in attendance at all times. The Clubhouse may not be used for functions other than those of a resident's own personal use. Relatives or friends using the facility with a resident as a guest is not permissible. In no case may the Clubhouse be used on behalf of any non- resident organization, business, or charity.
3. Private use of the Clubhouse does not include use of the swimming pool.
4. Room capacity is limited to 69 people in the Clubhouse Great Room, and 29 in the Library, including adults and children.
5. The Clubhouse is a non-smoking facility, inside and on the grounds.
6. Functions must conclude no later than 9:00 PM. Please refrain from excessive noise at all times.
7. The owner host agrees to assume and be responsible for any expense (s) incurred for damage to the premises or facility resulting from their event and use, including but not limited to, those done by a contractor (caterer, etc.) or guest or contractor, and agrees to pay promptly any amount needed to repair such damage(s).
8. The owner host releases Summer Reach Condominium Trust and its Board of Trustees from liability for any injury, property damage and all risks arising out of the owner's use of the Clubhouse facility.
9. If it is a catered event, the caterer should provide a certificate of insurance to the Summer Reach Condominium Trust and RGR Property Management prior to the event. The certificate should show the Summer Reach Condominium Trust, 10 Founders Way, Plymouth MA 02360 as the certificate holder.
10. Grills are not allowed, and it is expected that food is prepared off premises and brought to the event.
11. The host resident is responsible for the secure closing of the Clubhouse and shutting off the lights. Furniture may not be moved from the Great Room or Library of the Clubhouse. No nails, hooks, pins, tape or glue may be adhered to the walls.
12. Immediately upon the conclusion of the function, the host owner is responsible for removing all food and personal property, placing all trash in sealed plastic trash bags furnished by the host, and for depositing these plastic trash bags inside the trash bins located on patio behind the Clubhouse.



SUMMER REACH

13. Parking is permitted in the front and side spaces adjacent to the Clubhouse. **Parking along Walker Way or on the lawns is not permitted.** The host resident is responsible for guest parking. Please respect the handicap parking spaces.
14. There is a usage fee of \$250.00 for each private event which includes post-event usual cleaning by the Summer Reach cleaning service. If more work is needed, the owner host will be billed for the additional cleaning.
15. Clubhouse events for clubs, exercise and other activities which are open to the entire community (not private), are available with no usage charge. Scheduling for these activities must be reserved through RGR Property Management.
16. Exercise and fitness activities led by professionals for owner participants, must provide the Summer Reach Board of Trustees copies of the professional instructor's Certificate of Insurance *annually*. The instructors will also be required to have owner participants sign Waivers or Hold Harmless Agreements, updated annually, stating that participation involves physical and strenuous activities, and holding harmless the instructors as well as the Summer Reach Condominium Trust and Board of Trustees, from any resulting injury from their voluntary participation in this activity.

The Summer Reach Clubhouse is available for all owners to enjoy and use. The Summer Reach Board of Trustees believe that maximum pleasure and greatest use can be realized with observation of the foregoing rules and regulations.



SUMMER REACH
Summer Reach Condominium Trust

10 Founders Way, Plymouth, MA 02360-3646

** A PRIVATE HOMEOWNERS ASSOCIATION **

Clubhouse Rental Agreement

RENTAL OF THE SUMMER REACH CONDOMINIUM CLUBHOUSE IS AVAILABLE EXCLUSIVELY TO RESIDENTS OF THE SUMMER REACH COMMUNITY. GRANTING OF PERMISSION TO USE THE SUMMER REACH CLUBHOUSE FACILITIES DOES NOT IN ANY WAY CONSTITUTE AN ENDORSEMENT OF AN INDIVIDUAL'S PURPOSES BY THE SUMMER REACH CONDOMINIUM TRUST AND ITS BOARD OF TRUSTEES.

For consideration of requests for use of the Summer Reach Clubhouse, this form must be completed in its entirety and returned to RGR Property Management as soon as possible.

TODAY'S DATE: _____

USER INFORMATION: (Please print clearly)

Summer Reach Owner Name ("User"): _____

Affiliated Organization (if any): _____ Email Address: _____

Summer Reach Address: _____ Home/Cell Phone: _____ Fax: _____

EVENT INFORMATION:

Date requested: _____ Second Choice: _____

Type of Event: _____ Total Expected Attendance: _____

Time of Use / Maximum 4 hours (**Including Set up/Clean up**): From: _____ To: _____ Total Hours: _____

Are you charging fees for any aspect of your Activity?

Yes

No

If Yes, please explain (including fee): _____

Rental Fee:

User shall pay to Summer Reach Condominium as a rental fee for use of the Clubhouse facility, the sum of \$250.00.

FOOD:

Do you intend to serve food? Yes ___ No ___ Type of Food: _____

Are you having the services of a caterer*? Yes ___ No ___

Name of Food Provider/Caterer: _____ Phone: _____ *

Caterer will be required to provide copy of License to Cater and/or Food Handler Certificate, as well as Certificate of Insurance listing policies for at least General Liability and Workers Compensation coverages.

ALCOHOLIC BEVERAGE USE:

*** The sale of alcohol is prohibited.**

Are you requesting permission for alcoholic beverage use? Yes ___ No ___

Type of Alcohol: Beer ___ Wine ___ Liquor ___

How Dispensed: Open Bar ___ BYOB ___ Cash Bar is prohibited

CONDITIONS OF ALCOHOLIC BEVERAGE USE:

1. The use of Alcoholic beverages is **prohibited** in or on the premises, unless expressly authorized by the Board of Trustees through the issuance of this permit for use. No alcoholic beverages may be offered for sale during an event.
2. The individual User, in whose name the facility is reserved, shall be responsible for the behavior and actions of guests. If alcoholic beverages are served, use shall be confined to the Clubhouse, and User acknowledges and agrees to uphold state law in prohibiting the dispensing or serving of alcohol to any person under the age of 21 years.
3. The User is responsible for guests on and off premises, and that the Summer Reach Condominium Trust and Board of Trustees have no oversight or direction over the service of food and beverage.
4. User is responsible for the removal of all alcohol beverage containers from the Summer Reach Clubhouse property at completion of event including empty bottles and cans.
5. Liquor Liability Insurance Coverage must be provided by the Caterer, if one is being used.

PERMISSION FOR CONSUMPTION OF ALCOHOLIC BEVERAGES:

APPROVED ___ DENIED ___

For the Summer Reach Condominium Trust

GENERAL TERMS AND CONDITIONS: PLEASE READ BEFORE SIGNING BELOW

1. Only use of the facility by Summer Reach Owners is permitted.
2. Private use of the swimming pool is prohibited.
3. Smoking is prohibited in all areas of the facility.
4. Children under 16 accompanying adults must be supervised at all times.
5. The maximum capacities for the Clubhouse Great Room (hall) is 69 and Library is 29, and will be strictly enforced.
6. User is responsible for complete clean up and disposal of trash, in bins outside the Clubhouse.
7. All food and drink shall be confined to the Clubhouse.
8. The User releases the Summer Reach Condominium Trust and its Board of Trustees from liability for any injury, property damage and all risks arising out of User's use of the facility.
9. The User agrees to assume and be responsible for any expense(s) incurred for damage(s) to the premises or facility resulting from User's use.
10. Certificates of General Liability Insurance may be required for functions held at the facility. The hosting User will be notified upon submission of a completed facility use request form.
11. The Summer Reach Condominium Trust and the Board of Trustees reserve the right to decline a request for use of the facility or rescind a use agreement at its sole discretion.

12. The Summer Reach Condominium Trust and Board of Trustees have no responsibility for loss or theft of articles belonging to User or any attending guests of the event, or injury or accident to any said person on the grounds of or in the facility, and is absolved by User of all liability, which may result thereof.
13. Taping, mounting or displaying items on any painted surface is not allowed.
14. Any items/supplies brought into the facility or placed on the facility's property must be removed at the conclusion of the User's event, unless other arrangements are approved by the Summer Reach Board of Trustees.

In requesting the use of the Summer Reach Condominium Clubhouse facility, I hereby acknowledge that I have read and understand the above terms and conditions, that the information provided by myself is true and accurate, and that I accept full and complete responsibility for the conduct and safety of the group and any and all damages that may result as a consequence of the use. I further personally indemnify the Summer Reach Condominium Trust for any and all claims and damages that may arise from my use of the Clubhouse.

SIGNED: _____ DATE: _____

For the Summer Reach Condominium Trust Board: _____

Approved _____

Denied _____

Date: _____

3/22/2023