

TOLLGATE CROSSING METROPOLITAN DISTRICT

Clubhouse Rental Agreement and Policy

c/o Pristine Management

Please return this completed form to Pristine Management.

✉ beau@pristinemgmt.com

☎ 720-715-6655

📍 1499 W. 120th Ave., Ste. 110, Westminster, CO 80234

Rental Information.

Available Any Day of the Week (Monday through Sunday)

Available Time Slots

All Day Rental Fee: \$200

Refundable Security Deposit: \$300

- *There is a 4% credit card processing fee.*

Reservation is not guaranteed until the security deposit, and rental agreement, is received. Reservations must be made at least 3 days in advance.

Homeowner Information.

Homeowner Name: _____

Address: _____

Home Phone: _____ **Email:** _____

Type of Event: _____

Date of Event: _____

Event Start Time: _____ **Event End Time:** _____

Expected Attendance (maximum capacity 100): _____

Additional Contact Information: _____

5-Digit Pool Key Number: _____

Payment Details.

Signing this contract, and payments must be made online at www.tollgatecrossingmetro.org within 7 days of the request.

Use and Access Rules.

- Access to the clubhouse is provided via pool key fob. If you need a replacement, email beau@pristinemgmt.com. Replacement fee is \$15.
- Homeowner is responsible for set-up and tear-down of all furniture and decorations.
- Any damages must be reported immediately to the District Manager. Failure to report will result in charges for the homeowner.
- Extra cleaning beyond standard requirements will result in a minimum cleaning fee of \$100.
- All events must end by 10:00 PM and comply with local noise ordinances or a fee of \$100 will be charged.
- The pool is **not** included in the clubhouse rental.
- **Important:** *No furniture may be removed from the great room or stored on the deck or balcony at any time.*

Additional Terms and Conditions.

1. Availability

Homeowner acknowledges that the event is private and subject to District rules, prior reservations, and Homeowner's good standing.

2. Cleaning Requirements

Homeowners must remove decorations, bag trash, and restore all furnishings to their original positions. Trash left on grounds results in a \$100 fee.

3. Security Deposit

A refundable deposit is required. Damages, theft, or required repairs will be billed to the homeowner.

4. Scheduling

Events must be scheduled at least 3 days in advance.

5. Payment

All payments must be made online and within 7 days of requesting to book.

6. Alcoholic Beverages

- No alcohol may be sold.
- No alcohol served to anyone under 21 or intoxicated.
- Homeowner is responsible for compliance with Colorado liquor laws.
- Alcohol must remain inside the clubhouse.
- Homeowner must intervene immediately if minors or adults misuse alcohol.

7. Smoking

The clubhouse and pool areas are smoke-free. Violations result in a \$100 fine.

8. Use Restrictions

- No pushpins, staples, nails, screws, confetti, glitter, petals, or similar items.
- Decorations must be freestanding only.
- No tape on walls, trim, or barnwood wall.
- No balloons may be released outdoors.
- No red or dark-colored beverages indoors.
- Music may not exceed 60 decibels.
- Security cameras will record all events; violations may result in forfeited deposits and additional fees.

Reservation time includes all setup and cleanup. Homeowners may not enter before 8 AM or 10 PM depending on reservation block.

9. Parking

Parking first come, first served. Improperly parked vehicles may be towed.

10. Vendors & Suppliers

Any third-party providers must arrive and depart within the reserved rental period. A \$500 fee applies if the facility is not left vacant.

11. Assessments

Violations may result in fines or loss of rental privileges.

12. Liability and Indemnification

Homeowners assume full responsibility for guests, property, and injuries. District is not liable for losses or damages.

13. Insurance

Homeowners are responsible for all insurance related to their use of the facility.

14. Attorney Fees

In the event of legal dispute, the prevailing party is entitled to recover attorney fees. Unpaid amounts are subject to interest at 15 percent per annum.

Signatures.

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Homeowner Signature: _____ Date: _____