

BLUE MOUNTAIN PROPERTY OWNERS' ASSOCIATION
LODGE USE LETTER OF AGREEMENT
FOR
NON-PROPERTY OWNERS

This Agreement is entered into this _____ day of _____ between Blue Mountain Property Owner's Association (BMPOA) and _____, (hereinafter "the Client"). For and in consideration of the Association's covenants, promises, and Agreements, BMPOA and the Client agree as follows:

1. This agreement is for the rental of the Lodge for the following date and time:

Date of Use: _____

Time of Event: _____

Type of Event: _____

Expected Attendance: _____

2. The Client agrees to pay BMPOA \$650.00 to rent the lodge (plus \$100.00 for each additional hour beyond eight hours the lodge is used). The \$650.00 fee includes cleaning the facility and trash removal. BMPOA will refund the Client \$50.00 if dishes, flatware, kitchen utensils etc. are not used. The Client agrees to the provisions pertaining to the deposit, cancellation, and refund policies contained in Attachment (1), Blue Mountain Lodge Non-Property Owners Rental Information.

3. The Client agrees to be responsible for maintaining the Lodge in as good condition as that in which it was immediately prior to the Client's use.

4. The Client agrees to indemnify and hold harmless BMPOA, as well as employees, agents, successors, or assigns of all, from any and all damages, liabilities, costs, or claims whether in contract or tort, including court costs and attorney's fees, arising from or in any way connected with, its use of the Lodge. In addition, the Client agrees to obtain special event liability insurance that covers bodily injury, property damage and host liquor liability. The Client understands that BMPOA must be listed as an additional insured on the policy. The Client will provide the Lodge Coordinator with a copy of the insurance certificate at least one week prior to the event.

5. The Client agrees that it shall in its use of the Lodge:

- Permit no activities in violation of law, and shall take all appropriate action to enforce this provision.
- Comply with all applicable laws regarding public assemblies, public events, and performances, including without limitation those imposing taxes and license fees.
- Adhere to the Required Procedures & Restrictions For Lodge Rentals as outlined in the attached document by the same title.

6. This Agreement is the sole Agreement between the BMPOA and the Client as to its subject matter, supersedes all previous Agreements, whether oral or in writing, and cannot be changed or amended except in writing and signed by both parties.

7. Any additional Addendum attached hereto is hereby incorporated by reference and its terms are hereby made part of this Agreement. In the event of any conflict between this Agreement and an incorporated Addendum the terms of the Addendum shall prevail.

8. I have read, understand, and agree to all provisions of said Agreement, Attachment (1) mentioned above, and Attachment (2), the Required Procedures and Restrictions sheet.

Client: _____ Date: _____

Address: _____

Home Phone: _____ Work Phone: _____

Cell Phone: _____

BMPOA: _____ Date: _____

Title: _____

Home Phone: _____ Work Phone: _____

Cell Phone: _____

Attachment:

(1) Blue Mountain Lodge Non-Property Owners Rental Information

(2) Required Procedures & Restrictions for Lodge Rentals Sheet