

BLUE MOUNTAIN PROPERTY OWNERS' ASSOCIATION

P. O. Box 114, Linden, Virginia, 22642

REQUIRED PROCEDURES & RESTRICTIONS FOR LODGE RENTALS

- 1. If alcoholic beverages are to be served, a banquet (also known as a one-day) license must be obtained in accordance with Virginia Code, Title 4.1-ALCOHOLIC BEVERAGE CONTROL ACT, Chapter 3, Paragraph 4.1-316. Licenses are issued for private events where alcohol is provided at no charge to guests, such as wedding receptions, retirement parties, etc. The resale of such beverages, including cash bars, is strictly prohibited.**
- 2. The Client must 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 must obtain special event liability insurance that covers bodily injury, property damage and host liquor liability; BMPOA must be listed as an additional insured on the policy. Market American Insurance Company, telephone number 800-236-2862, is a source for this insurance; however, the Client is free to contact its own insurance company to procure the coverage. The Lodge Coordinator must have a copy of the insurance certificate at least one week prior to the event.**
- 3. All food must be prepared off site; warming only is permitted. Use of a gas grill will be considered on the outermost edge of the loading dock on a case-by-case basis and such use may be rescinded on short notice based on environmental conditions. Additional regulations apply and require the Client to ensure the immediate presence of a fire extinguisher in the grilling area.**
- 4. Clean up must be completed by 4:00 p.m. the day following the event. If another event is scheduled prior to 4:00 p.m. the day following the Client's event, the lodge will have to be ready for inspection by the Lodge Coordinator or her designated representative in accordance with the time frame established by the Lodge Coordinator. Directional signs may not be nailed to trees and all directional signs must be removed within 24 hours following the event.**
- 5. There are several residences within a few hundred feet of the Lodge. Users are expected to exercise discretion regarding personal behavior and noise. The Warren County noise ordinance is in effect in Blue Mountain Subdivision.**
- 6. Behind the Lodge is a rock cliff with a dangerous drop off. The Client must make an announcement at the beginning of the event advising all guests of this hazard and stating that all children must be monitored when anywhere near this cliff.**
- 7. No smoking is permitted in the Lodge. Please place and use appropriate containers outside. Fireworks may not be discharged anywhere in the subdivision.**
- 8. The Lodge does not have heat or air conditioning. The use of portable heating and/or air circulation equipment is not authorized.**

9. Furniture and equipment available for use:

32 (3x3) folding tables

White vinyl table coverings

Approximately 128 chairs

Two electric ranges (for warming only)

Two refrigerators (one outfitted for a keg)

Some dishes & flatware

Microwave and Toaster Ovens

Buffet bar with chafing pans for hot & cold service

10. The throwing of birdseed is allowed outside of the Lodge. Rice, confetti, and glitter are strictly prohibited in order to protect birds and other wildlife.

11. Maximum occupancy is 150.

12. Latest departure time is 12:30 a.m.

Signature

Date