

## SHORELINE EAST PENTHOUSE RENTAL AGREEMENT

This form must be completed and submitted to the Management Office with payment in full fourteen (14) calendar days prior to the event with the deposit and rental fee. Rental is not confirmed until agreement and all funds are received.

### **Definition of Penthouse Rental:**

Any homeowner/resident bringing in five (5) or more guests for a period of time, providing food, using the kitchen facilities and re-arranging furniture constitutes a "rental" of the penthouse.

Only those homeowners in "good standing" with the association (current dues) will be allowed to use the penthouse.

Shoreline East penthouse is not available on weekends (Saturdays and Sundays) during the summer months from Memorial weekend through Labor Day weekend.

**ROOM RENTAL:** \$175.00

**REFUNDABLE DEPOSIT** \$200.00 (Deposit will be kept for any damages and/or cleanup needed)

**VALET RATES:** \$100.00 (11 guests or more) – 5 Hour Minimum (\$15/hour after 5 hours)

Name of renting Co-Owner/Resident \_\_\_\_\_  
(Co-Owner/Resident MUST be present at time of event)

Unit # \_\_\_\_\_ Contact Number \_\_\_\_\_ Number of Guests \_\_\_\_\_

Date of Event \_\_\_\_\_ Type of Event \_\_\_\_\_

Time of Event: From: \_\_\_\_\_ To: \_\_\_\_\_

**Amount Paid:** Penthouse Rental \$ \_\_\_\_\_ Valet \$ \_\_\_\_\_ Deposit \$ \_\_\_\_\_

The following conditions are hereby agreed upon:

1. Resident guarantees the orderly conduct of all persons attending.
2. All persons involved will comply with the rules and regulations established by Shoreline East and all governmental agencies.
3. **Guest list must be provided to the office three (3) calendar days prior to the event.**
4. Shoreline East shall be held harmless from any adverse claims.
5. Shoreline East under no circumstances be considered a participant, partner or joint venture with the party of the second part in any of its activities or programs.
6. It is understood that the resident is responsible for the **COMPLETE** cleanup of the penthouse including **ALL** debris of any sort.
7. Valet is mandatory for 11 or more guests.
8. Ten (10) or less guests shall park in rows 6 through 10.
9. Maximum capacity of the penthouse is sixty-one (61) persons.
10. Excessive noise, rowdiness or foul language will not be permitted in the penthouse.
11. Food and beverages of any type will not be allowed in the elevators, corridors, lobbies or deck.
12. The resident understands that he or she will be held liable not only for the conduct of his or her guests, but for the costs of any repairs for damages and/or destruction resulting from the event.
13. All guests will leave quietly so as not to disturb other residents.

14. Closing time for the penthouse is as follows: **Sunday – Thursday 10 pm; Fridays and Saturdays 12 midnight.** Clean up time is included in these hours which will be strictly enforced.
15. Barbeques and open fires are **NOT** permitted.
16. The penthouse is not available on holidays including Thanksgiving weekend and Christmas Eve through New Years' Day.
17. No dancing or loud music.
18. Residents who have an event in the penthouse shall instruct their guests or caterer to keep the back door closed when not present.
19. Commercial activities, live music or D.J.'s are not allowed.

Shoreline East reserves the right to exclude any guests during the event for violating any of the above rules. It is further understood that the deposit will not be refunded if ANY of the rules are violated. The resident further understands that his or her liabilities extend beyond the limits of the deposit and shall pay any expense that is incurred as a result of violation of the above rules.

**THERE IS NO SMOKING IN THE PENTHOUSE AND DECK AREA.**

SHORELINE EAST CONDOMINIUM ASSOCIATION

\_\_\_\_\_  
RESIDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
AUTHORIZED AGENT OF SECA

\_\_\_\_\_  
DATE