

S.B.P.O.A CLUBHOUSE RULES & RESTRICTIONS

RENTER agrees that the following rules and restrictions shall apply and any breach or failure to observe same may result in immediate cancellation of this contract and immediate eviction without refund of rental fee.

1. RENTER (signer of this contract) must be present during entire rental period.
2. There shall be NO SMOKING in the building or entranceways at any time.
3. RENTER assumes liability for all attendees at this event.
4. Nothing shall be dragged across any floor.
5. No Parking shall be allowed on the lawn or blocking any driveways. Parking shall be in Clubhouse Parking lot or on roads adjacent to the building. Parking shall be in accordance with the Suffolk County Department of Traffic regulations, especially with regard to leaving sufficient clearance for Emergency Vehicles.
6. Guests to use the front door only. Other doors are strictly for emergency exit. Front & Kitchen doors shall remain UNLOCKED during event as part of fire precaution.
7. Decorations are to be put up using existing (for decorations) wire system only. NO thumbtacks, nails or tape is allowed. No decorations to be placed in the lobby.
8. RENTER shall supply cooking utensils. Any clubhouse utensils or equipment used shall be cleaned and returned to their stored locations. Stove, refrigerator, sink and other appliances shall be cleaned after usage to restore them to pre use condition.
9. Cabinets and closets located in the kitchen area are private property and usage of their contents is not included in this contract
10. SBPOA tables and chairs may be utilized in the areas surrounding the dance floor. SBPOA does not assure quantities sufficient for renter's proposed use. Tables and chairs are to remain in the main hall and bar stools in bar area. The tables and chairs are to be cleaned and stacked.
11. Beverages bottled in glass (except wine) are prohibited. Liquor or other beverages dispensed must originate from the bar facility. Kegs of beer, etc. will not be allowed to be located in the main hall, however, if a portable bar is used it, must not be positioned on wooden dance floor but positioned solely on linoleum tile area.
12. RENTER shall be responsible for any damage to clubhouse, grounds, kitchen equipment, furniture, and fixtures in or around clubhouse.
13. No person under age 21 shall be permitted to consume alcoholic beverages in or around the clubhouse.
14. Alcoholic beverages must NOT be served to intoxicated persons.
15. Noise shall be kept at a reasonable level and shall be reduced after 10 PM. Music shall end at 11 PM.
16. RENTER shall be responsible for actions of, and assumes liability for all attendees and guests.
17. All coat hangers must be replaced on their respective racks after usage.
18. Decorations shall be removed and clubhouse cleaned and returned to pre-event condition. Debris and garbage shall be placed in sealed plastic bags and left in dumpster. Floors must be broom clean and any liquids spilled shall be mopped up. Sinks, toilette bowls and the urinal must be clear of debris.
19. The general cleanup of facilities shall include the surrounding grounds and parking lot to remove rubbish caused by this usage.
20. No property of the Sound Beach Property Owners Association is to be removed from the premises. Keys must be returned at the end of the event. Refund of deposit will not be processed until keys are returned and contract all terms satisfied.

Do not block the stairs to the Caretaker's apartment. Caretaker services are not part of this contract.

The Caretaker is the on-site representative of the SBPOA and as such is the final authority for decisions regarding suitability of actions and activities conducted at the building during the event. The Caretaker's privacy must be upheld.