

C.C.H.O.A.  
505 Grand Caribe Isle  
Coronado CA 92118



Voice 619.423.4353  
Fax 619.424.3923  
www.cchoa.org

## HOMEOWNERS ASSOCIATION

### GRAND CARIBE ROOM USE AGREEMENT

1. **ELIGIBILITY TO RENT GC ROOM** – Only Members may use the facilities. When these facilities are used, they must be treated in a manner that reflects the respect for homeowner's property and for the privacy of all individual homeowners.
2. **HOST RESPONSIBILITY** – The person renting the GC Room must be the person who is actually hosting the event. This person is hereinafter referred to as the host. The host will be present at all times during the time scheduled for this event, will be responsible for properly locking and securing the clubhouse at the close of the event, will supervise the clean-up of the clubhouse facilities and will be responsible for any costs incurred due to failure to do so. The host will be responsible for actions and any resultant damage by any and all guests. The host is responsible for assuring that all invitees attending this function are truly **PERSONAL** non-paying social guests.

When arranging to use the GC Room for an event which will require the use of the bar and/or kitchen, a C.C.H.O.A. staff member shall carefully inspect the room, along with the host if the host wishes, prior to and after use to ensure its cleanliness and that there has not been any breakage.

The host must pay within 10 days of receipt an itemized bill for any additional damage beyond the \$1000 deposit caused by event attendees, which occurred during the use of the room.

The host recognizes that the Coronado Cays Homeowners Association may impose a special assessment against the host and the host's real estate and/or may also suspend my privilege to use any and all Association facilities in the event that damage or misuse occurs or if any of the rules or checklist requirements listed in this agreement are violated as a result of the use of the room.

3. **HOLD HARMLESS** – As host of the facility, host agrees to indemnify, hold harmless and at the Coronado Cays Homeowners Association request, defend Coronado Cays Homeowners Association and each of its officers, directors, employees, agents consultants (hereinafter "C.C.H.O.A.") from and against any and all suits, actions, legal proceedings, claims, losses, demands, costs and expenses of any kind or character including attorney's fees and expenses, and/or theft of property arising directly out of or by reason of any liability or obligation in any manner, cause, or occasion, or claim to be caused or occasioned by, any act, conduct, omission, negligence of C.C.H.O.A. and/or host including host's guests or any person using the facility at the request of host out of the use of the premises as set forth in this contract. However, nothing should be construed so as to require the host to indemnify the Coronado Cays Homeowners Association for Coronado Cays Homeowners Association's sole negligence or willful misconduct.
4. **FOR PROFIT** – No function shall be held for profit or economic gain – i.e. there shall be no promotion of or sale of products or services.
5. **CHARITABLE FUNCTIONS** – Functions for the benefit of charity must be submitted to the Board of Directors, whose judgment as to exemptions from Rule 4 will be based on the goals and objectives of the organization in question.

6. FUND RAISING – With proper host sponsorship, parties for fund-raising drives will be permitted under the following conditions:
  - A) Political meetings and political fund-raising events may be held if the actual collection of funds is not involved at the time of the function.
  - B) Semi-commercial functions are not authorized and monies are not to be collected.
7. USER FEE:

A user fee of \$ 300.00 will be charged. Fee's may be waived by the General Manager for official CCHOA business and charitable functions.
8. CLEANING FEE:

A cleaning fee of \$100.00 will be charged. This fee covers the normal cleaning only and it is non-refundable.

Surcharge – If excessive cleaning is required following a function, a cleaning fee surcharge will be deducted from the deposit. Normal cleaning includes vacuuming, dusting, wiping of tables and counters and bathroom cleaning. Excessive cleaning includes, but is not limited to, carpet cleaning and stain removal, furniture stain and oven cleaning, removal of staples and thumb tacks, returning furniture to its original position, clean-up of food or food residue, trash not placed in trash containers, garbage or trash placed in recycling receptacles or damage of any kind. The cleaning fee surcharge will be based on the hours required to perform any excessive cleaning. The hourly charge for cleaning is \$15 per hour. The charge for carpet cleaning is \$30 per hour.
9. REMOVAL OF PERSONAL PROPERTY AND CLEAN-UP – The person renting the Grand Caribe Room agrees to remove from the interior all open foodstuffs, including pieces thereof from tables, counters, carpets and floors prior to securing the room at the end of the party. (All open foods and trash will be placed just outside of the front doors to the clubhouse in provided trash bags at termination of the function). Personal party articles and equipment and caterer equipment must be removed immediately following the party. The room will not be available for the next function before 10:00 a.m. the following day.
10. CANCELLATION OF RESERVATION – If a reservation is cancelled, at least 48 hours prior to the reservation date, the cleaning fee and deposit are refundable. If a reservation is cancelled less than 48 hours in advance, half (1/2) of the user will be retained by C.C.H.O.A.
11. AVAILABILITY – Hosts do not have access to the GC Room until 10:00 a.m. on the room before 10:00 a.m. or on the night before, the host must pay half the regular user fee.
12. DEPOSIT  
Owners desiring to schedule the room must deposit with the Coronado Cays Homeowners Association office a personal check (cash will not be accepted) for one thousand dollars (\$1000) one week prior to the use of the room. The damage deposit is to be returned three business days after the event if the room inspection following the event shows there has been no breakage or damage to the room or furnishings. Deposit may be waived by the General Manager for official CCHOA business and charitable functions.
13. CONDUCT – All persons using GC Room will conduct themselves in a manner fitting the general atmosphere and decorum of the Coronado Cays and will not create undue noise. Appropriate attire will be worn inside the room. Guests under 18-years of age will be accompanied by an adult member.
14. REGULAR BEER – Keg beer is not to be used or served inside or outside of the room.
15. A.B.C. LAWS – All persons renting C.C.H.O.A. GC Room will abide by the California State Alcoholic Beverage Control Commission at all times. No alcoholic beverages will be sold at this function and no one under 21 years of age will imbibe of alcoholic beverages.

16. TEENAGE PARTIES – Teenage parties require a off duty Cays security guard at all times who is to be paid by the host. (The guard reports to the host one-half hour before function commences and departs one-half hour after last guest departs).
17. MUSIC – The music with the function must be kept sufficiently low so as not to disturb nearby residents. Any music speakers or PA system may only be used inside the room. Music will stop at 10 pm on Sunday thru Thursday and Friday –Saturday stop by 12 Midnight.
18. PETS – Pets will not be allowed in the GC room or on the grounds thereof.
19. SLIP AND MARINE USE – THIS RESERVATION DOES NOT INCLUDE USE OF THE MARINA FOR THE FUNCTION, UNLESS APPROVED IN ADVANCE BY THE BOARD.
20. FUNCTION ENDING TIME – No all-night functions are allowed.  
Sunday thru Thursday 11 pm - Friday thru Saturday 2 am.
21. SECURING BUILDING – The host is required to call the main gate (575-8100) upon termination of the party for a fire prevention inspection. This inspection is the host's responsibility.
22. ENFORCEMENT OF GC ROOM USE AGREEMENT – The host understands and agrees to abide by the above statements and the clean-up checklist attached.

Article II of the CC&Rs permits the Board of Directors to further impose a special assessment against any owner for cause and may also suspend the right of that owner to use the Association's properties.

Any reasonable attorney's fees and costs associated with enforcing this agreement, is the responsibility of the host.

The host agrees to hold the Cays Homeowners Association free and harmless from the cost of litigation and hereby indemnify said Association from all injuries and/or property damage arising out of the use of the premises.

#### RESPONSIBILITY OF HOST SPONSORS FOR CLUBHOUSE CLEAN-UP

1. All open foodstuffs and residue including remnants of food on floors, carpets, tables and counters shall be removed from the interior of the clubhouse at the completion of the party. (Plastic clean-up bags are available for all open food and trash).
3. All party articles and equipment including caterer and furniture rental equipment must be removed immediately following the party.
4. All decorations shall be removed from walls, windows, doors, pillars, and furniture immediately following the party. Tape will not be allowed on walls.
5. When moving furniture, please be sure not to snag the carpet.
7. Lock all glass doors leading to docks and main entrance doors upon leaving.
8. Call 575-8100 for a fire prevention check by security and return the key assigned to you, to the guard at the time of inspection. Keys are the responsibility of the host not the guest or caterer.
9. Turn off all lights except those that are indicated at the switch plate to be left on for security purposes.

IT IS YOUR PROPERTY, PLEASE LEAVE IT AS YOU FIND IT!

C.C.H.O.A.  
 505 Grand Caribe Isle  
 Coronado CA 92118



HOMEOWNERS ASSOCIATION

Voice 619.423.4353  
 Fax 619.424.3923  
 www.cchoa.org

**Grand Caribe Room Use Agreement**

**501 Grand Caribe Cswy**

Homeowner's or Renter's Name (print): \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Type of Event: \_\_\_\_\_

Who event is for: \_\_\_\_\_

Date of Event: \_\_\_\_\_ Start Time: \_\_\_\_\_ End: \_\_\_\_\_

Number of Guests: **(150 Maximum)** \_\_\_\_\_ Total Fee: **\$400.00** \_\_\_\_\_

*Host will be present at all times during the time scheduled for the function.*

*I have received, read completely and agree to the stipulations outlined in the Clubhouse Use Agreement pages 1-4, approved by the Board of Directors.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Staff Use: _____			
	<i>Date of Event</i>	<i>Name</i>	<i>Key Number</i>
	Date	Amount	Check #
User/clean-up fee received:		<b>\$400</b>	
Security deposit received:		<b>\$1,000</b>	
Early entry fee received:			
Security deposit refunded:			
Check request submitted			
Transfer security deposit to new date			