

## **Modified Pool and Deck Use Agreement (alcohol permitted)**

(Click on your browser's Print function)

**The undersigned wishes to reserve the non-exclusive use of the roof garden and pool at The Lauren, A Condominium ("Condominium") for the following function:**

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**(Description of function including time frame)**

**to be held on \_\_\_\_\_, which shall be attended by not more than thirty (30) persons at any given time.**

**In consideration of the agreement of the Unit Owners Association ("Association") to allow such non-exclusive use, the undersigned agrees as follows:**

- 1. The function will be based at the North end of the roof-deck. All food, beverages, sound producing devices will be set up in this area. Individuals attending the function will have access to all areas of the roof deck and pool.**
- 2. The undersigned shall be responsible for his/her guests at all times and shall ensure that all rules of the Condominium are fully obeyed. \$50.00 of the required deposit will be forfeited if violation of the Condominium Rules occurs. Each guest shall sign a release agreement provided by the Association.**
- 3. The undersigned will provide written invitations to all guests. A copy of the invitation, as well as a complete guest list, will be provided to the Association. It is understood that guests will not be admitted to the premises if they do not present their invitation to front desk personnel on duty.**
- 4. By their initials undersigned hereby acknowledges specific awareness of Lauren Rules prohibiting glass in any form, and the use of sound producing devices after 11:00PM on the roof deck (\_\_\_\_\_).**
- 5. The undersigned as host of the function will make available for consumption food and non-alcoholic beverages in addition to any alcoholic beverages that may be served.**
- 6. The undersigned shall be responsible for paying all costs incurred by the Association as a result of the use of the roof deck and pool, or as a result of the actions of the undersigned or his/her guests including without limitation any cost of repairs or extraordinary cleaning.**
- 7. The undersigned hereby releases, indemnifies and holds harmless the Association, and its members, directors, officers, agents, employees and contractors, from and against any and all claims, injuries, damages, liability, and causes of action, including costs and attorney's fees, arising from or related in any way to the**

proposed use or the function described above.

**8. The undersigned agrees that they will provide written proof of liability insurance in the amount of at least \$1,000,000. This insurance may take the form of either a special events policy purchased for the function described herein, or another policy determined to provide adequate coverage. In either case The Lauren, A Condominium ("the Association") must be named as a co-insured. The determination as to whether a policy is sufficient will be made by the insurance agent/broker of the Association. Approval for the function will not be granted until this proviso is satisfied.**

**9. The undersigned has, as of the date of this agreement, paid a non-refundable use fee in the amount of \$100.00, and has left a deposit in the amount of \$150.00 with the Association's Property Manager. After the function, management shall conduct an inspection of the property and shall itemize any repairs or extraordinary cleaning resulting from the function. The cost of any such repairs or cleaning shall be deducted from the \$100.00 of the deposit designated for this purpose, and the remainder of the deposit, if any, shall be returned to the undersigned. If costs exceed the amount of the deposit, the undersigned shall pay any additional amounts within 30 days after receipt of a written demand from the Association.**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Telephone)

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
(Address)

ASSOCIATION: By: \_\_\_\_\_

\_\_\_\_\_  
(Authorized Officer)

\_\_\_\_\_  
(Witness)