



**Pinnacle Owners Association, Inc.
Clubhouse Rental and Use Agreement
1804 E Spire St Meridian, ID 83642**

Please use a separate form for each day that is being reserved. *THE PINNACLE CLUBHOUSE IS NOT AVAILABLE FOR USE BY OUTSIDE ORGANIZATIONS OR NON-HOMEOWNERS OF PINNACLE.* Therefore, Pinnacle does hereby license and authorize the Member to have temporary use of the portion of the premises described above subject to Member's compliance with the following conditions:

1. **Fee & Deposit:** A **\$35.00** non-refundable fee shall be paid to the **Pinnacle Owners Association** by the Member via card or check. **If a credit/debit card is used, there will be an added convenience fee of \$3.5%, with a minimum charge of \$3.50.** A **\$100.00** refundable cleaning and damage deposit shall be authorized at the time of reservation, and will only be charged in the event that damages occur or cleaning is necessary after the event. The \$35.00 non-refundable fee will be deposited into the operating account and will be used for repairs due to normal wear and tear to the building. Reservations cancelled at least 72 hours prior to the event will not be charged.
2. The Member and all guests shall vacate the facility prior to the end of their rental time.
3. The Maximum lead-time for reservations is 6 months.
4. Max occupancy load: 39 people
5. Approximately **40 folding chairs** and **5 six foot rectangle folding tables** are available.
6. The facility is to be used for **non-profit social gatherings only.**
7. Reservations are made on a first come first serve basis. Dates will not be held until the form has been completed with payment and received.
8. Members may reserve the clubhouse on the weekends (Friday through Sunday) a maximum of four (4) times per year and during the weekdays (Monday through Thursday) with unlimited use. Usage per year is subject to change.
9. The Member HOA Account **MUST** be in good standing; no outstanding charges or CC&R violations.
10. No pets of any kind are permitted within the premises at any time.
11. No nails, tacks, sticky tack, or tape of any kind is to be used on the walls or windows of the facility.
12. Member shall be solely responsible for cleaning the facility following use, which responsibility shall include removal of all Members' property from the facility and premises and removal and proper disposal of all trash, refuse, and debris.
13. Tables, chairs, counter, and refrigerator must be wiped clean, and the facility must be swept and mopped. Cleaning materials and equipment are available.
14. Member must clean the facility to the satisfaction of Pinnacle Owners Association in order to receive a full refund for the cleaning and damage deposit. Member understands and accepts that Pinnacle Owners Association may keep and apply such portion of the deposit as may be necessary to adequately clean and repair the facility and premises, this includes re-keying if necessary.
15. Member accepts responsibility for all cleaning and repair costs including any costs that may exceed the cleaning and damage deposit amount.
16. All furnishings must be returned to their proper arrangement after use of the facility.
17. No furniture, decorations, etc. are to be removed from the clubhouse property at any time.

- 18. Member agrees to turn off all light fixtures and to lock facility after use.
- 19. Member agrees to be present at all times while guests and other non-member people are present at the premises and facility. Under no circumstances will Member grant access to the premises and facility to a non-member without being present during the entire period that the non-member is.
- 20. Member agrees to hold Pinnacle Owners Association harmless from all claims, liability or responsibility for injury or property damage that may occur while this agreement is in effect.
- 21. Member accepts responsibility to assure that all guests and other users of the facility and premises follow all rules and requirements of Pinnacle.
- 22. Deviation of these conditions will result in the forfeiture of your right to use the clubhouse immediately.**

Name _____ Event Date: _____ Number of guests: _____

Nature of function: _____

Reservation Time: 9:30am – 3:30pm 4:00pm – 10:00pm

The completed form may be emailed to Reservations@brightoncorp.com or mailed to Pinnacle Owner's Association located at 2929 W. Navigator Dr., Suite 400, Meridian, ID 83642, or faxed to: (208) 377-8962.

As a Member of Pinnacle, I have read the above Rental and Use Agreement and fully accept all of its terms and conditions. I understand that I take full responsibility for all guests and other users of the facility and premises and will comply with the terms of this agreement. I understand that should I or a member of my event fail to abide by the above rules, my privileges shall be revoked. I understand that my credit card will be charged for my reservation according to the fees noted above.

Member's Signature _____ **Date** _____

Address _____ **Phone #** _____

Alternate phone _____ **Email address** _____

Credit Card # _____ **Expiration Date** _____

Name as Shown on Credit Card _____ **CVC (3 #s on Back of Card)** _____

Billing Address if Different From Above _____

Received By _____ **Date** _____

Paid _____