

Exhibit A-1

**Ceres Gleann Community Center
Reservation Form and Rental Agreement**

Purpose of this form: This form is used by the Ceres Gleann Homeowners Association, Community Facilities Committee to make available to its members and to schedule the use the Ceres Gleann Community Center for single events only, remind homeowners of their rights and responsibilities when they host events in the facility, and to provide a written rental agreement between the Homeowners Association and the host. The cost to rent the Community Center is used for the operation and maintenance of the facility.

Ceres Gleann Homeowner Event Host Information

Name (Responsible Party):	Phone Number:
Address:	

Event Information

Purpose:		
Number of Guests Expected:		
Date	Starting Time:	Ending Time:

Insurance Certificate

<ul style="list-style-type: none"> Host must initial whether or not alcohol will be served at the event: YES ____ NO ____ Host must initial that they have read the information below on insurance binders and will comply: INITIALS: _____. Committee member acknowledging receipt of the insurance certificate and approving the serving of alcohol at the event if appropriate. INITIALS: _____. <p>If you will serve no alcohol at your event the amount of your certificate/binder is \$300,000. If you are serving alcohol at your event, it is \$500,000. If you are having an event that uses a third party, such as a caterer or demonstrations by private individuals, your binder/certificate must be in the amount of \$500,000</p> <p>Check your homeowner's policy to see if your personal liability amount satisfies the \$300,000 or \$500,000 requirement. If it does, please bring it with you when you turn in your paperwork to rent the center. A member will initial off on this form. If your personal liability is insufficient, then contact your Insurance Agent and get a certificate or binder to satisfy the amount you need. The insurance certificate must be made out to the Ceres Gleann Homeowner's Association and must be presented within 48 hours prior to the event.</p>

Responsible Party Responsibilities

In order to reserve the Community Center, the Homeowner Event Host must agree to the following operating guidelines. Please initial approval.	
<input type="checkbox"/> I agree no candles will be lit if helium balloons are used. <input type="checkbox"/> I agree no streamers or other decorative items will be taped, pinned or stapled to the walls of the Community Center or the acoustic panels. <input type="checkbox"/> I agree no one under the age of 21 will be served alcohol. <input type="checkbox"/> I agree no one will be given alcohol that is visibly under the influence of alcohol or intoxicated. <input type="checkbox"/> I agree no alcoholic beverages will be consumed outside the clubhouse except on the attached patio and I agree that no selling of alcohol will be permitted. <input type="checkbox"/> I agree to remove all garbage from center after my event <input type="checkbox"/> I agree to clean all bathrooms to include toilet, sink and other areas as noted in the Rules. <input type="checkbox"/> I agree to leave the Community Center in the same condition I found it in. <input type="checkbox"/> I agree that the official closing time will not be later than 10:00 p.m. <input type="checkbox"/> I agree to return the keys to the CFC representative by noon on the day following the event, unless another event is scheduled before then. If this is the case, I will return the keys to the CFC Representative by 8 a.m. on the day after.	
Signature of Responsible Party:	Date:

Fee Schedule for the Community Center

Facility Use	\$15.00 per hour. (Includes tables and chairs, the use of the kitchen and its contents and the patio). \$100 refundable security/ cleaning deposit.
ALL RULES ARE SUBJECT TO CHANGE	
Rental Agreement on Reverse	

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Responsible Party must attend and remain at the function for which permission is being granted to use the facility, and be available at the start of the function and for final inspection of the facility at the end of the use period or the entire deposit will be forfeited.

Unless otherwise approved by the Community Facilities Committee (CFC) or the Board, the TV, the TV/Stereo components in the storage cabinet and the barbecue are not included with the rental of the Community Facilities, and are not to be used during private events.

Serving alcoholic beverages by a Responsible Party during a personal/private social function held at the Community Facilities is permitted, but laws governing the serving and consumption of alcohol at such functions must be obeyed. Alcoholic beverages shall not be served to or consumed by minors as defined by State Law. The Responsible Party will be responsible for making sure that anyone consuming an alcoholic beverage is over the age of 21. Alcoholic beverages may only be consumed inside the Community Center or on the Patio. No one associated with any function shall consume alcoholic beverages outside the community center on the parking lots, sidewalks or driveways. Alcoholic beverages shall not be served to anyone who is visibly under the influence of alcohol or intoxicated. The sale of alcoholic beverages inside the Community Center or the sale of tickets or charging of admission to enter the Community Center where alcoholic beverages are being served is strictly prohibited except when explicitly approved by the Board of Directors.

The responsible party agrees to maintain an orderly activity and accepts full responsibility for all participants and their actions including children under the age of 18. If the participants at an event become disorderly or the police are called to the center in response to a serious incident (as determined by CGHA) or the event must be stopped by either the management office, security officer, member(s) of the Board of Directors, or the police, the responsible party's deposit shall be forfeited.

Responsible Party shall indemnify, and defend, and hold CGHA, its agents and employees harmless from and against any and all liability for personal injuries, property damages, or loss of life or property, resulting from or in any way connected with his use of the facilities, except for liability for personal injuries, property damages, or loss of life or property caused solely by the negligence by CGHA.

The Community Center area must be cleaned before leaving the facility. Responsible Party should be sure to end their events and leave sufficient time for proper clean up within the time reserved for use of the Community Center. If the cleaning is not completed by the ending time stated on this agreement, the security deposit will be forfeited. The responsible party is required to supervise clean up.

Responsible Party understands and agrees that no firearms, controlled, illegal substances, paraphernalia or weapons of any kind are permitted on the premises.

THERE IS TO BE NO SMOKING IN THE COMMUNITY CENTER OR PATIO AREA

I acknowledge that I have accepted the clubhouse in a clean and orderly fashion and will leave it the same.

By signing below, I agree to abide by all guidelines listed above and included in the most current CG HOA Community Center Rules.	
Signature of Responsible Party:	Date:

Request Approved: _____		
Request Declined: _____ Reason: _____		
Rental Fee Received:	\$ _____	Check #:
Security Deposit Received:	\$ _____	Check #:
Insurance Certificate Received (Y or N):	Date:	
Signature of CFC Representative:	Date:	

Security Deposit Return Date: _____	
Signature of CFC Representative:	Signature of Responsible Party: