



**Moose Hollow Homeowner's Association**  
**c/o Peak 2 Peak Management Co.**  
**P O Box 1169, Eden UT 84310**  
**Office (801) 745-2009 Fax (801) 752-1078**

This is an agreement between Licensor, Moose Hollow Homeowner's Association, also known as Lessor, and

Name: \_\_\_\_\_ Also known as Lessee, who is a/an

Owner \_\_\_\_\_ Guest of Owner \_\_\_\_\_ Renter \_\_\_\_\_ from Unit Number: \_\_\_\_\_

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

Phone: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Event Date: \_\_\_\_\_ Event Time- from: \_\_\_\_\_ to \_\_\_\_\_

Type of Event: \_\_\_\_\_ Number of people expected to attend: \_\_\_\_\_

Catering Company: \_\_\_\_\_

Caterer's Address & Phone Number: \_\_\_\_\_

Will you require a specific set-up? Yes \_\_\_\_\_ No \_\_\_\_\_ **Set-up Fee = \$50.00**

If Yes, set-up specification: Classroom \_\_\_\_\_ Theater \_\_\_\_\_

Number of Chairs \_\_\_\_\_ (60 Available)

Number of Tables \_\_\_\_\_ (10 - 6' Tables Available) With Tablecloths (\$10.00 fee per tablecloth):

Yes \_\_\_\_\_ No \_\_\_\_\_

\*If set-up requires the furniture need to be moved out of the clubhouse, there will be an additional charge of **\$50.00**. The furniture must be moved only by the management company. The Lessor will not be held liable if furniture is moved by someone other than the management company.

**Clubhouse Prices:**

**Peak Season (July, August, Thanksgiving, Dec 20<sup>th</sup> – Jan 3rd)**

8 a.m. – 2 p.m.	Owners - \$50.00	Non-Owner = \$100.00
2 p.m. to Closing	Owners - \$100.00	Non-Owners = \$200.00
All Day	Owners - \$150.00	Non-owners = \$300.00

**Low Season (All other Time Periods):**

8 a.m. – 2 p.m.	Owners - \$25.00	Non-Owners - \$ 50.00
2 p.m. – Closing	Owners - \$50.00	Non-Owners = \$100.00
All Day	Owners - \$75.00	Non-owners = \$150.00



Reservation/Cleaning/Security Deposit: Total Amount Due plus a credit card on file for cleaning or damages  
Club House Rental Fee: \_\_\_\_\_  
Set-up Fee (if applicable): \_\_\_\_\_  
Tablecloth Fee \$10.00 each: \_\_\_\_\_  
Furniture moving Fee (if applicable): \_\_\_\_\_  
Total Amount Due: \_\_\_\_\_

**Cleaning/Security Deposit:** Lessee agrees to provide Peak 2 Peak Management Company all necessary credit card information to be held on file for the cleaning and security deposit. Lessee shall clean the Clubhouse immediately after its use, returning it to the same condition it was in prior to the rental and in compliance with the Checklist provided by the Management Company. Lessee agrees to pay for all cleaning not completed by the Lessee and further agrees to pay for any damage that occurs to the Clubhouse and its contents during the term of this rental agreement.

**Indemnification:** Lessee releases Lessor from any and all liability for any damage, theft, loss or other injury to the person or personal property of the Lessee, its employees, assigns, guests, invites or patrons that result from any cause whatsoever. Lessee agrees to indemnify, defend and hold harmless Lessor from any and all damages, liens, judgments, claims, encumbrances, actions, injury, and expenses, including but not limited to, reasonable attorney's fees resulting from or arising in connection with Licensee's use of the Room and/or any act or omission of Lessee, it's employees, agents, guests, invites, or patrons.

**Insurance Requirement:** Depending on the size of the business group or organization, Lessee may be required to obtain general commercial liability insurance for the Event Date in the amount of \$500,000 (Five Hundred Thousand Dollars) from an insurer and list the Lessee as an additional insured on the policy.

**Security Services:** Lessor does not supply security services for any event held in the Room, but Lessor does retain the right at its sole discretion to hire a security service. Lessee is responsible for all costs for such security services.

**Permits:** Prior to using the Room Lessee agrees to obtain any and all permits required by law to hold its event in the Clubhouse, to bear the entire costs of obtaining such permits, and to produce such permits upon Lessor's request. If alcohol is served, Lessee agrees to follow the laws and regulations of the Utah Department of Alcoholic Beverages. <http://abc.utah.gov/events/index.html>

**Community Rules and Morality:** Lessee shall not disrupt the operation of the Community and shall comply with all rules set by the Association's Rules and Regulations. Lessee agrees that the Clubhouse shall not be used for any purpose that violates the standards of this Community, including but not limited to, events that feature adult or exotic entertainment. The Clubhouse may not be used for unlawful purposes, nor violate any law or ordinance, nor such use commit waste or nuisance upon or about the premises. **NO PETS AND NO SMOKING ALLOWED AT ANY TIME.**

**Furniture Approval:** Lessee may bring its own furniture, equipment, décor, etc., to the Clubhouse, but must seek the Lessor's prior approval as to the time and manner that it shall bring in and remove said furniture.



**Termination with Prior Notice:** Lessor agrees that Lessee may, with a 30-day prior to reservation date, terminate this Agreement. In such circumstance, the Lessee shall be entitled to have both the rental fee returned to it within five days of the termination of this Agreement. If Lessee terminates within 30 days prior to reservation date, 50% of the rental fee will be forfeited unless the Clubhouse is re-rented for the same period.

**Termination for Violations:** Lessee agrees that Lessor may terminate this Agreement without prior notice during the time Lessee is using the Clubhouse if Lessee violates any of the provisions of this Agreement or attempts to use the Clubhouse for a purpose other than that stated above. In such circumstance, Lessee agrees that it shall forfeit all funds paid even if the Lessee has not used the Clubhouse for the entire length of time. The Lessee shall leave the premises immediately and be responsible for all cleaning and damage charges, if any.

**Additional Information:** The **Clubhouse Rental Information** sheet is considered part of this Agreement and contains further details and information. Lessee agrees to abide by all information contained therein. It is the responsibility of the Lessee to advise all members of their group of all rules and regulations.

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**LESSEE**

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**LESSOR/AGENT**

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**DATE**

Please return signed Agreement to:

Peak 2 Peak Management Co.  
Moose Hollow Condominiums  
Atten: Brandi Lierd  
P O Box 1169  
Eden, UT 84310

Fax: 801-752-1078

Email: [brandi@destinationeden.com](mailto:brandi@destinationeden.com)

Questions, please call Peak 2 Peak Management Co. at 801-745-2009



## MOOSE HOLLOW CLUBHOUSE CLEANING CHECKLIST

\*\*\*CLEANING SUPPLIES ARE KEPT DOWNSTAIRS IN CLOSET UNDER THE STAIRS

	Satisfactory	Unsatisfactory
All trash cans emptied and bags replaced (including bathrooms). Trash bags are under the counter.	_____	_____
All counters are clean.	_____	_____
All dirty tablecloths are placed in bag and left by counter.	_____	_____
All glass doors are clean.	_____	_____
Bathrooms are thoroughly clean.	_____	_____
All carpets have been vacuumed Upstairs and downstairs if both areas were used.	_____	_____
All folding tables and chairs are clean and put away.	_____	_____
All tile floors, including clubhouse entrance, have been swept & mopped, if needed.	_____	_____
Deck is clean and any furniture that belongs inside has been brought in.	_____	_____
If furniture was moved by someone other than Management Company, it must be placed back in its original location.	_____	_____

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If additional cleaning was required:

Area(s): \_\_\_\_\_ Hours: \_\_\_\_\_

Area(s): \_\_\_\_\_ Hours: \_\_\_\_\_

Area(s): \_\_\_\_\_ Hours: \_\_\_\_\_

**Total Time:** \_\_\_\_\_ **x \$30.00 per hour = Total Cleaning Fee Due: \$** \_\_\_\_\_

Name: \_\_\_\_\_

Date of Reservation: \_\_\_\_\_