

40 HOMEWOOD

Recreation room terms and conditions for rentals

1. Rental of the recreation room includes the use of the kitchen, patio, and wash rooms. Rental does not include the use of the swimming pool or grounds.
2. Rental of the recreation room (subject to availability) is to be reserved and paid for through the management office. Capacity of the recreation room is limited to 120 people.
3. Only residents of 40 Homewood may rent the recreation room and only for their personal use and private functions. Rental is permitted for profit-oriented purposes subject to board approval. In a scenario of rental for profit-oriented purposes, the renter must provide proof to the board/office that they have Liability Insurance by providing a copy of the certificate of insurance to the management office, naming YCC75 as an additional insured loss payee. This will be taken into account in the approval process.
4. Rental fee: \$50. An additional fee for the BBQ use may apply. *Fee is waived for events open and free to all residents.*
5. The fee (if applicable) must be paid seven days before the date of the function. All payments must be cash, certified cheque or money order and made payable to YCC75.
6. Clean up must be completed within two hours of the end of the renter's function. If there are any damage or clean-up costs required to return the room to its original condition, the Condominium Act permits the condominium corporation to charge this cost back to the unit owner. Failure to pay this could result in collection action, up to and including placing a lien on the unit. Security must perform a pre-inspection of the recreation room, and a post-inspection of the recreation room. The renter of the room must acknowledge these inspections with his/her signature
7. Parking is free until 1 a.m. in the visitor parking area. After that time, an overnight parking permit is needed.
8. The Enterphone code for the recreation room is 364. The renter should give this number to the guests. A phone is provided in the kitchen so guests may be allowed entry.
9. Any noise or loud music must not disturb residents of this building or neighbouring buildings. The building security guard has the authority to end a function because of complaints or where a problem has arisen which has caused the guard concern for the

safety and security of the residents and the preservation of the property. All 40 Homewood rules must be observed.

10. All activities related to the event, including farewell wishes and goodbyes, are to take place within the recreation room, not in the B1 hallway or other parts of the building.
11. The renter will ensure that guests drink responsibly and behave appropriately as they leave the property. In the event guests are intoxicated, the renter will ensure that the intoxicated guest is put under the charge of a responsible person so that such a guest will leave the premises safely.
12. Any renter not adhering to the above terms and conditions may not be allowed to rent the facilities again according to the discretion of the board. This restriction may also apply to any other person residing in the same unit as the renter.
13. Anyone wishing to rent the recreation room under circumstances not covered by these terms and conditions must make written application directly to the board of directors through the management office.

September 2013