



## Patio Rules and Regulations

Created on 6/28/07

### HOURS

- The Patio is available for rental between 8:00 a.m. and 11:00 p.m. seven days per week.
- A portion of the patio with the grill can be reserved in 4-hour time periods.
- If more than four hours are required please see manager prior to rental time.

### SAFETY AND SECURITY

- Smoking is only allowed at the designated area.
- Children must be supervised at all times.
- The lobby door (north entrance) must remain locked – do not “prop” this door open.
- Unruly or intoxicated parties will be asked to leave the premises.
- No animals are allowed on the patio.
- No climbing on or otherwise engaging in abusive contact with patio furnishings.

### FOOD AND BEVERAGE

- Food and beverage preparation and serving are the responsibility of the condo resident.
- No glass for beverage serving.
- Liquor may be served only in compliance with all applicable laws and ordinances.
- No liquor may be served to any person who is underage or intoxicated.
- Condo resident is responsible for guests that have been drinking.
  - Condo resident must prevent intoxicated guest from accessing other common areas without supervision by the resident.
  - Condo owner must prevent intoxicated guest from driving.
- Cleaning areas where food was served and consumed is the responsibility of the condo owner.
- **All trash must be removed from the patio and placed in the dumpster in the B-2 compactor room.**
- Food and beverage must be contained to the patio area.

### EQUIPMENT & DECORATIONS

- Condo resident is required to provide any and all equipment and decorations.
- Do not tape, nail, screw or otherwise attach anything to the building, walls, lights, planters, or furnishings.

### SETUP ARRANGEMENTS

- A 1 hour for set-up and clean-up time is allowed outside of the four hour rental period.
- Set-up times must be scheduled with the concierge.

- Set-up arrangements must accommodate all needs for access to emergency exits.
- Under no circumstances can the maximum capacity be exceeded.

#### RESERVATIONS, DEPOSITS, AND CANCELLATIONS

- A reservation contract is required for parties over 4 individuals. The signed copy of the patio reservation contract should be submitted to management within 24 hrs from a reservation.
- A reservation contact is required for liability purposes to use a grill
- The Metropolitan Condominium Association reserves the right to deny use of the patio to any party, at any time, for any reason.
- Reservations will operate on a first come first serve basis.
- All residents will continue to have access to the patio during your reservation.
- A reservation is only good after a deposit has been received and an original of the patio reservation contract has been signed.
- If a signed original of the document along with the deposit is not received 24 hours prior to the reservation time, we will consider the reservation canceled.
- The deposit will be refunded within seven days after the rental if no damage has been sustained and no cleaning was required. The Metropolitan Condominium Association reserves the right to charge the resident renting the patio any amount over and above the deposit it feels necessary to reimburse the building for damages and or cleaning service.
- Unit resident that is renting the patio is fully responsible for any damages done to the patio or its contents.

#### GRILL RULES & REGULATIONS

- Both grills require signing a reservation contract for liability purposes.
- \$100 deposit is required to use a grill
- At this time, a resident will obtain a key from the front desk to unlock the grill once staff receives a signed reservation form and \$100 deposit
- Please remember to turn-off propane tank(s), clean the grill(s), clean up surrounding area, and remember your grilling tools.
- The resident is to return the key to staff once they are finished so staff can examine and lock the grill
- It is your responsibility to review the Manufacturer's Manual which is available at the front desk.
- No personal grill is allowed on the patio

\_\_\_\_\_  
Signature of Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Unit #

# Patio Reservation Contract

Updated May 23, 2007

Please read the attached **Patio Rules and Regulations** before signing below. The "Patio" in the NW corner of the lobby parking lot is available to condo residents only. Currently there is no charge to reserve a portion of the patio or use a grill, however, we require a deposit in a form of a check to cover any damages resulting from such use. The check will be returned to the resident if no damages are sustained and no cleanup was needed. Currently we require:

- \$500 check made to Metropolitan Condominiums is required for reservation
- \$100 check is required to operate a grill without reservation

**Grill Usage:**

Name of Condo Resident Requesting: \_\_\_\_\_ Unit #: \_\_\_\_\_

Date : \_\_\_\_\_ Time: \_\_\_\_\_

**Patio Reservation:**

Name of Condo Resident Requesting: \_\_\_\_\_ Unit #: \_\_\_\_\_

Date Requested: \_\_\_\_\_ Time Requested: \_\_\_\_\_

Purpose or Event: \_\_\_\_\_

Number of Guest Expected: \_\_\_\_\_

By signing the form below you, the unit resident, agrees to abide by all applicable patio rules and regulations while on the patio.

**LIABILITY**

*Please read this section carefully prior to signing.*

The contracting party (unit resident) hereby indemnifies and holds harmless The Metropolitan Condominium Association and its officers, employees and agents, from any claim, loss, damage, suit, judgment, or expense, including reasonable attorney's fees, in any way rising out of our resulting from the use and occupancy of The Metropolitan Condominium facilities by the contracting party's family, friends, guests, service personnel, employees, or agents, including without limitation the cost to replace any property of The Metropolitan Condominium Association which may be damaged or stolen. The contracting party is liable for any and all damages to The Metropolitan Condominium facilities and property caused by any member of their party and/or subcontractor (caterer, musician, equipment supplier, etc.). The Metropolitan Condominium Association is not responsible for materials, equipment, or property of any kind left on the premises.

\_\_\_\_\_  
Signature of Resident

\_\_\_\_\_  
Date