

VALLEY PONDS COMMUNITY ASSOCIATION
RENTAL CONTRACT
RECREATIONAL FACILITY RULES AND REGULATIONS

Recreational Facility amenities ONLY INCLUDE THE CLUBHOUSE, TOT LOT, PARKING AREA AND COMMON GROUND FIELD. **THE POOL IS NOT INCLUDED IN THE RENTAL OF THE CLUBHOUSE.**

NAME OF RESIDENT:

ADDRESS:

PHONE NUMBER:

EMAIL ADDRESS:

PARTY TYPE:

DATE OF PARTY:

When using any of the amenities of our facility, residents and their guests must adhere to the following:

AS OF JULY 2025 THE CONTRACT HAS BEEN UPDATED. WE WERE ADVISED NOT TO INCLUDE THE POOL TO BE USED BY ANY PARTIES. OUR POOL IS NOT A PUBLIC POOL SIZE. THERE IS PA LAW WHICH REQUIRES A CERTAIN NUMBER OF GUARDS ON DUTY DEPENDING ON THE NUMBER OF OCCUPANTS IN THE POOL AREA. ALONG WITH THIS, THERE IS ALSO A RULE OF HOW MANY PEOPLE CAN USE THE POOL AT ONE GIVEN TIME, DEPENDING ON THE SIZE OF THE POOL.

1. All persons using any recreational facility shall do so at his/her/their own risk.
2. Use of any recreational facility shall conform to the Rules and Regulations of the Valley Ponds Community Association amenity itself.
3. Use of any of the recreational facilities is limited to the resident(s) of the community and their guest(s).
4. The resident must accompany all guests.
5. Failure to comply with any rule or regulation of the facility or those of any amenity within the facility will result in the loss of privileges to use such facility or amenity. The board may also levy fines or penalties as it deems necessary.
6. Residents are responsible for the pickup and removal of their own trash.
7. No smoking is permitted in or around any and all recreational areas. This includes vaping.
8. All facilities must be locked when not in use. The last person to leave should lock ALL facilities. The resident using the facility will be responsible for making sure all facilities are locked. The facilities must never be left unlocked when no one is in attendance.
9. Keys to facilities must be picked up NO MORE than 48 business hours prior to use and must be returned within 24 business hours after use of the building. PLEASE CONTACT JEAN SPARKS VIA TEXT MESSAGE AT 215-694-6339 HER ADDRESS TO GET KEYS FOR PARTY IS 1001 COUNTRY LANE
10. Be advised that if you choose to decorate before the party (such as the day before) Valley Ponds is NOT responsible for anything that may go missing or be moved during pool hours.

11. Appropriate use of the facility or any amenity thereof shall be without "horseplay" to ensure the safety and enjoyment of the recreational area(s) for everyone.
12. Any maintenance needs or damage to any facility or any part thereof should be immediately reported to the property manager by the renter.
13. Pets are not permitted in or on any portion of the recreational facilities and/or amenities.
14. If the party is an Adult party, alcoholic beverages are only permitted inside the building and consumed by adults 21 years of age and older.
15. The recreational facility must close at 10 pm, and all parties must vacate the building by then.
16. During Pool hours, residents **ARE** permitted to enter the clubhouse to use the bathroom facilities, even if a party is in progress.
17. The clubhouse is cleaned once a month during off pool season. When the pool is open clubhouse is cleaned once a week.
18. Guest Parking— Parking is limited. The clubhouse lot has limited spots; however, you can park vehicles there. Valley Ponds Drive is off-limits to on-street parking. If additional parking is needed, setting up caravan parking in a nearby lot may be necessary.
19. All facilities must be locked when not in use. The last person to leave should lock ALL facilities. The resident using the facility will be responsible for making sure all facilities are locked. The facilities must never be left unlocked when no one is in attendance.
20. The recreational facility must close at 10 pm, and all parties must vacate by then.
21. If you have alcoholic beverages (CLUBHOUSE ONLY), all drinking age laws must be adhered to in the facilities.
22. Anyone who is intoxicated may not enter the pool area.
23. You may set up outdoor seating if you so wish. The lawn cannot be damaged during setup. You may set up a tent, chairs, and tables. Grills are permitted for use. They must be used safely. Be sure to protect the lawn and parking lot when doing so.
24. DO NOT set up any bounce houses for children, slip and slides, blow-up pools etc., without requesting permission. We cannot guarantee permission will be granted. We also do not allow petting-zoo-style parties. When in doubt, always ask before reserving any type of activities for a party.
25. Any damage caused by the renter will be assessed and the renter will be responsible for the cost of any necessary repairs as determined by Valley Ponds Community Association.
26. See additional rental terms and VALLEY PONDS COMMUNITY ASSOCIATION RECREATIONAL FACILITY RULES AND REGULATIONS
27. Renting the clubhouse **does not** include the pool facilities.

Signing this form indicates you have read and agree to the terms of this agreement.

Return this form with a check made payable to: Valley Ponds. Amount \$100.00. A second check should be made payable to: Valley Ponds and made out for \$100.00 this is a deposit that is returned if the clubhouse is left clean and no damage. Mail the check to Valley Ponds 201 E PHILADELPHIA AVE. BOYERTOWN PA 19512

Signature

Date

Revised July 29, 2025

VALLEY PONDS COMMUNITY ASSOCIATION

201 E. Philadelphia Ave

Boyertown, PA 19512

610-369-8000

Valley Ponds is happy to have a facility for residents to rent for events that require more space than your home. The clubhouse does have some items which you are welcome to use, such as:

- 4 ft and 6 ft. tables and approximately 30 metal chairs
- Love seat for additional seating
- A deep sink in the larger bathroom
- Refrigerator/freezer
- Microwave
- Large coffee pot (Coffee not included)
- There is an electric can opener

Note: You must bring your own utensils and serving spoons as they are not provided. Also, there is no stove or oven to cook or heat food.

Depending on what is plugged in in the kitchen area, the breaker will trip at times. If this happens, you must unlock the pump room door. The breaker box is located in this room. Keys should be located in the back of the kitchen drawer.

A few rules to remember while using the clubhouse:

- As long as there is no party the day before your party, you may pick up the key one day early to begin setting up and using the refrigerator/freezer.
- You are welcome to move furniture around, but you must put everything back where it was before.
- You MUST also TAKE ALL YOUR TRASH with you. We ask you to sweep the floors, wipe up any spills, and remove all decorations.
- Please do not adhere any decorations with nails, thumb, tracks, push pins etc. No holes should be put into walls or woodwork, but you can use command hooks/Velcro strips or tape.
- You may turn up the heat or air conditioning, but it must be set back at 67 degrees (IF IT'S WINTER, when the party is over. If it is summer no need to turn on anything. If it is winter, this is very important, this is done so that the pipes do not freeze.
- Please return the keys to Jean Sparks at 1001 Country Lane.
- Your security deposit will be returned to you after inspection is complete and no issues are found.