

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

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:

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 if you choose to decorate before the party (such as day before) Valley Ponds is NOT responsible for anything that may go missing or 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 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. Recreational facility must be closed at 10 pm and all parties must vacate the building by that time.
16. During Pool hours residents ARE permitted to enter the clubhouse to use the bathroom facilities even though you have a party going on.
17. The club house is cleaned once a month during off pool season. When pool is open clubhouse is cleaned once a week.

18. Guest Parking – Parking is limited. The clubhouse lot is limited with spots however, you are able to stack park vehicles in the lot. Valley Ponds Drive is off limits to any on street parking. If additional parking is needed the need to set up caravan parking in a near by parking lot may be necessary.

You may set up outdoor seating if you so wish. The lawn cannot be damaged due to any set up. You may set up a tent, chairs and tables. Grills are permitted for use. They must be used in a safe manner. Be sure to protect the lawn and parking lot when doing so.

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 any petting zoo type parties. When in doubt always ask before reserving any type of activities for a party.

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 clubhouse is left clean and no damage. Mail the check to Valley Ponds 384 N Lewis Road Royersford PA 19468

Signature _____

Date _____

REVISED: October 2024



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 in which 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 up food in.

Depending what all is plugged in, in the kitchen area the breaker at times will trip. If this happens you must unlock the pump room door and 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 not a party on the day prior to your party you may get the key one day early in order 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 prior to moving it.
- You **MUST** also **TAKE ALL YOUR TRASH** with you. We ask you sweep the floors and if anything is spilled, wipe it clean and remove all decorations.
- Please do not adhere any decorations with nails, thumb tacks, 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 ITS 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 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.

VALLEY PONDS COMMUNITY ASSOCIATION RECREATIONAL FACILITY RULES AND REGULATIONS

Recreational Facility amenities include the Pool, Pool Area, Tot Lot, and Clubhouse.

2025 Pool Hours are 11:00am – 7:00pm daily and 4:00pm – 7:00pm on TVSD school days. Holiday Pool Hours are 10:00am – 8:00pm on the holiday as well as the Saturday/Sunday of the holiday weekend.

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

1. All persons using any recreational facility shall do so at 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 facility is limited to resident(s) of the community and their guest(s).
4. Upon arrival, residents must sign the book located at the lifeguard table. You do not need to show ID but the house number and street are required. Management will review the sign in sheets to assure that only residents & their designated guests are using the pool. You may be asked to show ID on a subsequent visit if questions arise.
5. All residents living in the unit have pool privileges. Each "UNIT" may have 2 guests ONLY per day.
6. All children under the age of 14 must be accompanied by an adult (18 years or older).
7. 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 they deem necessary.
8. Residents are responsible for the pickup and removal of their own trash. Trash cans are provided through the pool area.
9. Proper Bathing suit attire must be worn.
10. No smoking or vaping is permitted in or around all recreational areas.
11. No overnight storage of personal equipment or property is permitted in or on any recreational part of our facility or amenity thereof.
12. 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. No running, diving or rough play in and around the pool. No profanity or offensive language is permitted.
13. The baby pool is not protected by the lifeguard. Parents are responsible for their children in the baby pool. If you are using the baby pool, the parent or another designated adult must stay with the child at all times. Swim diapers are required for appropriately aged children.
14. No pets with the exception of Service Dogs are permitted at the pool or recreational facilities.
15. Any maintenance needs or damage to any facility or any part thereof, should be immediately reported to the lifeguard.
16. All injuries must be reported to the lifeguard and an incident report must be completed and turned into the pool manager as well as Zuber Realty.
17. No alcoholic beverages are permitted in POOL area
18. NO GLASS of any type is permitted in pool area. All drinks must be in plastic bottles and cups.
19. During Pool hours residents ARE permitted to enter the clubhouse to use the bathroom facilities even though a party may be going on. Be respectful of those renting the clubhouse. We ask you to

wear shoes and go quietly into the building. No Children permitted without a parent. If you find a problem in the rest room that needs immediate attention, please notify our lifeguards.

20. Guards have authority to ask anyone to vacate the pool area if you do not follow the rules.
21. Anyone caught sharing their names and addresses to allow others to enter the pool will be banned from use of the pool entirely and pay a fine of \$250.00.
22. If you choose to move pool furniture from its original location, please put the piece back to the original location when you leave.
23. The pool will close during any severe or dangerous weather conditions. Please obey the lifeguard.
24. If you have an issue that you cannot resolve satisfactorily with the lifeguard on duty, please ask the lifeguard to contact the pool manager. The pool manager will reach out to you as soon as possible.

ADDITIONAL RULES FOR WHEN RENTING CLUBHOUSE

25. 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.
26. Recreational facility must be closed at 10 pm and all parties must vacate the recreational facility by that time.
27. If you have alcoholic beverages (CLUBHOUSE ONLY), all drinking age laws must be adhered to in the facilities.
28. Anyone who is intoxicated may not enter the pool area.
29. Renting the clubhouse does not include rental of the pool facilities. Because residents are limited to 2 pool guests per unit per day, party attendees may not use the pool.