



Multi-Purpose Rental Agreement For Charlie Brown Campground

This agreement made by and between **Charlie Brown Campground (“CBC”)** and **Renter** is intended for the usage of the recreation hall, grounds and/or any other buildings or structures for social and/or business events upon the consent and approval of CBC. This agreement is not transferable and may change at any time. It must be read, signed and returned to Charlie Brown Campground in advance of the scheduled event. Violation of this provision, any other provision of this Agreement or any CBC rule, procedure or regulation, will result in the immediate termination of this Agreement and event at the sole discretion of CBC.

Renter Information

Renter(s) Name(s): _____

Mailing Address: _____

Phone Number: _____

Fax #: _____

E-mail Address:

Certificate of Insurance (if applicable, you may list here and attach to this form):

Rental Date(s): _____ **Rental Time:** _____ to _____

Number of People Attending: _____

Purpose of Event: _____

Alcohol Served at Event? (Y/N): _____

Vendors for Event (i.e. DJ entertainment, caterers): _____

Guidelines of Renting at Charlie Brown Campground

General Requirements

In order to rent any part of the facilities offered by Charlie Brown Campground, the renter must be:

- 1.) A minimum of twenty-one (21) years of age;
- 2.) In attendance during the entire time of the rental;
- 3.) Be responsible and ensure that no underage drinking is allowed, and ensure the safety and sobriety of any and all persons attending the event. (See "Alcohol Policy" for further information and terms.)

Insurance

It is strongly recommended by Charlie Brown Campground for renters to purchase and furnish a certificate of insurance.

Alcohol Policy

Charlie Brown Campground is not liable for any incident, injury including death, or property damage relating to the consumption of alcohol (liquor/beer/wine) at the event.

All alcohol (liquor/beer/wine) must not be left unattended, nor left out on tables.

All alcohol (liquor/beer/wine) must be placed in camper or locked vehicles during overnight hours.

Renter(s), upon becoming aware of a situation that could lead to injury or property damage shall take immediate and decisive action to prevent event attendees from engaging in activities or conduct that is drunken, riotous, quarrelsome, violent or disorderly, which could cause property damage and/or harm to themselves or others. Renter(s) is/are responsible for the safety and sobriety of the persons attending the event and will be held legally responsible for injuries and damages arising from actions which include serving someone to intoxication, serving or allowing someone who is already intoxicated, serving minors and failing to prevent impaired individuals from driving.

Noise

Noise levels shall not impact any others at Charlie Brown Campground. Quiet hours are 10:30 p.m. to 7 a.m., and are strictly enforced. Noise emitting equipment, bright lights, and/or loud voices are not permitted during this time. We ask all renters and campers to please respect their neighbors.

Case of Injury and/or Trouble

Please notify Charlie Brown Campground management immediately if an incident occurs that may cause injury.

If a person causing trouble refused to leave the campground premises when asked by renter(s) and/or Charlie Brown Campground, renter(s) shall assist with again asking the person to leave and advising the person that the police will be called if he/she refuses to leave. If the person continues to refuse to leave, renter(s) shall promptly request CBC management to contact the police, or if necessary contact the police themselves and notify CBC immediately that the police have been called.

Liability

Renter(s) and all guests and visitors of/to the event/function held by renter(s) at Charlie Brown Campground agrees to indemnify and hold harmless CBC management and staff for and against any claims, losses, liabilities, costs, damages, and/or related expenses incurred by CBC, its agents and employees, as a result of any injury including death to any person or damage to any property arising in any way out of the use of the premises by member or any employee, agent, independent contractor, invitee, guest or licensee, including any person attending or attempting to attend the event or activity for which the premises are being rented, whether or not such person has been invited or authorized to attend by renter.

Renter further agrees to assume any risk associated with the event for which this Agreement is granted. By signing below, member acknowledges receipt of Rules and Procedures for rental/use of any part of the CBC premises and agrees to abide by and conform to said rules and procedures as well as all other rules and regulations from time to time adopted or prescribed by CBC and or the Town of Eastford, for the safety of all campers/guests/visitors or anyone entering CBC.

Renters Liability is not limited to the security deposit. Renter(s) is/are responsible to pay for full damages incurred as a result of any injury including death to any person or damage to any property as stated above, including any legal fees needed to recoup expenses.

Rental Deposit

Charlie Brown Campground requires a 50% Rental deposit at the time of reservation to secure the event/function and balance-in-full 10 days prior to the event/function.

Security Deposit/Damages

Charlie Brown Campground may require a security/damage deposit of an amount to be determined, which will be refunded upon satisfactory inspection of the facilities by CBC after the event/function. Renter(s) is/are responsible for the actions of any and all guests, and will maintain order and decorum in and around the building during the rental period. If the police are called and/or summoned to the building for any reason, renter(s) may lose the deposit. Renter(s) is/are responsible for any payment of liability claims or restoration charges for damages to the building, tables, chairs, etc. Renter(s) may also lose deposit for any necessary clean up of hazardous wastes, bodily fluids, and/or garbage.

Set Up and Cleaning

All setup or decorating must be completed within the time allotted for the function. Any hired entertainers or caterers must complete setup and break down during the time allotted for the function.

Charlie Brown Campground management expects any and all facilities available for renting to be returned to the exact same condition as they were at the start of the event/function, which includes cleaning any messes made and responsible for the removal of all garbage/waste by placing in dumpsters at the entrance of Charlie Brown Campground. Renter(s) is/are also responsible for putting any and all tables back up that were taken down, and the chairs back at or on top of the tables, as well as for taking all personal belongings out of the building at the appointed time.

Animals/Pets

No animals, with the exception of service animals, are permitted for renters, guests and/or visitors.

Wood

All left over wood must be removed from the campground. No demolition type wood is permitted on the grounds or burnt in fire pits.

Payment

All reservations must be secured with a credit card or advance payment. Payment methods accepted include most major credit cards and checks payable to Charlie Brown Campground. Returned checks will be subject to a \$25 service charge.

Cancellation Policy

Cancellation shall be made 30 days prior to the event/function and arranged directly with Charlie Brown Campground. If cancellations are made less than 30 days in advance, the security deposit will be lost.

All cancellations have a 15% service charge.

Additional Rules and Regulations

All buildings are "non-smoking" facilities. Smoking is prohibited within 20 feet of main entrances, exits and operable windows. All users must comply with current smoking laws.

Renter(s) is/are responsible for any and all costs incurred for catering, decorations, and/or entertainment.

Decorations must not be attached to the buildings by using nails, staples, tacks or cellophane tape. Masking tape is permitted.

Charlie Brown Campground must approve any variances from the above policies in advance.

I have read and understand the Guidelines of Renting at Charlie Brown Campground above. I understand that non-compliance to the guidelines, failure to clean up after event and/or damage incurred to Charlie Brown Campground is my responsibility. Non-compliance will result in part or all of my security deposit not being refunded.

Executed on the ____ day of _____, _____

By Renter(s): _____ (Print Name(s))

X

_____ (Signature(s))

X
