

Lake Mont Pines Homeowners Association
PO Box 729
Arnold, CA. 95223

General Lodge Use Information (updated 11-6-15)

The Lodge facility is located at 3211 Lake Mont Drive, Arnold, CA 95223.
209-795-1592 FAX 209-795-0186 lmphoa@sbcglobal.net

The facility is available for rent by members only who are in good standing with the Association. Applicant member must be in attendance at all times during the use of the facility. No commercial functions are allowed. All use is subject to review and approval by the Board of Directors. During use of the facility, Board members and/or duly appointed agents of the Association must be allowed to enter the facility and observe the function for compliance with use guidelines. Use fees are based on attendance. A refundable \$300 security/cleaning deposit is required. Additional fees or costs may be levied depending on any rules violations, damages and/or additional cleanup required by the Association. Lodge hours of operation are: In season - June 15th - Sept. 15th – 7 pm to 10 pm. Set up may begin at 5 pm the day of the event. Off season – Sept. 16th – June 14th – 10 am to 10 pm. Set up use and additional hours may or may not be available depending on reservations and other scheduled functions.

The facility includes 1400 sq ft of Lodge space, with a gas log fireplace and heat. *Maximum occupancy is 100 persons.* There are 4 rectangular folding tables, 4 - 5ft. round tables, 4 - 4ft. round tables and 100 chairs in the Lodge provided by the Association. There is a full service kitchen with no dishwasher. There are 2 ovens and 2 microwave ovens. Members must provide plates, silverware, glasses and table coverings. There is a men's and women's restroom in the Lodge and 1 large BBQ.

The deck offers 900 sq ft with 5 picnic tables and 10 benches. During the summer season the beach area, subject to reservation and a use fee, offers a pier, floating docks, swim area, kayak and paddle boats and equipment use. There are outdoor picnic tables with BBQ, volleyball court, basketball court, horse shoes and shuffleboard. There is a snack bar, outdoor shower and men's and women's restrooms. Summer business hours are 11 am to 6 pm.

Fee Schedule

Peak Season (June 15th – Sept. 15th) - Up to 100 people - \$200.00 – Use Fee

Off Season - (Sept. 16th – June 14th) - Up to 100 people - \$100.00 - Use Fee

Refundable Security/Cleaning Deposit - \$300

Guest use of the lake facilities require guest tags during summer season.

Member must also provide "special events" certificate of liability coverage for a Minimum of \$300,000.

Lake Mont Pines Homeowners Association

Lodge Use Application

Application Date: ___/___/___

Property Owner/Member: _____ Lot# _____

Lake Mont Pines Property Address _____

Mailing Address: _____

Phone: H: _____ W: _____ Cell: _____

Event Day: _____ Event Date: ___/___/___

Hours Requested: From _____ to _____ Start Time of function: _____

Detailed Description of event: _____

Number of guests in attendance: _____

Caterer, DJ and/or Additional Vendors: _____

Owner's Insurance Carrier: _____

Office verification of special events Insurance coverage: _____

Event Fees

Lodge Use Fee (+ Lake Mont Pines Clean-up Fee if applicable): \$ _____

Other: _____ \$ _____

Yes, I want LMP to handle standard clean-up. \$100.00 **Member Signature** _____

No, I will provide all cleanup. **Member Signature** _____

Total Use Fee + Lake Mont Pines Clean-up fee (if applicable): \$ _____ **Make check payable to LMPHOA.**

Security Deposit Fee: \$300.00 check payable to LMPHOA. Please return the signed agreement and **two**

checks (one for the fee + clean up fee & one for the security deposit) to the Lake Mont Pines office to

confirm your reservation. By my signature below I agree to all the lodge use fees and guidelines. I have also

read and received a copy of the Lodge Use Rules & Guidelines and agree to abide by these rules. I

understand that any violation of the rules is subject to review and additional fees and may also cause loss of

security/cleaning deposit. Please allow 2 weeks for return of security deposit and/or any remaining balance

depending on condition of the property.

Member's Signature X _____ **Date:** _____

OFFICE USE

Verification of Clean Up: _____ **Date:** _____ **By:** _____

Comments: _____

Additional Fees: _____

Sets of Keys Given 1. _____ 2. _____ 3. _____

Date Keys Returned _____

Security Deposit/Balance Refund: _____

By: _____ **Date:** _____ **Via:** _____

Lake Mont Pines Homeowners Association
Lodge Use Rules and Regulations & Cleaning Check List
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MEMBER, KEEP FOR YOUR RECORDS

1. **Member renting the facility must be in attendance at all times during the event.**
2. *Availability of the Lodge and/or Beach during the summer season is limited so as not to conflict with the Recreation Programs.*
3. Use of the outdoor facilities, including the picnic area and beach by large parties is subject to reservation, use and ID tag fees based on the nature of the event, facilities requested and season of use.
4. If outdoor use is included during summer season, all guests must have ID tags or day pass while on the beach.
5. Swimming in the lake is at your own risk. No wet swimming attire allowed in the Lodge.
6. There is no public phone available. Member is responsible to provide cell phone for emergencies.
7. If children attend the event, 1 adult per 5 children must be present to supervise.
8. No alcoholic beverages are to be provided to minors. All local and State laws and HOA CC&R and Rules are to be followed at all times.
9. No smoking is allowed in the Lodge or on the deck.
10. If you would like to use the fireplace, please let staff know so they can show you how to use it. ***The fireplace in the lodge is GAS.*** If using, please do not put **anything** in the fireplace (i.e. napkins, paper plates, etc.)
11. Member is responsible for any additional cleanup, damages or stolen LMP property. Please remember to lock all doors, including deck sliders when leaving the lodge for any length of time during your event, and particularly at the end of your function.
12. No staples or pins should be used when applying decorations in the Lodge. Use only painter's masking tape.
13. Music and noise must not disturb neighbors. Quiet time is 10 pm
14. Based on the nature of the event, security service may be required at an additional cost.
15. Please return chairs and tables to the location you found them.
16. Please return the thermostat in the Lodge to 50 degrees.
17. No animals of any kind are allowed in the Lodge at any time.

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Lodge Use Rules and Regulations & Cleaning Check List
(For return of Security/Cleaning Deposit)
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MEMBER, KEEP FOR YOUR RECORDS

Main Lodge

- Wash off LMP table tops and chair seats.
- Sweep Floors and damp mop any spills and spots.
- Remove all decorations signs and tape.
- Pick up all refuse and place in Association's dumpster. Replace bags.
- Return chairs or folding tables as you found them.
- Return Lodge to original setup or as directed.
- Turn off heat, fireplace, lights and lock all doors and windows.

Kitchen

- Clean the sink, stoves, and butcher block work table.
- Remove all your dishes/utensils.
- Pick up all refuse and place in Association's dumpster. Replace bags.
- Clean any spills in the refrigerator, wash the LMP coffee pots.
- Sweep and mop the kitchen floor.

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MEMBER, KEEP FOR YOUR RECORDS

Deck Area

- Sweep deck area.
- Return tables and benches to original locations or as directed.
- Control and extinguish BBQ coals.
- Pick up all refuse and place in Association's dumpster.

Bathrooms

- Empty all bathroom garbage and replace bags.
- Tidy up.