

## **GLENMONT COMMONS CONDOMINIUM ASSOCIATION**

### **POLICY FOR RESERVATION AND USAGE OF COMMON AREAS FOR OUTDOOR EVENTS**

Glenmont Commons common areas may be used by unit owners or their tenants for parties or other functions on a pre-arranged reserved basis, subject to the terms and conditions set forth below. The Glenmont Commons Property Owners Association (the "Association") reserves the right to amend any and all of the below terms, conditions and fees without prior notice. These policies have been established to enable residents to reserve and enjoy common areas while assuring that the rights of fellow residents are protected. To make reservation arrangements, or to obtain further information, please contact the Property Manager.

The general policies concerning use of common areas are as follows:

(1) These regulations shall be applicable to events and usage of common areas, which are defined for purposes of these regulations as those areas that are not within the boundary lines of any unit owner's lot.

(2) Common areas shall be reserved at least twenty (20) days in advance of the event for which the reservation is requested.

(3) Deposit Required; Amount.

(a) A deposit in the amount of \$200.00 shall be required to reserve a common area for a single day. This deposit shall be refundable if the common area is cleaned up to the satisfaction of management promptly after the event, and if the applicant and guests otherwise comply with these rules and regulations.

(b) Deposit for Tents or other Temporary Structures. In addition to the deposit set forth at subparagraph (a), a deposit of \$200.00 shall be made if a tent or other temporary structure is to be erected in connection with the event. This deposit shall be refundable if the tent or other structure is removed and the area restored to management's satisfaction.

(4) Events shall begin no earlier than 10:00 a.m. and shall conclude no later than 10:00 p.m.

(5) The possession or consumption of alcoholic beverages is prohibited in common areas.

(6) The applicant shall be responsible for removing all garbage and debris from common areas and depositing same in the proper receptacles. Common area grounds shall be restored to the same condition that they were in prior to the event. Any damage to the common areas shall be restored at the applicant's expense.

- (7) The applicant shall be present at all times during the event.
- (8) The applicant and all guests at the event shall be considerate of the right of other residents to enjoy their property and common areas. Applicants are responsible for assuring that noise levels or the conduct of their guests do not disturb other residents.
- (9) Usage of the common areas shall be non-exclusive; non-attending residents shall be entitled to use reserved common areas.
- (10) The applicant shall not erect any barrier or other structure designed or intended to keep non-attending residents from using or moving through any common area.
- (11) The applicant acknowledges and accepts responsibility for the actions of his or her guests. The applicant and all guests agree to obey all rules and regulations of the Association, and all applicable laws.
- (12) The applicant is responsible for assuring that all attendees of the event are parked in areas permitted by both the regulations of the Association and the Township of Parsippany-Troy Hills.
- (13) The Association reserves the right to impose fines for any violations of these rules and regulations. In addition, under appropriate circumstances the Parsippany-Troy Hills Police Department may be contacted.
- (14) No animals other than domestic pets (cats, dogs and other common household pets) shall attend any event in a common area or at any unit. Under no circumstances shall any large animals such as ponies, horses or the like be brought onto the premises, nor shall any traveling petting zoos or similar attractions be permitted.
- (15) The number of guests in attendance for any event in a common area shall not exceed fifty (50).
- (16) No commercial or "for profit" events shall be held.
- (17) Insurance. A Certificate of General Liability Insurance for the event that names the Glenmont Commons Condominium Association as "Additional Insured" for a minimum of \$500,000.00 is required for all events and must be produced no later than 48 hours before the event. The Association may require additional insurance coverage for certain types of activities.
- (18) No motorized vehicles shall be allowed in a common area, other than for purposes of delivery and retrieval of a supplier's property. The applicant and its suppliers shall use their best efforts to limit the disturbance caused to common areas and to other unit owners.

(19) No fires, barbecue pits or grills shall be used in any common area.

(20) The possession or discharge of fireworks is prohibited.

(21) The installation or use of inflatable “bounce rooms,” “moonwalks” or other large inflatables is prohibited.

(22) Neither the applicant nor any guest shall take part in any activity which constitutes a hazard or nuisance to any person.

(23) The grant of a permit for the use of one common area for an event should not be deemed to constitute the right to use other common areas for that event.

(24) Management reserves the right to deny the issuance of any permit or application for cause. Applications shall be granted on a “first come, first paid basis,” i.e. precedence shall be given to the applicant who first files a complete application and pays the reservation fee.

(25) Indemnification. The Association will not be responsible for any injuries or property damage caused by or resulting from the use of the common areas. The applicant and the applicant’s guests agree to indemnify and hold the Association, its officers, directors and management harmless against any claims, liability costs and expenses that may be asserted or sustained by reason of the acts and conduct of the applicant or the applicant’s guests. The use of any common area shall be at the risk of the applicant and the applicant’s guests.

(26) Rules and regulations for the use of tents or other structures.

(a) In addition to the other rules and regulations set forth in this Policy, the following shall apply to applicants seeking to erect a tent or other structure: Any tent or other temporary structure shall be erected no earlier than 24 hours before the event, and shall be removed no later than 24 hours after the conclusion of the event.

(b) Tents or other structures shall not be erected so as to block the entry or exit to a common area, or the entry or exit to another resident’s property.