



APPLICATION/AGREEMENT FOR CLUBHOUSE RENTAL

This Agreement made between the Property Owner _____ hereafter (renter(s)) and the Town of Dune Acres Indiana, “the Town” for the purpose of rental of the Dune Acres Clubhouse (“the Clubhouse”), subject to the following terms and conditions:

1. Security Deposit and Cleaning Rental Fee.

- a. The renter(s) agree to pay a security deposit of five hundred dollars (\$500.00).
- b. The renter(s) agree to pay a rental fee of five hundred thirty- five dollars (\$535.00), which is (\$500 plus 7% tax).
- c. The Renters tender with this Agreement the sum of one thousand thirty-five dollars (\$1,035.00) which constitutes the Security Deposit and the Cleaning and rental fee.

2. Specific Use. Renter(s) hereby indicate that the use of the rental shall be as follows:

Property Owner name: _____

Dune Acres address for Property Owner _____

Dune Acres Phone number for Property Owner _____

Other contact Phone number for Property Owner _____

Date Requested for Clubhouse use: _____

Hours requested for Clubhouse Use _____

Purpose for Clubhouse Use _____

Estimated attendance at Clubhouse on date requested: _____

(Maximum allowed accommodation is 150 people)

3. **Damages.** Renter(s) shall be responsible for all damages caused to the Clubhouse during the period of rental. The security deposit shall be applied to any such damages which may occur. In the event that the damages exceed the security deposit, the Renter(s) hereby agree to be responsible for said damages and agree to promptly reimburse the Town for any such amount over the security deposit.

Renters have had an opportunity to inspect the property and agree that things are in good working order at time of rental.

4. **Rules and Conditions.** Renter(s) agree to comply with all conditions set forth on the attached "Dune Acres Clubhouse Instructions for Use." Renter(s) agree that if they do not comply with said rules and conditions, and the Town incurs a cost due to the breach of conditions, it may apply the security deposit to reimbursement of said costs.

5. **Cancellation fee.** In the event that the Renter(s) cancels the rental within 30 days of the event, the security deposit shall be forfeited as a liquidated cancellation fee.

6. **Refund of Security Deposit.** The Coordinator or his designee will inspect the Clubhouse after the rental period. Renter(s) shall be refunded the Security Deposit subject to costs incurred by the Town for damages, breach of the rules and conditions, or cancellation.

7. **Approval by the Town Council.** This Agreement is subject to approval by the Dune Acres Town Council, and the agreement is not binding upon the Town until such time that the Council approves the same. The Town Council reserves the right to approve or reject this Agreement.

Clubhouse Coordinator

Printed name of renter

Signature of renter(s)

Dated: _____

Approval by Town Council

Dated: _____

Town Council President

Attested:

Town Clerk-Treasurer



DUNE ACRES CLUBHOUSE INSTRUCTIONS FOR USE

NO SMOKING IS PERMITTED IN THE CLUBHOUSE:

The clubhouse is a smoke free building because it is an older wooden structure, and also for health reasons regarding smoking, residual odors, etc. Please ensure that guests do not smoke on the premises.

PARKING ATTENDANT:

Large parties would benefit from the use of parking attendants to help direct efficient use of parking grounds. Renters should make their own arrangements for parking attendants.

CLUBHOUSE KEYS:

Those who have contracted to use the Clubhouse may pick up keys at the Town Security Office. They should contact the Clubhouse Coordinator first, who will advise the Security Office of the person authorized to pick up the keys. **AFTER LEAVING THE CLUBHOUSE, RETURN KEYS IMMEDIATELY TO THE TOWN SECURITY OFFICE. DO NOT KEEP THESE KEYS OVERNIGHT.**

BEFORE THE PARTY:

FRONT ENTRANCE LIGHTS: A wall switch is located to the right just inside the front door. This turns on the outside entrance lights next to the front door and the overhead light in the foyer.

LIGHT FIXTURES: The light fixture switches for the two floors are located on the ground level adjacent the right sided stair case (south). One switch is for the upstairs and one for the downstairs lights. The kitchen lights are on a separate switch on the wall at the left side (east) of the (inside) entrance to the kitchen. The center over head spotlights on the ground floor can be turned on by switches around the outside corner from the entrance to the men's bathroom. The switch for the second floor sconce lights is located next to the ceiling fans switches in the south east corner on the second floor. It is **NOT** necessary to use the circuit breakers to operate the lights or other electrical circuits. The lights for the parking lot are operated by an outside switch located on the pole along the southeast side of the parking lot. The switch (labeled) for the outside landscape lights along the walkway is located inside the kitchen below the circuit breaker box.

CEILING FANS ON 2ND FLOOR

The control switches for the fans are located on the 2nd floor on the wall near the southeast corner facing the main room. (Hint: the lake is north)

HEAT: Thermostats are located only on the ground floor in the ladies restroom (controls both floors on the west side of building) and on the post adjacent the patio doors in the north east corner of the ground floor (controls east side of both floors). If heat is needed, set thermostats between 65-70 degrees. Both thermostats must be turned up for proper circulation of heat. At end of event RETURN THERMOSTAT TO 50 DEGREES. The Clubhouse does not have air conditioning.

FIREPLACES: If you wish to have fires in the fireplaces, get permission from the Fire Chief. Make sure dampers are open.....test draw first with a match before lighting fires. There are five fireplaces that work, but no more than two are allowed to be used at any one time. The two fireplaces facing each other on the ground and second floors as well as the second floor fireplace at the far north end (facing Lake Michigan) are usable. The fires must be controlled. You must supply your own wood. Make sure fires are completely out before leaving the building. If you use fireplaces, it is YOUR RESPONSIBILITY to clean them out. See "After the Party- General Cleanup" section for additional information.

FOLDING CHAIRS AND TABLES: These are stored in the second floor south storage room. Chairs are hanging on racks and must be replaced there after use. DO NOT ROLL RACKS out of storage room when setting up tables and chairs. Racks will mark the floor and the marks are difficult to remove. Tables should be carried and NOT DRAGGED when being set up or replaced in storage.

DISHES, GLASSES SILVERWARE, ETC.: Check to see if any need to be washed before use. If so, follow directions on dishwasher--additional directions are on poster against the wall above dishwasher. There are glasses, dishes, and silverware for 150 people.

TABLE LINENS: Tablecloths in a variety of patterns and sizes are available. Some are hanging in the pantry closet. Others are in large plastic tubs in shelves across from the dumb waiter. If tablecloths are used they must be washed, ironed, and promptly returned to the Clubhouse. (See Inventory Sheet) There are dishcloths, oven mitts, and cloths to be used when draining the racks of dishes from the dishwasher. If used these must be washed and returned to the Clubhouse--or, to avoid a trip to the Clubhouse to return these items, you may wish to provide your own. A suggestion: You may provide your own terry beach towels for draining dishwasher racks on stainless table.

FOOD WARMER: Instructions for use are on laminated sheet on side of warmer.

HOT WATER HEATER: The hot water heater is gas fired and turned on by an electrical switch on the wall above and to the left of the water heater. A small indicator light next to the switch will glow red when "ON". It is best to turn on the hot water heater at least 1 hour before needed.

COFFEE POTS: There are four electric coffee pots: two 100 cup, one 50 cup, and one 35 cup. (Suggested amount of coffee to use – for 35 cups use 2 cups coffee grounds, for 50 cups use 3 cups or 12 oz., for 100 cups use 6 cups of grounds. 5 cups of grounds = 16 oz.) There are two clean buckets in the kitchen reserved for carrying water to the second floor when using the larger pots. Use the coffee pots only for coffee and hot water. The east wall outlets on the second floor are on 2 separate 20 amp. circuits.

REFRIGERATOR: Works best if turned on the day before you need it. The switch is located on the wall behind, above, and to the right of the refrigerator. (The small wood block used to prop open the door when not in use should be left inside the refrigerator when using the refrigerator so that it can be easily found. It must be used again to prop open the door to prevent mildew when the refrigerator is later turned off)

FREEZER: The freezer can be used for ice storage. Please be careful to NOT DROP bags of ice into the freezer. It is better to gently lower the ice into the freezer otherwise holes can be made in the bottom liner of the freezer.

DISHWASHER/SANITIZER OPERATION: The hot water tank must be on to properly operate the dishwasher. The dishware and tableware should be free of any stuck food prior to using the dishwasher. Turn the switch to "ON" located near the bottom of the dishwasher door. The "AUTO/MANUAL" rocker switch should be set on "AUTO". To cycle the dishwasher, close the door and push the "START" button on the upper right of the front of the door. The machine will run for about 3 minutes. When it is quiet, you can open the door and remove the items which will be very hot as the machine sanitizes close to 200 degrees. Be careful when handling the hot items. To continue to cycle close the door and again push the start button, etc. DISHWASHER SOAP AND RINSE AID ARE DISPENSED AUTOMATICALLY FROM TWO JUGS NEXT TO THE WASHER. DO NOT ADD ANY SOAP. Because of the height of the clubhouse hill, the water pressure is marginal for the dishwasher. Consequently avoid running the kitchen faucet when the dishwasher is actively running. Cycle the machine 3 or 4 times prior to actually washing any items. When done turn the switch to "OFF". The machine will then pump out the residual wash water and shut down. Clean out the screen in the left bottom of the machine and leave the door propped open a bit to avoid mildew.

RANGE: Clubhouse Coordinator will light pilots. There are eleven pilots and the nine upper must be lit or there will be a strong odor of gas in the kitchen. The pilot lights for the two ovens need not be lit unless the ovens will be used. Notify Clubhouse Coordinator if you will be using the stove and ovens.

TELEPHONE: A telephone for local calls only is located in the kitchen on the side of the cupboard near the window facing the parking lot. Phone directories are in the drawer to the right of sink.

DUMB WAITER: To operate, push (on either floor) the black start button to raise or lower dumb waiter. If for any reason you wish to stop the dumb waiter on its way up or down, push in large red emergency button. To restart, pull red button out and push black button in. WARNING! Those using the dumb waiter should always call up or down to whoever might be loading or unloading to avoid someone's arms being caught when it starts to move. IT HAS HAPPENED SO PLEASE BE CAREFUL. Make sure your caterer or hired kitchen help is aware of this potential danger.

PORTABLE SOUND SYSTEM: System and speakers are stored in the cupboards in the first floor north room.

PODIUM: Podium with microphone is stored on 2nd floor south end.

WINDOWS: When opening windows, only open them about 30 degrees. If they are open too wide it is very difficult to close them. If a window resists when you attempt to close it, please don't force it because the plastic gear and fittings will break. A simple solution is to remove the screen from the window next to it, reach out and give the window a gentle "shove" while using the crank to close the window. You are responsible for any cracking or breakage. Please close and lock all windows before leaving Clubhouse.

THIRD FLOOR: The third floor is not to be used due to liability. The items stored there are also not to be removed and used.

Clubhouse Coordinator provides the following: liquid dish washing soap for hand washing items, paper towels, large and small plastic garbage bags, toilet tissue and soap for bathrooms.

A TOOL KIT can be found in the pantry closet.

A STEPLADDER can be found near the back door, first floor.

A STEPSTOOL is stored in the kitchen near the breaker box.

Holiday decorations are stored in cupboard on 1st floor, north end.

AFTER THE PARTY

KITCHEN AREA:

INVENTORY: An Inventory Sheet is provided. This Inventory Sheet **MUST BE COMPLETED BY ALL USERS** of the Clubhouse and **RETURNED** to the Clubhouse Coordinator. Indicate any dishes etc. broken. It is necessary to return the inventory sheet to Clubhouse Coordinator before deposit will be refunded or party bills reimbursed.

DISHES, GLASSES, ETC.: All items placed in dishwasher/sanitizer must be rinsed. The dishwasher/sanitizer has only a short two minute cycle and therefore the dishware and silverware must be fairly clean of residual food prior to starting each cycle. It is more of sanitizer than a dishwasher. Dishwasher/sanitizer does **NOT** have a garbage disposal. Operating instructions are in the kitchen. All dishes, glasses, etc. must be washed and put away in proper places. The labels on each shelf are very helpful. Follow dishwasher/sanitizer instructions. Report any breakage on Inventory Sheet.

SILVERWARE: Stainless steel flatware is stored in plastic tubs in cupboard to the right of the dishwasher. Silverware must be **COMPLETELY DRY** before placing in tubs. Moisture left on silverware mildews and creates a very unpleasant odor in the tubs.

DISHWASHER/SANITIZER: After use of the dishwasher turn the machine to "OFF". Clean the screen/drain in the left side at the bottom of the dishwasher/sanitizer of any food particles and prop the door open with wood block provided. Operating instructions are in the kitchen.

REFRIGERATOR: Wipe up any food spills and prop the door open with the wood block provided. Turn the refrigerator off.

FREEZER: When done unplug the freezer and empty out, leaving the freezer dry. Leave door propped open to prevent mildew.

RANGE: If used, CLEAN ALL burners, ovens, grills. EMPTY AND CLEAN grease traps. Turn off gas--green valve behind kitchen range.

CLEAN: Wipe off counters and table.

REFUSE: To comply with Able Disposal's request, all trash and garbage must be placed in tied plastic bags (found in kitchen closet) and placed in the large garbage dumpsters outside the back door. Prior to Monday morning these large garbage dumpsters should be wheeled from behind the clubhouse and placed at the edge of the adjacent parking pavement to be visible so that Able Disposal can pick up the garbage on Monday morning. If there is too much garbage for the dumpsters, place in tied plastic bags in garbage cans inside adjacent the back door. **DO NOT PUT THESE CONTAINERS OUTSIDE!** The animals will scatter the contents everywhere! Please notify Clubhouse Coordinator if inside garbage cans are full and need to be put out for pickup. **DO NOT** leave pop, beer, mixes, and liquor or paper products in the Clubhouse.

LINENS: If used, must be washed, ironed, and returned promptly. Inventory Sheet must be marked to show that linens will be returned.

GENERAL CLEAN UP

DECORATIONS: Use only plastic push pins when putting decorations up and remove all decorations and pins after party. **DO NOT REMOVE EXISTING PAINTINGS, PICTURES AND PLAQUES FROM THE WALLS.** Expensive damage has occurred when this has been done in the past. If you have any questions please contact Clubhouse Coordinator.

TABLES AND CHAIRS: Clean and return to proper storage areas. Carry chairs and tables to storage area and hang or place on racks. Never attempt to roll filled racks. They are extremely heavy and will damage the floor.

FLOORS: Sweep floors and pick up food scraps, napkins, straws, decorations, etc. as they tend to encourage bugs. If needed, the oak floor on the second floor may be damp mopped (not wet mopped), but no waxes or other floor treatment should be used.

FIREPLACES: Avoid adding wood to the fires the last hour of the party. Allow the fire to go out naturally, leaving the damper open. **NEVER ATTEMPT TO PUT THE FIRE OUT WITH WATER!** The next day, clean all wood and ashes from the fireplaces and close the dampers. Place cold ashes in a plastic bag and put in trash containers.

WINDOWS: All must be closed and locked. Do not open windows in restrooms. On second floor each window has two locks. Make sure both are locked. There is a pole with a hook in the kitchen at west window to assist in latching top window locks.

ELECTRICITY: Turn off all the lights.

Turn thermostats back to 50 degrees.

LOCK ALL DOORS: Make sure the door is closed all the way before locking. To lock the front door, first pull up firmly on the handle from the horizontal to the vertical, and then let go. Turn the key clockwise from the 12 o'clock to the 6 o'clock position. When done correctly you will feel an audible "click" at 6 o'clock. To remove the key, turn back to 12 o'clock. Try to open the door to insure that it is locked. If you cannot lock the door, then use plan "B". Lock from the inside repeating above steps except no key is needed. Instead turn the deadbolt from the inside and exit through the kitchen which locks automatically. Lastly be certain the front door is locked from the outside.

LOCK GATE AND RETURN KEY TO SECURITY OFFICE.

INVENTORY SHEET: The Clubhouse must be left as it was found, WITH EVERYTHING RETURNED TO THE PROPER PLACE. RETURN COMPLETED INVENTORY SHEET to the Clubhouse Coordinator. Security Deposit WILL NOT be refunded and Town party bills will not be paid until the Inventory Sheet is received by Clubhouse Coordinator and Clubhouse is checked.