
CHELSEA GARDENS' FIRESIDE AGREEMENT

1. Fireside Room & Kitchen Rental Guidelines

- a) The Fireside Room and kitchen are available to rent by owners for their own personal use on Saturdays or Sundays only, as well as on Christmas, Thanksgiving, and December 24–31.
- b) In the case of a bereavement, rentals may be allowed at other times if the room is not already booked.
- c) Please note that December bookings are non-refundable unless cancelled 30 days before the event.
- d) These areas are for personal gatherings only and may not be used for commercial purposes.
- e) The rental fee is \$50, payable at the time of booking.

2. Damage Deposit

- a) A refundable \$250 Damage Deposit (made payable to “THE OWNERS, STRATA PLAN LMS 1416”) is required before taking possession of the room.
- b) If any damage or extra cleaning is needed, the cost will be deducted from the deposit. If costs exceed the deposit, the resident is responsible for the difference.

3. Event Times

- a) All guests must leave by 11:00 PM. Cleanup may continue until 11:30 PM.
- b) All cleaning—including removing food—must be completed the same day as the event.

4. Guest Limits & Conduct

- a) Maximum 40 guests per event.
- b) No smoking or vaping inside the premises.
- c) No pets except certified guide or service dogs.
- d) Guests must stay only in the rented area. Access is not permitted to the upstairs area, pub, pool table, swimming pool, or other recreational spaces. Pool deck doors must remain closed.
- e) Residents are responsible for all guest behaviour. Guests acting contrary to strata bylaws or rules may be asked to leave by a strata representative.

5. Kitchen Use

- a) The kitchen ovens may be used for warming food only—no cooking is permitted.
- b) Chairs, tables, and the coffee pot may be used.
- c) Glasses, dishes, serving plates, and cutlery are available to rent for \$25 per event. These must be washed, the dishwasher emptied, and all items put away on the same day as the event.

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6. Parking

- a) Parking is available in visitor parking at the Recreation Centre or outside the complex.
- b) Parking is not permitted on internal roadways.

7. Liquor Licensing

- a) It is the resident's responsibility to obtain any required liquor permits.

8. Responsibility & Agreement

- a) Residents renting the space accept full responsibility for:
 - All guests
 - Any damages
 - Cleaning requirements
 - Adhering to all strata rules
- b) The Strata Corporation will provide a rental agreement that includes these guidelines, which must be signed before the event.

9. Rental Information

Rental Date:

Hours of Use:

Purpose of Function:

Owner / Resident Name:

Contact Information:

Phone

Cell

Office Use only

Deposit Paid:

Room Rental Paid:

Dish Rental Paid:

By signing below, I acknowledge and accept all of the above terms and conditions and accept responsibility for all guests attending my event.

Owner / Resident Signature: _____

Date Signed:

Please complete form and route to the office