

**BEACON HILL RECREATION ASSOCIATION  
CLUBHOUSE LEASE**

Rj Community Management  
4900 Perry Highway; Building 1; Suite 300  
Pittsburgh, PA 15229  
PH: 412 - 550 – 0003  
FAX: 412 – 227 – 9003

**All forms, deposits, payments must be returned to Mary Ann Groutt at [maryann@rjcmgt.com](mailto:maryann@rjcmgt.com). Thank you.**

This Lease (the “Lease”) is made on or as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between Rj Community Management. as agents for Beacon Hill Recreation Association (the “Landlord”)

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

The term of this Lease shall commence on \_\_\_\_\_ (The “Leasehold Period”).

**Semi Private Use of the Clubhouse Facilities**

Any unit owner or apartment renter who desires to privately use the Clubhouse facilities must have their unit condominium fees paid current and must abide by the following procedures:

- A. The Clubhouse facilities are available for private use on Sunday through Thursday 9 am until 11:00 pm and on Friday and Saturday 9:00 am until midnight.
- B. The bathroom facilities will be available to all people using the pool and are not exclusive to the renter.
- C. Association business takes priority and will pre-empt any other activity. The facilities will not be available on days that Association business has been scheduled.
- D. The private use of the Clubhouse facilities will be extended to **unit owners and apartment renters only.**
- E. **\*\*Any unit owner or apartment renter desiring private use must notify Rj Community Management at least twenty (20) days in advance of the date desired, but not more than one (1) year in advance. \*\***
- F. **The request must be accompanied by two separate checks payable to “BEACON HILL RECREATION ASSOCIATION.” One check is for the Security Deposit of \$150.00 (dated for the day of rental) and the second check (Rent) in the amount of \$100.00.**

- G. The unit owner or apartment renter must make arrangements with the Beacon Hill Maintenance Supervisor to gain access to the facilities.
- H. Rental Use of the Clubhouse facilities is restricted to 80 people.
- I. Excessive stereo volume or any other noise disturbance requiring the attention of the Wilkinsburg Police Department will result in termination of private usage and forfeiture of the security deposit.
- J. The party host must remain at the party until the last guest has left and the Clubhouse and surrounding area has been cleaned and put back into an orderly condition. This responsibility cannot be transferred to anyone else.
- K. Use of tape or tacks in order to decorate the Clubhouse is prohibited.
- L. If the Community Room is rented during pool season, the refrigerator is for the **RENTERS USE ONLY.**
- M. During the summer months when the pool is filled with water and uncovered, renters' guests may use the wooded deck, but not descend to the pool area.
- N. The Security Deposit will be returned to the resident within thirty (30) days of the date of private usage of the facility less any legitimate deductions for repair of damage or cleaning. Cleaning will be charged at a rate of \$20.00 per hour and damage repair will be charged at a rate of \$25.00 per hour plus any material costs. Any damage or cleaning costs in excess of the \$150.00 Deposit will be assessed to the unit owner or apartment renter. The telephone is for emergency use only, and any phone charges will be billed to the renter of the room.
- O. A Beacon Hill Clubhouse Rental Checklist is enclosed.

LANDLORD

BEACON HILL RECREATION ASSOCIATION  
By: Rj Community Management

\_\_\_\_\_

RENTER

\_\_\_\_\_

**ALL RENTERS AND THEIR GUESTS MUST PARK IN THE LOT DESIGNATED WITH THE "PARTY PARKING" SIGN. THIS LOT IS THE SAME LOT WHERE THE AMORE RENTAL TRAILER IS LOCATED. DISREGARDING THE PARKING REQUIREMENT WILL RESULT IN FORFEITING YOUR SECURITY DEPOSIT. PLEASE ADVISE ALL GUESTS OF THIS PARKING REQUIREMENT.**

BEACON HILL CLUBHOUSE

RENTAL CHECKLIST

RENTER: \_\_\_\_\_

DATE: \_\_\_\_\_

**\*\*\*\*Please complete this checklist and  
leave in Clubhouse upon leaving. \*\*\*\***

1. Carpet and floors clean, swept/vacuumed.
2. All trash removed and taken to dumpster.
3. Stove cleaned and refrigerator emptied.
4. Kitchen countertop cleaned and floor mopped.
5. Bathrooms cleaned.
6. Tables cleaned.
7. Furniture put back in place.
8. Party parking sign returned.
9. Lights off.
10. Door locked and alarm set.
11. Keys returned to mail slot in garage door.
12. All balloons and/or signs removed.
13. Cigarette butts picked up around building.