

**Greenspring Quarry Association, Inc. ("GSQ")
Clubhouse License Agreement Application**
(For exclusive use by GSQ residents only)

**PLEASE READ ENTIRE FORM AND ATTACHED
CLUBHOUSE LICENSE AGREEMENT CAREFULLY**

This Clubhouse License Agreement Application IS FOR USE OF THE BAR/KITCHEN AREA & GREAT ROOM ONLY. The following areas of the clubhouse are not included in the license and are considered restricted areas: swimming pool, tennis court, fitness room, locker room, sauna, outside patio, indoor or outdoor cooking grills except those individually specified, and clubhouse lakefront areas.

To secure a license for an event in the bar/kitchen area and great room of the clubhouse, please send the three (3) items numbered below to:

**Quarry Lake Clubhouse
c/o Residential Realty Group, Inc.
3600 Crondall Lane, Suite 103, Owings Mills, MD 21117**

1. A completed copy of this Application,
2. A signed copy of the attached Clubhouse License Agreement (the "Agreement"), and
3. Two (2) checks, both made payable to the Greenspring Quarry Association, Inc., covering:
 - a. A fee of \$500.00, as defined in the Agreement, Section 5, and
 - b. A security deposit of \$400.00, as defined in the Agreement, Section 6.
 - i. Please indicate how you would like your security deposit check returned (if applicable)
 Void and shred with a confirmation via email
 Void and return check by US Mail

All items MUST be received at LEAST three (3) weeks prior to your requested date of use. Within ten (10) business days of receipt of all required materials, we will email you a letter either confirming or denying your license. If the former, we will email you an executed copy of the Agreement. Please have the Agreement available onsite on the day of your event. If your Application is denied, your checks will be returned to you. **Do not send out invitations, hire a caterer, or take any other action in reliance upon access to the clubhouse until receiving the executed Agreement from the Residential Realty Group, Inc. Please note that emails and/or verbal communication of a date's availability is not approval of your license to use the clubhouse.**

Residential Realty Group, Inc. and Greenspring Quarry Association, Inc. reserve the right to deny an Application for lack of availability or because the GSQ resident(s) requesting the license have outstanding funds due the Greenspring Quarry Association, Inc.

IF THIS IS A SPONSORED EVENT BY A GSQ RESIDENT FOR A NON-GSQ RESIDENT, THE GSQ RESIDENT MUST BE IN ATTENDANCE FROM THE BEGINNING UNTIL THE END OF THE EVENT. THE GSQ RESIDENT IS RESPONSIBLE FOR PROVIDING ACCESS TO THE CLUBHOUSE FOR HIRED EVENT STAFF AND GUESTS.

Requested Date of Event: _____

GSQ Owner Name(s): _____ / _____

Signature(s): _____ / _____

Your signature above indicates that you have fully read, understand, and agree to everything on this page.

REQUESTED DATE OF EVENT: _____

Name(s) of GSQ Resident(s) Requesting License:
_____ / _____

Address of GSQ Resident(s): _____
(please include unit # if applicable)

Email Address _____ **Phone #** _____

Requested Time of Use: Start time: _____ End time: _____

Requested Rooms for Usage (select all that apply): Kitchen Great Room

The time of use cannot begin prior to 9:00 a.m. or conclude later than 12:00 a.m. the following day. All guests shall vacate the clubhouse as of the expiration of the time of use. Event Staff (as defined in the Agreement, Section 2) shall vacate the clubhouse within one (1) hour after the expiration of the time of use, but in no event later than 12:50 a.m. See the Agreement, Section 2 for further conditions restricting the times of use.

Purpose of Event: _____

Licensee may use the clubhouse for personal events only, including but not limited to weddings, baby or wedding showers, engagement parties, graduation parties, birthday parties, and anniversaries. Licensee may not use the clubhouse for business, marketing, or fundraising events, nor may Licensee charge any fees for attendance or sell any goods or services from the clubhouse.

Signature: _____ **Date Signed:** _____

IF YOU ARE SPONSORING THIS EVENT FOR A PERSON WHO DOES NOT LIVE WITHIN THE GREENSPRING QUARRY COMMUNITY, PLEASE COMPLETE THE BELOW INFORMATION:

Name of sponsored person _____ **Signature of sponsored person** _____ **Date Signed** _____

Contact information for sponsored person:

Address _____

Email Address _____ **Phone #** _____

RESPONSES ARE SENT VIA EMAIL. Please indicate the email address(es) where the response should be sent: _____

Received by Residential Realty Group, Inc. _____ (initials) Date received _____

IF Clubhouse rental is being requested by non-homeowner(s), non-homeowner to initial here: Homeowner(s) Initials: _____ / _____
_____ / _____

GREENSPRING QUARRY ASSOCIATION, INC.
CLUBHOUSE LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this "Agreement") is made this ____ day of _____, 201____, between the Greenspring Quarry Association, Inc. ("Licensor"), and _____ ("Licensee"), who is an owner or tenant of residential property located within the community known as the Greenspring Quarry, situated in Baltimore County, Maryland, and described in the Declaration of Covenants, Conditions and Restrictions for Greenspring Quarry Association, Inc. (the "Community").

RECITALS

WHEREAS, the parties desire to enter into this Agreement so as to allow Licensee to use the kitchen, bar area and great room located inside Licensor's clubhouse (the "Facilities"), located within the Greenspring Quarry, subject to the terms and conditions contained in this Agreement.

IT IS, THEREFORE, covenanted and agreed between the parties as follows:

1. The Recitals contained herein are hereby incorporated into this Agreement.
2. Licensor shall permit Licensee to use the Facilities for the period beginning _____m. on the ____ day of _____, 201____ and ending _____m. on the ____ day of _____, 201____, (hereinafter referred to as the "Term"). Should Licensee, event hosts, event staff, employees, agents, contractors and subcontractors (the "Event Staff") and/or Licensee's family, agents, guests or invitees (jointly "Licensee's Invitees") set off the alarm for the Facilities which is set for 1 a.m. every morning, then Licensor shall not refund to Licensee any portion of the Security Deposit as defined in Section 5 of this Agreement. Licensee's Invitees shall vacate the Facilities as of the expiration of the Term, with the exception of Event Staff, who shall vacate the Facilities within one (1) hour after the expiration of the Term (but in no event later than 12:50 a.m.).
3. Licensor and Licensee expressly agree that the Facilities may be used by Licensee solely for the purpose of _____, and for no other purpose whatsoever.
4. Use of the Facilities does not include use of the swimming pool, tennis court, fitness room, locker room, sauna, outside patio, indoor cooking grills or clubhouse lakefront areas. Should Licensee's Invitees use any of such prohibited areas, then Licensor shall not refund to Licensee any portion of the Security Deposit as defined in Section 6 of this Agreement. Outdoor grilling is permitted in the designated area located outside the clubhouse near the kitchen door facing Quarry Lake Drive only, and not at any other outdoor grills. Licensee's Invitees shall not attempt to open or otherwise tamper with locked closets or other locked areas inside or outside of the Facilities.
5. Licensor hereby acknowledges receipt from Licensee of a license fee (the "Fee") in the amount of Five Hundred Dollars (\$500.00), paid prior hereto, for the use of the Facilities for the Term and a reasonable amount of professional cleaning services before and after the Term.
6. Licensee, contemporaneously with the execution of this Agreement, has deposited with Licensor the sum of Four Hundred Dollars (\$400.00), which shall be held by Licensor as security for the faithful performance by Licensee of all of the terms, covenants, and conditions of this Agreement (the "Security Deposit"). If Licensor shall sustain any damages as a result of Licensee's breach of this Agreement, Licensor may appropriate and apply all, or a portion, of the Security Deposit to the payment of any such damage. Any portion of the Security Deposit, which shall not be utilized for any such purpose or retained for any other reason set forth in this Agreement, shall be returned to Licensee within seven (7) days following the end of the Term.
7. Licensee hereby acknowledges that the Facilities are in good condition. Licensee agrees to leave the Facilities and the furnishings at the end of the Term in as good condition as received with furnishings placed to the same positions that they were in at the beginning of the Term (even though the Fee specified in Section 5 of this

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Homeowner(s) Initials: _____ / _____

IF Clubhouse rental is being requested by non-homeowner(s), non-homeowner to initial here: _____ / _____

Agreement, in part, covers reasonable professional cleaning services). Licensee will not make any alterations, additions or improvements to the Facilities. Any costs for excessive cleaning, repairs or replacement due to damages caused by Licensee's Invitees will first be deducted from the Security Deposit, and if such costs exceed the amount of the Security Deposit, the difference shall be paid by Licensee within ten (10) days of Licensor mailing to Licensee a statement itemizing said costs or damages and requesting payment. In the event Licensee fails to pay said sum within the specified time frame, Licensee hereby authorizes Licensor to suspend Licensee's and Licensee's family's right to use Licensor's recreational facilities, including but not limited to the Facilities, until Licensee pays to Licensor said costs and damages. The right of Licensor to suspend Licensee's and Licensee's family's use of Licensor's recreational facilities shall be in addition to any other right or remedy available to Licensor.

8. Licensee is responsible for leaving the Facilities in a broom clean condition (even though the Fee specified in Section 5 of this Agreement, in part, covers reasonable professional cleaning services). A vacuum cleaner is not available for Licensee's use at the Facilities. Licensee must remove all trash and refuse from the Facilities and place them in the dumpster outside of the clubhouse. Licensee is responsible for providing all of its own goods and supplies, including but not limited to cleaning supplies, food, beverages, ice, utensils, and paper products. Licensee must remove all of its goods and supplies from the Facilities at the end of the Term, including items from the refrigerator and freezer, with the exception of ice, which may be left in the freezer.

9. Licensee shall protect the carpeting and other flooring of the Facilities from damage caused by condensation from containers filled with ice or cool beverages by protecting said flooring with plastic.

10. There are to be no pictures, displays or decorations of any kind taped, stapled, nailed, tacked, push-pinned, glued, or otherwise affixed to the Facilities.

11. Licensor may enter the Facilities at any time during the Term for the purpose of ascertaining that the covenants of this Agreement are being observed.

12. Licensee agrees not to make or permit any unseemly or disturbing noises or conduct by Licensee's Invitees, nor do or permit any illegal or immoral conduct or obstruct or interfere with the rights, comforts, or convenience of other owners, tenants, occupants, invitees or guests of the Community ("Community Members") or of Licensor or its employees, agents, contractors or subcontractors. Licensee will not knowingly permit any person of bad or loose character or of improper behavior to enter the Facilities or to remain therein. When vacating the Facilities, Licensee's Invitees shall leave quietly so as not to disturb the Community Members. Licensor may terminate this Agreement with no refund of either the Fee specified in Section 5 of this Agreement or the Security Deposit specified in Section 6 of this Agreement if, in its sole and absolute discretion, Licensee's Invitees engage in immoral or illegal conduct that obstructs or interferes with the rights of Community Members. Should Licensee's Invitees cause a noise, disturbance or nuisance that results in a visit by law enforcement, then Licensor shall not refund to Licensee any portion of the Security Deposit specified in Section 6 of this Agreement.

13. Licensee shall not assign this Agreement, or grant any further license or concession, for all or any part of the Facilities. Licensee must be present at the Facilities at all times during the Term, and shall not leave Licensee's Invitees unattended for any reason. Licensee is solely responsible for ensuring that Event Staff have access to the Facilities.

14. Licensor shall not be liable for any injury, damage or loss to person or property caused by Licensee, Licensee's Invitees, or other persons, or caused by theft, vandalism or other causes, unless the same is exclusively due to the omission, fault, negligence, or other misconduct of Licensor. Licensee agrees to indemnify Licensor and save it harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property during the Term arising from, or out of, any occurrence in, upon or at the Facilities, or the use by Licensee or Licensee's Invitees of the Facilities, or occasioned wholly or in part by any act or omission of Licensee or Licensee's Invitees. Furthermore, Licensee agrees to pay Licensor for all damages to the Facilities caused by misuse, waste or neglect by Licensee or Licensee's Invitees.

15. With respect to its use of the Facilities, Licensee and Licensee's Invitees agree to abide by all of Licensor's rules and regulations specified herein, as well as any which may be posted by Licensor at or on the Facilities.
16. No illegal drugs shall be brought into, or consumed within, the Facilities.
17. Licensee may reserve the Facilities for no more than four (4) events per twelve (12)-month period.
18. There are to be no alcoholic beverages brought into or consumed within the Facilities.
19. Minors using the Facilities must be supervised at all times by a responsible adult.
20. No animals are allowed in the Facilities at any time.
21. Appropriate attire must be worn at all times by persons in the Facilities.
22. There is to be no smoking, marijuana use, or electronic smoking device use within the Facilities.
23. The maximum number of persons permitted in the Facilities is one hundred (100).
24. Licensor is not liable for any interruption or failure of any utilities to the Facilities. Licensee agrees not to install or use any equipment which could exceed the capacity of any utility of the Facilities.
25. Prior to the commencement of the Term, Licensee's caterer, if one is to be used, must submit to Licensor satisfactory evidence that the caterer maintains a current policy of liability insurance with coverage for bodily injury or death in the minimum amount of One Million Dollars (\$1,000,000.00) per person, Three Million Dollars (\$3,000,000.00) per occurrence and for property damage in the minimum amount of Five Hundred Thousand Dollars (\$500,000.00). The insurance policy must name Licensor as an additional insured.
26. Should Licensor employ an attorney because of the violation of this Agreement by Licensee or Licensee's Invitees, Licensee shall pay such reasonable attorney fees as are incurred by the Licensor. Licensee shall be liable for such attorney fees whether or not Licensor institutes legal proceedings. However, where legal proceedings are instituted by Licensor against Licensee and said proceedings result in a monetary judgment in favor of Licensor, those reasonable attorney fees for which Licensee shall be liable to Licensor shall not be less than fifteen percent (15%) of said judgment.
27. This Agreement sets forth all of the agreements, conditions and understandings between the Licensor and Licensee concerning the Facilities, and there are no agreements, conditions or understandings, either oral or written, between them other than as are herein set forth.

WITNESS/ATTEST:

GREENSPRING QUARRY ASSOCIATION, INC.

By: _____, agent

LICENSOR

LICENSEE SIGNATURE

LICENSEE SIGNATURE

ADDRESS

EMAIL

TELEPHONE

LICENSEE