

**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/or great room of the Quarry Lake 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.
  - c. Please indicate how you would like your security deposit check returned:

- 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 confirmed, 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 Residential Realty Group, Inc. Please note that emails and/or verbal communication of a date's availability is not approval or confirmation 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 to the Greenspring Quarry Association, Inc.

**IF THIS IS A SPONSORED EVENT BY A QUARRY LAKE RESIDENT FOR A NON-RESIDENT, THE QUARRY LAKE RESIDENT MUST BE IN ATTENDANCE FROM THE BEGINNING UNTIL THE END OF THE EVENT. THE QUARRY LAKE 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 Quarry lake Resident(s) Requesting License:**

**Address of 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 8:00 am. or conclude later than 1:00 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 12:59 am. 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 \_\_\_\_\_

**GREENSPRING QUARRY ASSOCIATION, INC.**  
**CLUBHOUSE LICENSE AGREEMENT**

THIS LICENSE AGREEMENT (this "Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between Greenspring Quarry Association, Inc. ("Licensor" or "Association"), and \_\_\_\_\_ ("Licensee"), who is an owner or tenant of residential property located within the community known as the Greenspring Quarry ("the Community"), situated in Baltimore County, Maryland, and described in the Declaration of Covenants, Conditions and Restrictions for Greenspring Quarry Association, Inc., recorded among the Land Records of Baltimore County, Maryland at Liber 24293, folio 384 *et seq.*, as may be amended from time to time (the "Declaration").

**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 "Clubhouse") (the kitchen, bar area and great room shall be collectively referred to as the "Facilities"), located within the Association, subject to the terms and conditions contained in this Agreement, and further subject to the Declaration, and any rules and regulations adopted by the Board of Directors (the "Board") on behalf of the Association, as well as the License Agreement Application.

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 \_\_\_\_\_, 20\_\_\_\_ and ending \_\_\_\_\_.m. on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, (the "Term"). Licensee acknowledges and understands that there is no "grace" period before or after the end of the Term, and Licensee's guests will not be permitted to enter the premises earlier than the start of the Term, or stay later than the expiration of the Term without the express written consent of Licensor. Should Licensee, event hosts, event staff, employees, agents, contractors and subcontractors (the "Event Staff") and/or Licensee's family, agents, guests or invitees (collectively "Licensee's Invitees") set off the alarm for the Facilities which is automatically set for 1:00 a.m. every morning, then Licensor shall not refund to Licensee any portion of the Security Deposit (as defined in Section 6 of this Agreement), and any applicable costs incurred by Licensor in excess of the Security Deposit as a result of the alarm being set off shall be charged to Licensee.
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. (Attach an additional sheet if necessary.)
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 such prohibited areas, then Licensor shall not refund to Licensee any portion of the Security Deposit. 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 location. Licensee should bring

his/her own outdoor grill for use during the Term. Licensee shall not use the Community outdoor grills, if any. 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.** Licensors 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.

**6.** Licensee, contemporaneously with the execution of this Agreement, has deposited with Licensors a refundable security deposit in the amount of Four Hundred Dollars (\$400.00), which shall be held by Licensors as security for the faithful performance by Licensee of all of the terms, covenants, and conditions of this Agreement (the "Security Deposit") by check made payable to the Greenspring Quarry Association, Inc. If Licensors shall sustain any damages as a result of Licensee's breach of this Agreement, Licensors may appropriate and apply all, or a portion, of the Security Deposit to the payment for costs incurred by the Licensors.

**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 the same condition in which received, and place furnishings in the same positions that they were in at the beginning of the Term. Licensee shall not make any alterations, additions or improvements to the Facilities.

Licensors will provide Licensee with an itemized written statement setting forth the reasons and dollar amounts retained by the Licensors, along with a check for any excess Security Deposit balance, if applicable, within seven (7) days of the Term. Licensors reserves the right to deduct from the Security Deposit amounts necessary to cover the costs of excessive cleanup, repairs or replacement for damage to the Facilities which occurred during the Term, costs associated or incurred as a result of personal property left on premises, and any other monies owed under this Agreement.

Licensee hereby expressly recognizes and agrees that he/she shall be personally responsible and liable for the payment of any and all damage to the Facilities that are in excess of the Security Deposit. In the event Licensee shall fail to pay for any such damage within ten (10) days of Licensors mailing to Licensee a statement itemizing said costs and/or damages and requesting payment, this failure shall constitute a debt due by Licensee to the Licensors.

In the event Licensee fails to pay said sum within the specified time frame, Licensors may, without limiting any of the other rights available to Licensors, at law or in equity, suspend the right of Licensee and Licensee's household to use Licensors's recreational facilities, including but not limited to the Clubhouse and Pool, until Licensee pays to Licensors said costs and damages. Further, such costs and/or damages shall be considered a debt due to Licensors and, as such, will be pursued through all appropriate legal channels. Licensee shall be responsible for attorney's fees, court costs and any and all costs of collection.

**8.** Licensee is responsible for leaving the Facilities in a broom clean condition, including but not limited to, cleaning counters and tables, sweeping the floors, and removing all decorations from the Facilities. 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 but not limited to 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, as represented by its Board, any individual director on the Board, Licensor's property manager, or other agent, may enter the Facilities at any time during the Term for the purpose of ascertaining that the terms and conditions of this Agreement are being observed.

**12.** Licensee agrees not to take or permit any of Licensee's Invitees to take action that obstructs or interferes 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. When vacating the Facilities, Licensee's Invitees shall leave quietly so as not to disturb the Community Members. The Licensee agrees to promptly remove any of Licensee's Invitees that have been deemed as disorderly by Licensor, the Board, any individual director on the Board, Licensor's property manager, and/or Baltimore County Police, in violation of the terms and conditions of this Agreement and/or in violation of the liquor laws. Such removed person(s) will NOT be granted re-entry for any reason. In addition, Licensee agrees to terminate the activity and to vacate the premises upon the request of Licensor or its agent, or by any civil authority in the event of disruptive or disorderly activity or conduct on the part of the Licensee, Licensee's Invitees and/or Event Staff. Such activity shall also result in loss of Licensee's Security Deposit, and no part of the Fee will be refunded. Disorderly activity/conduct includes any violation of federal, State or county laws, and any actions in violation of the Declaration and any rules and regulations adopted by the Board.

**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 and/or Event Staff 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, Event Staff and/or other persons, or caused by theft, vandalism or other causes. Licensee, on behalf of Licensee's Invitees, Event Staff and/or other persons agrees to indemnify and hold harmless Licensor, its directors, officers, members, employees, contractors, representatives, owners, successors, assigns, and agents from and against any and all third-party claims, actions, damages, liability and expense in connection with Licensee's, Licensee's Invitee's, Event Staff's, and/or other person's loss of life, personal injury and/or damage to property, including but not limited to loss, costs, damages, attorneys' fees, insurance deductible, and other expenses sustained by Licensor during the Term arising from, or out of, any occurrence in, upon or at the Facilities, or the use by Licensee, Licensee's Invitees, and/or Event Staff's use of the Facilities, Clubhouse, and/or any other area of the

Community or occasioned wholly or in part by any act or omission of Licensee, Licensee's Invitees, Event Staff, and/or other persons. Furthermore, Licensee agrees to pay Licensor for all damages to the Facilities caused during the Term by misuse, waste or neglect by Licensee, Licensee's Invitees, and/or Event Staff.

**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, Clubhouse, and/or any other area of the Community.

**17.** Licensee may reserve the Facilities for no more than four (4) events per twelve (12)-month period.

**18.** Alcoholic beverages are permitted only under the conditions as set forth herein. Licensee's caterer, if applicable, must obtain a Liquor License issued by Baltimore County to have alcohol served at the event. Liquor Licenses must be provided to Licensor at least five (5) days prior to the Term. Liquor License must be posted in a conspicuous place at all times during the Term. If Licensee is serving alcohol without a caterer, Licensee must obtain host liquor liability coverage under a Special Event Insurance Policy pursuant to Section 25 of this Agreement. Alcohol may not be consumed within the last thirty (30) minutes of the Term, or past 12:00am, whichever is earlier. Licensee acknowledges and assumes full responsibility for Licensee's Invitees that become impaired and/or intoxicated. Licensee shall adhere to all State and county liquor laws and will hold Licensor harmless for any violations of these laws. Any member of the Licensee's party found to be in violation of the law regarding the consumption of alcoholic beverages will be asked to vacate the property immediately. The Licensee hereby agrees to assume such responsibility and expressly agrees to indemnify and hold harmless Licensor, and its directors, officers, members, employees, and agents for any violation of State and/or county liquor laws, damage to property, and/or injury or death of persons arising out of or caused by the use of alcohol during the Term.

**19.** At events held for minors (i.e., persons under the age of 18), adequate adult supervision must be provided. Minors must be supervised at all times during the Term. Failure to do so will result in immediate termination of this Agreement and subject Licensee's and Licensee's Invitees to immediate eviction from the Facilities without any refund of the Fee, and further, the Security Deposit will be forfeited. Chaperones are required for these groups at the rate of one (1) adult for every ten (10) children below the age of 13, and one (1) adult for every fifteen (15) teenagers ages 13 and up. Names, addresses, and telephone numbers of all chaperones must be provided to Licensor at least fourteen (14) days before the Term.

**20.** Only registered service animals and/or emotional support animals in accordance with applicable law are allowed in the Facilities. Pets and other animals are prohibited.

**21.** Appropriate attire must be worn at all times by persons in the Facilities. Shoes, sandals, shirts, shorts, pants or a skirt must be worn at all times.

**22.** Use or evidence of illegal substances is prohibited. Smoking inside the Facilities and/or use or evidence of illegal substances inside or outside of the Facilities will result in forfeiture of Security Deposit, and Licensor reserves the right to terminate this Agreement in which case, Licensee's Invitees shall vacate the Facilities immediately. Further, no part of the Fee will be refunded to Licensee in the event of termination of this Agreement by Licensor for violation of this Section.

**23.** The maximum number of persons permitted in the Facilities is one hundred (100). Should Licensee's Invitees and Event Staff exceed one hundred (100) persons, Licensor, at its sole option, may turn guests away at the door or immediately terminate this Agreement and subject Licensee, Licensee's Invitees and Event Staff to immediate eviction from the Facilities without any refund of the Fee, and the Security Deposit will be forfeited.

**24.** Licensor is not liable for any interruption or failure of any utilities to or equipment in the Facilities. Licensee agrees not to install or use any equipment which could exceed the capacity of any utility of the Facilities.

**25.** At least (5) days before the Term, if alcohol will be served during the Term, Licensee must obtain a Special Event Insurance Policy naming Licensor as an additional insured, and Licensee's caterer, if one is to be used, and further, must submit to Licensor a certificate of insurance liability naming Licensor as an additional insured. Special Event Insurance Policies are available through most major insurance carriers. Licensee's Special Event Insurance Policy and the caterer's insurance policy (if applicable) must have a combined 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). If alcohol will be served during the Term, Licensee must also obtain host liquor liability coverage under the Special Event Insurance Policy. Licensee must further provide copies of the documents stated herein to Licensor's property manager.

**26.** Without limiting any other right of Licensor to recover attorneys' fees as set forth in this Agreement, in the event either party to this Agreement is required to file a legal action against the other party due to a breach hereof, the costs of said action, including but not limited to, reasonable attorney's fees incurred, shall be paid by the non-prevailing party to the prevailing (or substantially prevailing) party. In the event a judgment is entered against Licensee, Licensee shall be liable for all attorneys' fees and costs of collection including, by way of example and not limitation, those incurred to prepare and/or record judgment liens, prepare and/or record judgment lien releases, prepare and/or file garnishment of property or wages, oral examinations, writs of execution, and interrogatories in the aid of enforcement of judgment. The attorneys' fees and costs so incurred may be claimed in a suit separate and apart from the suit in which the underlying judgment was obtained. Such attorneys' fees and costs are not merged into that underlying 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.

**28.** Licensee agrees that in entering into this License, Licensee is relying solely upon the representations

and agreements contained herein. This Agreement constitutes the entire agreement between the parties, and cannot be modified or supplemented except by written agreement between the parties. Nothing in this Agreement shall be deemed to impose additional or further obligations on the Association, other than those explicitly provided for herein.

**29.** In the event that any part or provision of this Agreement shall be adjudged unlawful or unenforceable under Maryland law, the remainder of this Agreement shall nonetheless survive and remain in full force and effect.

**30.** A waiver by the Association of any breach of any term or condition hereof shall not be deemed a waiver of any subsequent breach or any other breach.

**31.** This Agreement shall be interpreted and enforced in accordance with the laws of the State of Maryland. All claims, disputes and other matters in question arising from or relating to this Agreement, or breach thereof, shall be decided by a court of competent jurisdiction in Baltimore County, Maryland, in accordance with the laws thereof.

**32.** This Agreement may be executed in counterparts.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



**WITNESS/ATTEST:**

**GREENSPRING QUARRY ASSOCIATION, INC.**

\_\_\_\_\_

By: \_\_\_\_\_, agent

**LICENSOR**

\_\_\_\_\_  
Licensee Signature

\_\_\_\_\_  
Licensee Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip Code

\_\_\_\_\_  
Email

\_\_\_\_\_  
Telephone Number(s)

**LICENSEE**