

Codroy Valley Area Development Association (CVADA) Building Rental Agreement (Social Events)

Location: Wetlands Interpretation Centre, Doyles, Newfoundland, Canada.

This Rental Agreement ("Agreement") is made and entered into as of the

Date of Agreement: _____,

between the **Codroy Valley Area Development Association (CVADA)** and

Renter Name: _____,

herein referred to as the "Renter".

This Agreement is governed by the laws of Newfoundland and Labrador, Canada.

Rental Details:

Renter's Event Title: _____

Rental Date and Start Time: _____

Rental Duration: _____

Renter's Full Mailing Address: _____

Amount Owing: { _____ Hours } x { \$ _____ Rate } + { \$ _____ Deposit } = \$ _____

Renter Signature: _____ Date: _____

Note: Do not forget to read and initialize each section below.

CVADA Representative Name: _____

CVADA Representative Contact Number: _____

CVADA Representative Signature: _____ Date: _____



1. Allowed Activities:

- a. **Family Celebrations:** This includes events such as birthdays, anniversaries, baby showers, and reunions where community members gather to mark special occasions in a personal and meaningful way.
- b. **Constructive Social Clubs:** Activities that foster a sense of community and personal development, such as gardening clubs, music practice and appreciation groups, chess clubs, and board game nights. These activities should be constructive in nature and contribute positively to the community's social fabric.
- c. If you have any questions, don't hesitate to contact the CVADA to clarify before booking and reserving the time.

Initials (Renter): _____

2. Excluded Activities

- a. **Financially Dependent Meetings and Financial Transactions:** Meetings, gatherings, or events that involve any exchange of funds, fees, or other forms of financial transaction are not permitted under this social contract. Such activities must be conducted under a separate commercial agreement. We do this for our insurance compliance to benefit everyone who may want to use the Wetlands in the future; please do not circumvent this stipulation.
- b. **Politically Motivated Meetings:** To preserve the venue's neutrality and to prevent political disputes, the Wetlands shall not be used for gatherings, meetings, or activities that are designed to support or oppose political decisions, actions, candidates, movements, or activist groups. This includes, but is not limited to, rallies, campaign events, lobbying sessions, protests, or any other form of organized political activism. This policy intends to maintain the CVADA's Wetlands Interpretation Centre as a neutral space welcoming to all community members regardless of their political affiliations or beliefs.
- c. **Use of Alcohol and Illicit Drugs:** Events involving the serving or consumption of alcohol are prohibited. Additionally, the use of illicit drugs, such as marijuana, cocaine, heroin, and methamphetamines, and the distribution of prescription drugs is strictly forbidden on the premises.
- d. **Non-Compliance with Safety Regulations:** Activities must comply with all fire codes and safety regulations. Any events or behaviours that violate these codes, such as overcrowding, blocking emergency exits, or using hazardous materials, are not permitted.
- e. **Illegal Activities:** Any activity deemed unlawful under provincial law is strictly prohibited. This includes but is not limited to theft, vandalism, gambling, and the distribution of pirated or counterfeit goods.

Initials (Renter): _____

3. Reservation, Payment & Duration:

- a. Building Rental Agreements are made only with permanent residents of one of the communities of the Codroy Valley: (**South Branch** - Coal Brook) (**Upper Ferry**- Doyles) (**Searston**) (**St. Andrews**- Loch Lomond) (**Tompkins** - Benoits Siding) (**O'Regans**) (**Great Codroy**) (**Millville**) (**Codroy**, Woodville, Cape Anguille).
- b. A reservation is only confirmed upon receipt of full payment and a completed Building Rental Agreement form received by the CVADA.
- c. The Renter must download, complete, and send a scanned copy/picture of this Agreement to cvadaboard@gmail.com.
- d. Payment can be made by cash or Interac eTransfer. No cheques, Credit Cards or other forms of payment are accepted
- e. Payment and deposit must be paid 48 hours before the event or the reservation will be cancelled.
- f. Cash payments are to be made at the Doyles Credit Union.
- g. Digital payments are to be sent by Interac eTransfer to: cvadaboard@gmail.com.
- h. Refunds or Deposits are available for pick up from the Doyles Credit Union.
- i. The CVADA representative will not handle cash transactions directly.
- j. The rental rate is \$20/hour with a minimum of 2 hours and a maximum of 12 hours.
- k. The cleaning deposit is \$50.
- l. The Renter will ensure they rent an appropriate amount of time for their event to include cleaning as they must complete all cleaning within the rental time of this agreement.
- m. Overstaying the rented time will incur an additional \$10 for every 15 minutes exceeded (or any partial time thereof).

Initials (Renter): _____

4. Premises Usage & Restrictions:

- a. The rented premises include the main room, secondary room, kitchenette, bathroom, and the decking area at the back.
- b. The lobby is solely for thoroughfare and the Renter cannot access or use any items, equipment, materials, or furniture in that area.
- c. All computers are strictly off-limits.
- d. Any materials, equipment, or furniture from the main rooms or kitchenette, or any wall, must not be removed from the building, even temporarily.
- e. The WiFi provided should be used responsibly and lawfully. Tampering with the WiFi setup or resetting the password is strictly prohibited.
- f. Nothing is to be left in the fridge or freezer by the Renter.

Initials (Renter): _____

5. Cleaning, Maintenance, and Waste Management:

- a. The Renter is responsible for ensuring the premises are left in the exact condition as found. This includes, but is not limited to, cleaning floors (with cleaning supplies provided in the bathroom), washing and storing all used items from the kitchenette, and ensuring the bathroom, sink and toilet, is clean.
- b. All garbage, refuse, and waste generated during the rental must be collected and removed by the Renter. No trash or refuse is to be left behind.
- c. The Renter is prohibited from disposing of items down the drains or toilet that could potentially harm the septic system, including but not limited to: oils, grease, non-degradable items, chemicals, and large food particles.

Initials (Renter): _____

6. Liability, Damages & Safety:

- a. The Renter accepts all responsibility for the actions of their guests and is liable for any damages to the facilities, fixtures, furniture, or other contents within the premises regardless of who was involved, or how it occurred.
- b. The Renter will not be allowed to replace contents or repair damages as remedial action for repairs or replacements.
- c. The Renter will cover the costs of replacement or repair of damages up to \$10,000. For repair or replacements, invoices for damages will be sent to the Renter and must be paid by the Renter within 30 days or the payment will be sent to a payment collections agency and credit bureau (which may affect the Renter's credit rating).
- d. For any damages or missing furniture, the CVADA will source repair or secure replacement services from qualified professionals and sources at its own discretion.
- e. Safety equipment, including fire extinguishers and locking mechanisms, must not be tampered with. If the fire extinguisher is used or any locking mechanisms are altered, it must be reported immediately to the CVADA.
- f. The renter agrees to keep all doors unlocked during their stay and never block any of the building exits for any reason.
- g. The Renter agrees to indemnify and hold harmless the CVADA against any damages, liability, or unlawful activities by the Renter during the rental period.

Initials (Renter): _____

7. Cancellation, Refunds, and Final Inspection:

- a. Cancellations must be made 48 hours in advance for a full refund. Cancellations made less than 48 hours in advance are non-refundable.
- b. The CVADA representative who lets you into the premise has full discretionary power to cancel the reservation, refuse access to the premises, and trigger a cancellation and full refund for any reason, including (but no limited to), a perceived violation of what is a result of what is listed in Section 1 (Allowed Activities), and Section 2 (Excluded Activities) of this agreement.
- c. A thorough walkthrough with the CVADA representative is mandatory at the end of the rental period to assess cleanliness, potential damages, or any other issues before the renter departs. Any decisions made by the CVADA representative are final.

Initials (Renter): _____

Walkthrough Inspection Notes:

Cleanliness:

Damages/Issues:

Other Notes:

Deposit Return Details

Deposit Return Permitted: _____ (CVADA Representative Signature)

Deposit Withheld: _____ (CVADA Representative Signature)

Reason (if deposit withheld):

The Renter acknowledges and understands the terms of this Agreement and has been provided with a copy for their records.