

# TAHOE VILLAGE



1771 TAHOE CIRCLE DRIVE  
WHEELING, ILLINOIS  
60090

CONDOMINIUM ASSOCIATION

Email [tahoe\\_village@comcast.net](mailto:tahoe_village@comcast.net)  
Ph 847-392-7637 Fax 847-392-7638

Per Your Request...Please Find the

## Tahoe Village Clubhouse Rental Information

Clubhouse Rental Price List  
Rental Contract  
Payment Deposits and Terms  
Clubhouse Rules and Regs

For Clubhouse Availability..Please Contact

[tahoeclubhouserental@gmail.com](mailto:tahoeclubhouserental@gmail.com)

Thank You

TAHOE VILLAGE



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60090

Email: [tahoe\\_village@comcast.net](mailto:tahoe_village@comcast.net)  
Ph: 847-902-7607 Fax: 847-902-7605

CONDOMINIUM ASSOCIATION

# Clubhouse

## RENTAL FEE SCHEDULE

Furniture and Seating Capacity  
and Clubhouse Covid19 Procedures

Village of Wheeling Fire Dept. / State of Illinois Maximum seating capacity is 42 people

**Clubhouse Rental Rates:** Rental day 12 noon to 12 midnight \$225.00

**Security Deposit Required\*** \$450.00

If you are serving alcohol...an additional Alcohol deposit is required \* \$450.00

Please provide Dram Shop Insurance coverage from your Home Owners insurance policy listing Tahoe Village Condo Association as additional insured \*

**We also need your Home Owners insurance policy listing**

Tahoe Village Condo Association as additional insured \*

**Clubhouse Rental Rules are attached.**

**You are responsible for the Clubhouse Professional Sanitizing fee after your party.**

The Clubhouse must be sanitized and cleaned before the next party rental. \$195.00

\*These guidelines have been set forth by our Insurance Carrier and Legal Counsel.

### Clubhouse Furniture

- 32 Grey Metal chairs
- 12 White Vintage highback chairs
- 3 Roller chairs for octagon card table
- 6 Leather lounge chairs
- Kitchen Facilities-Wolf stove-fridge-microwave
- 2 8 ft White Vintage wooden tables
- 5 8 ft folding tables 1-6 ft folding table
- 1 Octagon card table
- 2 Leather Couches

### UPSTAIRS

- 4 High back bar stools

1-POOL TABLE 1-FOOS BALL TABLE

Tahoe Village Condominium Assoc. 1771 Tahoe Circle Dr Wheeling IL. 60090  
**CLUBHOUSE RENTAL AGREEMENT AND PAYMENT TERMS\***

Clubhouse Rental Date	
Day	Date
Type of Party	
# of Guests	
All Deposits PAID and This date entered in Master Rental Book *	

As renter of the TVCA Clubhouse, I certify that I am 21 years of age or older. I have read, understand and agree to all of the contract terms as stated in the attached documents AND I know I must be present in the Clubhouse during the use of the facility

X

Signature of Person Renting Clubhouse      Date

Your Name: Homeowner who is renting the Clubhouse →

Your Address

Your phone#

Your E mail

Will alcohol be served ?      YES      NO

To reserve your date please issue 2 checks payable to: Tahoe Village Condo Assoc.

	Check 1
Clubhouse Rental Fee	\$225.00
Clubhouse sanitizing fee	\$195.00
<b>Total</b>	<b>\$420.00</b>

	Check 2
Clubhouse Security Deposit	\$ 450.00
If serving alcohol, add \$450.	\$
<b>Total</b>	<b>\$</b>

Please Note: ALL Security deposits will be returned after satisfactory Clubhouse inspection has been determined.

Rental Deposit

Security Deposit(s)

Check#	AMT\$	Date Received	Check#	AMT\$	Date Received

Thank You - Any questions - Email The Tahoe Village Clubhouse Rental Agent at:

[tahoecubhouserental@gmail.com](mailto:tahoecubhouserental@gmail.com)

Walk Thru

Clubhouse Key pickup/return

Post Inspection/Disposition

Security Deposit Disposition



1771 Tahoe Circle Drive Wheeling, Illinois 60090  
 Email: [tahoe.village@comcast.net](mailto:tahoe.village@comcast.net)  
 PH: 847-892-7837 FAX: 847-892-7834

## **What is Dram Shop liability insurance?**

Insurance that covers the proprietors of a business that serves alcohol. The insurance protects them from being liable for accidents caused by customers, patrons or guests who became intoxicated inside the establishment.

### **State of Illinois**

Under Illinois dram shop law, plaintiffs can recover after demonstrating that:

1. Alcohol was sold to the patron by the defendant;
2. Damages were sustained by the plaintiff;
3. The sale of alcohol was the Proximate Cause of the intoxication;  
and
4. Intoxication was at least one cause of the plaintiff's damages.

Proximate cause includes the requirement that the dram shop must have been able to foresee that its actions could cause injuries to third parties, but this is true for any establishment that serves (sells) alcohol. One Illinois court allowed a lawsuit against a company that dropped off self-serve barrels of beer at a union picnic.

Tahoe Village Condo Assn requires a Dram Shop liability hold harmless insurance rider for any Clubhouse events where alcohol is served.

I have read and agree to the above.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Permitted Occupancy

Maximum Capacity of this  
Building Shall NOT Exceed

42

Persons



Village of Wheeling Fire Department

# TAHOE VILLAGE



1771 LAKE CIRCLE DRIVE  
WHEELING, ILLINOIS  
60090

Email: [tahoe\\_village@comcast.net](mailto:tahoe_village@comcast.net)  
Ph: 847-392-7637 Fax: 847-392-7638

CONDOMINIUM ASSOCIATION

Clubhouse Rental Day/Date:  
Name of Person Renting  
Rentee Address:  
Unit #/Phone  
This Event is for a:  
Number of People Attending

## COVID19 CONTACT TRACING LOG

CDC GUIDELINES ® code 344 sec 33  
ILL PUBLIC HEALTH GUIDELINES sec 22.1

Names of all people attending

	Name	Address	City State	Phone	Age	Have You Flown in Airplane in the last 14 days YES NO	Have You had Covid19 in the last 14 days YES NO
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

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P: 847.392.7637

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## CONDOMINIUM ASSOCIATION

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### Clubhouse Rules & Regulations

- The unit owner, or authorized tenant, must be present in the clubhouse for the entire length of their activity. Leaving while any guest is present will cause the loss of your security deposit.
- The clubhouse facility is available for rental only to Tahoe Village Owners of record, who are in good standing. An owner may apply for use of the facility for his tenant who has a registered, written lease for a unit. The unit owner assumes full liability and responsibility. The clubhouse will be reserved on a "first come - first served" basis.
- Only owners who are in good standing (all assessments, etc. paid) as well as on the date that they apply to rent the clubhouse, and on date that they intend to use the clubhouse will be allowed to rent the clubhouse.
- The facility may be used for the social occasions of the residents and may be used for other purposes for the benefit of the community, at the discretion of Management.
- Use of the clubhouse for any form of income generating activity is strictly prohibited.
- Management reserves the right to deny use of the facility to any owner who has previously violated the Rules and Regulations regarding its use.
- The rental period hours are 12 noon to 12:00 midnight, the same day.

### 1.1.2) Fees & Required Items

- A rental fee, use of security deposit, and a serving liquor security deposit will be established by Management. All of these fees are payable at the time of reservation. All deposits and fees are payable by check or money order. For rentals booked less than 10 days in advance, only certified funds will be accepted.
- A clubhouse rental form must be completed at time of rental.
- In conjunction with the rental of the clubhouse and any of the other amenities, the unit owner shall provide to the Association satisfactory proof of insurance for personal liability, property damage, and host liquor liability, including but not limited to a current Certificate of Insurance naming the Tahoe Village Condominium Association as a party insured.

### 1.1.3) Restrictions and Responsibilities

- Use and access to the facility is specifically limited to the period contracted for. Decorating, delivering supplies or equipment, etc., prior to the contracted period is prohibited.
- The homeowner renting the clubhouse may not rent for another person. Doing so will cause the loss of your deposit, and possible loss of future rental privileges
- The homeowner is not to give the clubhouse keys to any other person. Giving the key to anyone will cause the loss of your deposit, and possible loss of future rental privileges.
- **The clubhouse is a non-smoking facility.** Smoking is not allowed anywhere inside the building. Guests may not smoke outside the building due to State of Illinois law. **VIOLATION OF THIS RULE MAY RESULT IN LOSS OF ENTIRE DEPOSIT.**
- Responsibilities of the clubhouse renter include, but are not limited to:

- ◆ **Removal of refuse, decorations, all personal items, and equipment, on a “You brought it.... you take it with you,” basis. (The Association has no provision for refuse removal.) Failure to remove your garbage will result in the loss of your deposit.**
- ◆ **Cleaning of tables, chairs, counters and appliances; Removal of garbage from the floor. Vacuuming and mopping are required.**
- The clubhouse is not cleaned by a cleaning service. All cleaning is the responsibility of the renter. Any extraordinary cleaning and/or repairs will be performed by a professional service, selected by the Association or employees of the Association. Costs will be charged to the unit owner and will become part of his/her common expense account. **The professional sanitizing of the clubhouse is apart from this and carries an additional fee.**
- The clubhouse facility will be inspected following each scheduled event. The security deposit will be refunded in full as long as all rules and regulations are adhered to, there is no extraordinary cleaning, nothing was damaged, and nothing needs to be replaced. Refunds will be made within 10 business days from the date of the event.

At the time of rental, it is hereby agreed that everything in the clubhouse is in good condition and fully operable, unless specifically noted in an addendum to the clubhouse rental agreement. Cost of replacing any lost or damaged items will be deducted from the security deposit. Damages or loss in excess of the security deposit will be charged to the unit owner and become part of his/her common expense account.

- Items with metal feet should not be placed on the countertops or ceramic tile floor. Renter will be responsible for scratched, burned, or damaged floors and countertops.
- The couches, chairs, coffee and end tables are NOT to be moved.
- All activities must be conducted inside of the clubhouse, unless prior written permission has been obtained from Management. The swimming pool and pool deck are not available for your use during your event.
- All clubhouse events are to be conducted in such a manner as to not disturb residents of Tahoe Village.
- The renter accepts full responsibility and liability for the actions and/or damage caused by all guests, whether invited or not.
- The renter accepts full responsibility for the guest’s parking. Guests may park in designated guest parking and legal, street parking areas.

- Renters shall not charge fees/money of any type, including, but not limited to: admission charges, entertainment charges, or beverage charges.
- The Association reserves the right to inspect an event in progress, and to terminate it for any material violation of the rules. The Clubhouse is monitored by security cameras, and all events are viewed for possible rule violations
- No pets or animals are allowed in the clubhouse.
- **The use of tape in any form, pins, tacks, staples, or other similar fasteners, to attach any decoration or other item is prohibited. This action will cause the loss of your security deposit. Any other damage, cleaning, or labor expense incurred as a result of such action will be charged to the unit owner and will become a common expense on the unit owner's account.**
- **Beverages in kegs, barrels, or canisters are prohibited.**
- With respect to the use of the clubhouse or any of the Association amenities, Management shall be the final arbiter of all disputes. In the event Management finds that any owner, resident or guest has not complied with the Rules and Regulations regarding use and rental, including but not limited to clean up, loss of security deposit along with fines and fees can be assessed. All decisions of Management will be final.

#### **1.1.4) Furnishings and Equipment**

- The following recreational equipment is present and available:
  - ◆ TV and cable channels
  - ◆ Pool table
  - ◆ Foosball table
- The position of the lights shall not be changed. Furniture may not be moved, it must be in its original position. The Pool and Foosball tables may not be moved; movement will result in an assessment of a re-leveling fee.

- Stacking chairs are to be neatly stacked adjacent to the front door; folding tables are to be neatly stacked against the wall.
  
- No food or drinks should be placed on top of the TV/VCR, pool table, or Foosball table. The TV has cables and wires to the cable, as well as cables and wires connecting the unit to electrical outlets. No person shall tamper with, disconnect, or touch any cables, wires, or outlets where these connections are located. Furthermore, no person shall move the TV, nor shall any person connect, or attempt to connect, any cable, wire, or other item to the TV. The TV shall only be used for its intended purpose.
  
- The renter is specifically, but without limit, responsible for the return of the following items in the same condition as they were received:
  - ◆ Remote control for TV
  - ◆ Foosball for AND/Foosball table
  - ◆ Fifteen numbered pool balls and the cue ball
  - ◆ 2 pool sticks
  - ◆ One bridge stick
  - ◆ One ball rack

As the renter of the Clubhouse, I certify that I am at least 21 years of age, I have read, understand and agree to all of the above, and I know I must be present in the Clubhouse during the use of the facilities.

Signature of Homeowner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

<b>FOR OFFICE USE ONLY:</b>			<input type="checkbox"/> Personal Check	<input type="checkbox"/> Money Order
<input type="checkbox"/> \$225 Rental Fee Received	<input type="checkbox"/> \$450 Security Deposit Received	<input type="checkbox"/> \$450.00 Alcohol Consumption Deposit Received*		
<input type="checkbox"/> Homeowners Insurance Policy Received	<input type="checkbox"/> Special Event Endorsement*	<input type="checkbox"/> Dram Shop Rider*		
Date Deposit Refunded: _____		TVCA Check #: _____		
*If applicable				