

Colony Condos Clubhouse Rental Agreement 2026–2027 (Public Rental)

1. General Information

The Colony Clubhouse was constructed in the early 1970s and does not meet modern accessibility standards. There are two steps required to access the front porch and main entrance, and the building is not ADA-compliant. The bathrooms can accommodate walkers but do not have the space to accommodate standard or large wheelchairs.

The Grosse Ile Colony Homeowners Association (HOA) offers the Colony Clubhouse for rent to members of the general public, subject to the terms and conditions outlined in this agreement.

2. Clubhouse Description

Maximum Occupancy: 85 people

Living Room Area:

- Gas fireplace
- Couches
- High-back chairs
- Coffee tables and end tables

Entertainment:

- Large screen TV with Wi-Fi connection and HDMI input

Bathrooms:

- Two total (one men's and one women's)

Kitchen Area:

- Single sink (no garbage disposal)
- Electric stove
- Full-size refrigerator
- Dishwasher
- Attached L-shaped serving counter

Seating & Tables:

- One banquet table (seats 30)
- Limited folding tables and chairs available

Other Features:

- Entry foyer
- Two steps leading to the main entrance

3. Rental Fees and Hours

Public Rental Fee: \$350 per day or \$90 per hour

Rental Hours: 8:00 a.m. – 10:30 p.m.

A 30-minute grace period is provided for cleanup and exit, ending at 11:00 p.m.

4. Payment Instructions

Checks made payable to: Grosse Ile Colony Association

Mail checks and signed agreement to:

Colony Clubhouse

8225 Colony Drive

Grosse Ile, Michigan 48138

Full rental payment must be received 14 days prior to the rental date

5. Security Deposit and Cleaning Policy

A \$350 security/cleaning deposit is required at the time of reservation.

This deposit will be deposited (cash) upon receipt.

The clubhouse must be cleaned in accordance with the provided checklist.

Failure to properly clean the facility may result in partial or full forfeiture of the deposit.

The facility will be inspected following the event.

Deposits will be returned within 7–10 days after inspection, less any deductions for cleaning deficiencies, damages, or violations.

6. Cancellation Policy

Full refund if cancellation is received at least 13 days prior to the rental date.

Cancellation within 14 days will result in a \$250 deduction from the deposit.

The HOA reserves the right to cancel this agreement at any time due to building emergencies, grounds issues, or unforeseen circumstances.

If the HOA cancels, all funds will be returned in full.

7. Entry and Facility Use

The renter must provide a preferred 4-digit digital access code at the time of reservation.

This code will be programmed into the clubhouse entry system.

The HOA reserves the right to modify the access code if necessary.

The digital lock system will record entry and exit times.

Please provide your preferred 4-digit entry code:

4-Digit Entry Code: _____

8. Rules and Restrictions

No smoking, vaping, or chewing substances are permitted anywhere on the property. Violation will result in forfeiture of the security deposit.

9. Event End Time and Departure Requirement

All events must conclude by 10:30 p.m. A 30-minute grace period is provided for cleanup and departure, and all guests must vacate the property no later than 11:00 p.m.

Failure to vacate by 11:00 p.m. will result in automatic forfeiture of the \$350 security deposit.

10. Renter Responsibility

The individual signing this agreement assumes full responsibility for all guests, including conduct, compliance with HOA rules, and any damage.

All damages or violations will be charged to the renter, including costs exceeding the deposit if necessary.

11. Final Instructions for Reservation

To reserve the clubhouse:

1. Print your name
2. Sign the agreement
3. Date your signature
4. Provide phone number and email address
5. Indicate requested rental date
6. Provide your preferred 4-digit entry code
7. Submit agreement with \$350 deposit

12. Signature Section

Renter Printed Name: _____

Renter Signature: _____

Date: _____

Phone Number: _____

Email Address: _____

Rental Date Requested: _____

Preferred 4-Digit Entry Code: _____

Initial to Confirm Cleaning Requirements: _____

Initial to Confirm No Smoking Policy: _____