SKIPPERS' COVE BEACH CLUB, INC

5 Bluebeard Way, Waretown, NJ 08758

CLUBHOUSE RENTAL AGREEMENT

PART 1 OF 4

Instructions: Carefully read ALL Terms & Conditions and Rental Fees
Sign and Date ALL pages of agreement
Submit to SC House Director with deposit

Rental Information: (Must be a Skippers' Cove resident in good standing)

Resident's Name: _____

SC Resident: Yes _____ No _____ Address: _____

Phone: *Cell:* _____ Email:_____

Relationship to Renter _____

CONTACT INFORMATION (If different than Renter)

Name: _____ Email:_____

Address: _____ *Cell:* _____

EVENT:

Rental Date: _____ # Guests: _____(90 max indoors)

Rental Time: *Start:* _____ *End:* _____

Type of Event: _____

Caterer Name: _____Caterer Phone #: _____

BAR USAGE: (Pending agreement of Bar Director)

Note: **ABSOLUTELY NO OUTSIDE LIQUOR OF ANY KIND IS PERMITTED IN THE CLUBHOUSE OR ON THE PROPERTY DUE TO RULES FROM THE NJ ALCOHOL BEVERIDGE COMMISSION.**

Bar **will** be used _____ Bar **will not** be used _____.

Select one: Full Bar: (beer, wine, mixed drinks) _____ # of adults attending_____

Beer & Wine Only: _____

Other: (Please specify) _____

Renter Will Provide Water & Soda: Yes _____ No _____

PLEASE NOTE: The dates requested are not guaranteed until deposit is accepted by SCBC House Director.

TO BE COMPLETED BY SCBC HOUSE DIRECTOR:

Resident's Signature: _____ Date: _____

Date of contract signing: _____ Member in Good Standing: Yes: _____ No: _____

SCBC Officer completing contract: _____ Signature: _____

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CLUBHOUSE RENTAL AGREEMENT

PART 2 OF 4: Rental Rates

Club House Only: Up to 5 hrs. **$350** (Resident)

$500 (Non-resident)

Additional hrs. **$200/hr.**

Full Facility Rental: **$950** (Resident)

$1200 (Non-resident)

(Weddings, Special Events, or Groups over 90 Includes use of inside and outside facilities)

Does not include additional trash pick-up if needed

Bartender: Per Bartender: **$100**

Add'l Hr: **$20/hr.**

One bartender is required per 50 guests

Each bartender paid in cash at close of event

Bar/Liquor: Bar fees based on consumption

Paid directly to Bartender at close of event

Refundable Deposit: **$300**

Due in advance, upon execution of contract

Balance is due 10 days in advance of the event date.

Cleaning Service: **$150**

Cleaning service (following event) is required. This service covers the cost of cleaning the kitchen, bathrooms and floors ONLY.

Renter is responsible for all other cleaning, trash removal and cleaning of stoves.

Charge for cleaning will be deducted from deposit

Rental Fee Summary:

Club House:

Basic Rental: **$**_____ - OR -

Full Facility Rental: **$**_____

Addl. Hrs. (if applicable) **$**_____

Cleaning Service: **$**_____

Deposit (due upon contract signing)**: $**_____

Net Club House Fees: $_____

Balance due 10 days in advance of the event.

Please make checks payable to:

"*Skippers' Cove Beach Club*"

Bar: (paid in cash directly to bartender at close of event)

Bartender Fee(Estimate) **$**_____

(# bartenders ____x $100

plus # add'l hrs. ____x $20/hr.)

Liquor Cost

$__TBD___ (based on consumption)

Resident's Signature:_____ **Date:**_____

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CLUBHOUSE RENTAL AGREEMENT

PART 3 OF 4: TERMS & CONDITIONS

• I agree to be responsible for the proper conduct of all guests and for any damage that may occur.

•Rental by a non-member of SC, requires sponsorship by a SC member in good standing. The Sponsor assumes all same responsibilities as renter.

•Housekeeping services are **required.** The charge will be deducted from deposit. This covers the cost of cleaning the kitchen, bathrooms, and floors ONLY. Renter **must** put away tables/chairs, take out trash & recycling (**trash MUST be in plastic bags and bags moved to trash corral on SOUTH side of the Clubhouse. Recycling is to be placed in Recycling bins in the outside corral on the NORTH side of the Clubhouse.** Renter MUST return the Clubhouse to its original condition.

• I have homeowners or rental insurance that provides coverage for bodily injury and property damage caused by any attendee of this club house rental (both inside & outdoor property). I agree to be responsible for all such damage and agree to provide SCBC a copy of the Declarations Page or Insurance Certificate as part of this contract.

• I agree to utilize the Clubhouse for lawful purposes only and I understand that illegal gambling is not permitted.

• I understand that renters are not permitted to supply or consume their own alcohol anywhere on the premises.

• I understand no glass containers are permitted on the patio or beach.

• I agree to properly clean the Clubhouse immediately following the event. **All tables must be placed in storage by the entrance to the bathrooms. All chairs are to be returned to the areas you found them, All outdoor furniture must be returned to original placement.**

• I agree to sort recyclables and dispose of all garbage and recyclables or my deposit will be forfeited. Garbage is to be placed inside the outdoor dumpster (located in outdoor garbage corral on the SOUTH side of the Clubhouse) and/or removed from the property. **Recycling is to be placed in Recycling bins in the outside corral on the NORTH side of the Clubhouse.**

• I understand that if I do not properly accomplish cleaning as required in paragraph above, the House Director can and will retain my house deposit. In this event, I agree to forfeit my house deposit.

• I understand that a $300 deposit is required in order to secure the requested date. The requested date is only guaranteed following review by the House and Bar Directors **and** upon full execution of signed contract and receipt of deposit.

• I understand that payment of the NET Club House Rental Fee balance is due ten (10) days prior to the event date.

• Cancellation notice must be received not less than twelve (12) days prior to the event date or rental fee will be forfeited.

• I understand the deposit is non-refundable except for non-performance by SCBC.

• I agree to inspect the Clubhouse prior to my event and notify the House Director of any and all discrepancies. Failure to report discrepancies MAY result in my being held responsible for discrepancies (i.e. dirty floors, kitchen or bathrooms, etc.)

• I understand that the rental of the club house does not allow use of the bar unless specifically requested (additional charges apply).

• I understand that maximum capacity for rental of the club house ONLY cannot exceed 90 (fire code regulations). If the size of the group exceeds 90, the renter will be charged for a Full House Rental.

• I understand that rental of the clubhouse (for groups less than 90) includes use of the sound system (inside only) and outside facilities provided there is no associated use of tents, catering, etc. on the exterior property/beach. Groups of more than 90 must automatically rent the full facility.

• Full facility rental does not include sound system OR exclusive use of beach.

• Kitchen supplies (e.g. sternos, paper goods, and other supplies used to serve/store food) and food stuffs (e.g. food, coffee, tea, ice etc.) will be provided by the renter.

• Abusive behavior or language is not permitted on any part of the SCBC premises.

• I understand that smoking is not permitted in the Clubhouse, nor is it permitted on the patio or beach. I will make this clear to all guests who attend my function.

• Full House Rental allows for renter to provide their own DJs or bands (club house does not provide speakers outside), but municipal zoning requirements must be followed, including noise ordinances.

Resident's Signature:_____ Date:_____

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CLUBHOUSE RENTAL AGREEMENT

PART 4 OF 4: BAR - TERMS & CONDITIONS

•**Bar rental *can* include:**
- Full Bar – renter pays cost of all drinks
- Partial Bar – e.g. renter pays for wine and beer only
- Full Cash Bar – attendees pay for their own drinks.
- Mixed Bar – e.g. renter pays for wine and beer only, attendees pay for mixed drinks.

- In all cases where the bar is being rented, the renter pays the cost of the bartenders.
- Bar costs (drinks and bar tender fees) must be paid in full via **check or cash** at the close of the event.
- Skippers' Cove Beach Club (SCBC) is licensed to sell and serve alcoholic beverages in accordance with and under the provisions and regulatory control of the NJ State Alcoholic Beverage Commission (ABC).
- SCBC maintains strict compliance with the ABC regulations which requires that any and all alcohol must be provided by SCBC and served by a certified SCBC bartender (no-exceptions).
- Alcoholic beverages are defined as liquor (in any form), beer and wine. If you or your guests have a favorite liquor or beer, please notify me ASAP before the event.
- The SCBC Club House is ONLY rented to Members of SCBC who are in good standing. The Member is responsible for the behavior and compliance of their guests. Non-members may purchase alcoholic beverages from the bar only as a guest of a SCBC Member. No alcohol purchased or consumed other than from the SCBC bar is permitted on the premises. Violations are subject to fines and penalties under NJ State Law.
- The bartender is authorized to refuse to serve and/or ask any person to leave the premises for excessive alcohol consumption or misconduct in any form.
- Those 21 of age & over are authorized to be served at the bar. The SCBC bartender is authorized to request proof of age (driver's license
- Absolutely NO ONE is authorized to go behind the bar at any time, except the authorized SCBC personnel as listed on form 181-A (available at the bar).
- ABC regulations forbid gambling or gambling paraphernalia on the premises whether or not the bar is open. Exceptions include legal raffles and bingo when properly authorized by state permit.
- The SCBC federal and state liquor license is framed and on display in the bar area. We request and insist that every person who enters the club house help prevent violations which could jeopardize our license.
- At least two (2) bartenders are required for groups that exceed 50 guests.
- No alcohol beverages may be taken outdoors in front of the clubhouse. For events that utilize the outdoor premises, alcoholic beverages (must be purchased only from the SCBC bar) may only be consumed within the gated areas of the club house and cannot be in a glass or otherwise breakable container.
- Bartender is authorized to notify police of violations.
- In the event of a Full House Rental, outside bar service is limited to the Beach Bar Window only.
- No outside alcohol can be provided or consumed other than alcohol provided by the Club bar.
- Bartender's judgement is final (subject to the ADR procedures outlined in the SCBC By-Laws and NJ State).

RESIDENT'S AGREEMENT ACCEPTANCE:

I have read & agree to ALL provisions outlined in this agreement. I further understand that it is required that I provide a copy of my home-owners insurance policy or renters insurance. I agree to hold Skippers' Cove Beach Club and its membership harmless in the event of legal action resulting from an accident or personal injury related to this rental.

Print Name: _____Signature: _____ Date: _____

Revised 9/2026