

COMMUNITY ROOM RESERVATION AGREEMENT: ALCOHOL USE

This document is made part of the Reservation Agreement dated [Date] between the Lake Ballinger Estates Homeowners Association and _____ (add name here - "Resident Host ") for the use of the Community Room on [_____] : Event Date].

1. Compliance with Applicable Law

The Resident Host (now referred to as the "Host") shall be solely responsible for ensuring that all alcohol service and consumption and use of the property complies with all applicable laws and regulations, including the laws of the State of Washington and Snohomish County.

- **Underage Consumption:** The service or possession of alcohol by any person under the age of 21 is **strictly prohibited**. The Host assumes absolute responsibility for verifying the legal age of all guests.
- **No Sale of Alcohol:** Alcohol may not be sold. No admission fees, "suggested donations," or "ticket sales" may be collected for any event where alcohol is served.
- **Banquet Permits:** For events where alcohol is provided by the Host (rather than BYOB), the Host shall obtain a **Washington State Banquet Permit** (available online for \$25) and post it prominently in the Community Room for the duration of the event.

2. Control of Consumption and Conduct

The Host acknowledges and agrees to the following:

- **Intoxication:** The Host shall monitor all guests and ensure that no person who appears visibly intoxicated is served or allowed to consume further alcohol.
- **Confined Use:** Alcohol consumption is strictly limited to the interior of the Community Room and adjoining deck.
- **Safe Departure:** The Host agrees to take all reasonable steps to prevent any guest from operating a motor vehicle while impaired.

3. Indemnification and Hold Harmless

THE HOST AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE ASSOCIATION, its members, Board of Directors, officers, volunteers, and agents from any and all claims, demands, lawsuits, or liabilities (including reasonable attorney's fees) arising out of or related to the service or consumption of alcohol during the event and use of the property. This includes, but is not limited to, claims for bodily injury or property damage caused by the Host, their guests, or any person who attended the event or consumed alcohol at the event, regardless of whether such injury occurred on or off the Association's property.

4. Insurance: The Host confirms that they maintain a valid Homeowners or Renters Insurance policy with personal liability coverage. The Association reserves the right to request a Certificate of Insurance naming the Association as an "Additional Insured" for the duration of the event.

5. Breach and Forfeiture

Any violation of this Alcohol Use Policy, including the service of alcohol to a minor, shall constitute a material breach of the Reservation Agreement and the Association's governing documents.

Resident Host Signature: _____ **Date:** _____