



41 Ashlawn Boulevard
Palmyra, VA 22963
(434) 589-8263
www.LMOA.org

Room Rental Rates

Ashlawn Clubhouse

41 Ashlawn Boulevard Palmyra, VA 22963

The Ashlawn Clubhouse boasts a spacious event room with lots of natural light on the main level and two event spaces on the terrace level to meet the various needs of our residents.

Additionally, you can enjoy breathtaking lake views from our Lakeside Restaurant and/or dining deck. The clubhouse also offers an elevator and ADA-compliant doors providing an inclusive experience for all.

The Lake Room: 2,073 sq. ft. on the main level of the Ashlawn Clubhouse overlooking our beautiful, recently replaced pool (2019) and views of Main Beach. Great for weddings, retirement parties, and larger group gatherings. Maximum capacity is 156.

Spaces are available for full or half-day rentals. Full-day rentals are considered 8 AM – 10 PM. Half-day rentals are considered 8 AM – 2 PM or 3 PM to 10 PM.

The Lake Room is equipped with a sound system, projector, and automatic screen.

A 50% deposit is required for all events.

	Member, Tenant, or Social Associate Rates:	Non-member Rate:
The Lake Room	Full Day: \$700 Half Day: \$420	Full Day: \$1000 Half Day: \$600
Lakeside Restaurant	Available through our partners at Tron. For more info, contact Jeff Allums jeff.allums@lakemonticello.org	

Effective January 1, 2020

Ashlawn Clubhouse Terrace Level

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Terrace Room A: 675 sq. ft. of bright, clean space on the ground level of the Ashlawn Clubhouse – directly below the lake room. Overlooks the recently renovated pool. Maximum capacity is 45.

Terrace Room B: 652 sq. ft. of bright, clean space on the ground level of the Ashlawn Clubhouse – directly below the lake room. Overlooks the recently renovated pool. Maximum capacity is 45.

Both spaces may be combined for a total of 1,327 sq. ft. Maximum capacity is 90.

Spaces are available for full-day rentals or in 2-hour increments (with a minimum of 2 hours). For each additional half hour over the scheduled event time, a fee of \$35 will be charged.

Full-day rentals are considered 8 AM – 10 PM.

	Member, Tenant, or Social Associate Rates:	Non-member Rate:
Terrace Rooms Combined	Full Day: \$350 2 hours minimum: \$140 Each Additional half hour \$35	Full Day: \$500 2 hours minimum: \$200 Each Additional half hour \$35
Terrace Room A <u>or</u> B	Full Day: N/A 2 hours minimum: \$70 Each Additional half hour \$35	Full Day: N/A 2 hours minimum: \$100 Each Additional half hour \$35

Fairway Clubhouse

51 Bunker Boulevard Palmyra, VA 22963

The new Fairway Clubhouse offers an impressive event space that overlooks the beautiful dining patio with views of the pristine golf course (thoughtfully designed by Buddy Loving) and serene lake through wall-to-wall windows making the space bright and airy, perfect for any event. The Fairway Clubhouse also boasts a Pub style restaurant “The Pub” with casual dining, darts, a pool table, top-notch drinks, and even more views of the golf course.

The Fairway Room: 1,500 total square feet with gorgeous views and plenty of light for any event. Maximum capacity is 103.

Fairway A & B: The Fairway Room can be divided into equal 750 square foot halves to accommodate any size event. Maximum capacity is 50 per space.

Golfers Patio: Beautiful outdoor space just off the Fairway Room.

	Member, Tenant, or Social Associate Rates:	Non-member Rate:
Fairway Rooms Combined	Full Day: \$550 Half Day: \$350	Full Day: \$850 Half Day: \$500
Fairway Room A <u>or</u> B	Full Day: \$275 Half Day: \$175	Full Day: \$425 Half Day: \$250
Golfers Patio	\$1,050	\$1,500

Disclaimers & Rules

At the discretion of the Food and Beverage Director, the room rental fee may be waived or reduced for contracted events where food and beverage are purchased.

Shorter Rentals may be accommodated at the discretion of the Food & Beverage Director.

1. The Homeowner or Associate must be in good standing; the Rate does not apply to tenants that have not paid for Associate Membership. The Non-Owner Rate applies to Tenants in good standing.
2. All Events must conclude by 11:00 p.m. (including clean-up); unless otherwise authorized by the General Manager.
3. Special Event Time (11 hrs.) includes time to install decorations through the clean-up period.
4. Food and Beverage: LMOA Food Services has the first right of refusal for all rental activities. No food is allowed from outside sources with the exception of wedding cakes and guest favors. LMOA will not transport wedding cakes and is not responsible for cakes left at any LMOA facility. (See PM 6.01) Consumption of any alcohol on the premises that are not purchased through LMOA is expressly prohibited. LMOA reserves the right to confiscate outside alcohol and dismiss any guest who violates the alcohol policy. All guests consuming alcohol require identification on the premises.
5. Decorations, Exhibits & Signage: Affixing any banner, streamer, or other material to the walls, floors, ceilings, furniture, fixtures, furnishings, or other property belonging to LMOA is prohibited unless authorized in writing by LMOA prior to the Event. All signage for the Event must be professionally printed and approved by LMOA prior to display or usage. Rice and birdseed are prohibited on LMOA premises. Use of paper streamers, confetti, or plastic foil must be approved in advance.
6. Venue Space: Unless otherwise noted, the Hosting Party's rental term shall be eleven (11) hours with a \$250 charge for every additional ½ hour. All activities must conclude by 11:00 p.m. indoors and outdoors. The allotted eleven (11) hours include the time to install decorations, for vendor deliveries, pictures, and time to remove items ordered or brought in by the hosting party. LMOA reserves the right to restrict decorations that may cause damage to the premises. (See Decorations, Exhibits & Signage policy) Guests must confine themselves to the areas reserved so as to not interfere with golfers or patrons in the restaurant(s). LMOA is not to be held responsible for the actions of the event guests.
7. Music: LMOA wishes to be a neighbor-friendly venue and as such all music will be non-audible at the property line and will meet or exceed limitations of County sound ordinances as well as neighborhood associations (See PM 14.02) The

events staff will oversee all sound set-ups indoors and outside the buildings. Doors to the event rooms must remain closed during which time the band or DJ is playing.

8. Indemnification: To the extent permitted by law, you agree to protect, indemnify, defend and hold harmless LMOA, its owners, respective employees, and agents against all claims, losses, or damages to persons or property, governmental charges or fines, and costs (including reasonable attorney fees), arising out of or connected with your function, except those claims arising out of the negligence or willful misconduct of the golf course. The parties agree in the event that any dispute arises in any way relating to or arising out of this contract, the prevailing party in any arbitration or court proceeding will be entitled to recover an award of its reasonable attorney's fees.
9. Rain Contingency/Acts of God: Outdoor events may be moved inside due to inclement weather. The Fairway Facility will be reserved for any outdoor ceremony or cocktail hour that needs to be moved inside due to inclement weather. The decision to move the ceremony and/or cocktail hour to the Fairway Facility must be decided at least four (4) hours prior to the event to ensure a proper set-up is achieved.
10. Event Cancellation: If the Client should cancel the Event, the Client and LMOA agree that all monies paid to LMOA at or before the time of cancellation shall be presumed to be the number of damages sustained by LMOA and will be retained by LMOA as liquidated damages. If the Client cancels the Event, all monies paid to LMOA shall be forfeited and will not be credited to future Events. The Client must provide written notice to LMOA to cancel an Event.
11. Insurance Requirement: Please Submit a Certificate of Liability Insurance (CLI) naming Lake Monticello Owners' Association as additionally insured for no less than \$1 million dollars on the date of the event. (If you do not have the necessary coverage with your homeowner's/renter's policy, a certificate of insurance can be purchased from www.wedsafe.com or www.specialeventinsurance.com).
12. Deck and patio space adjoining clubhouse rooms may be made available upon request.
13. General Manager discretion is required for Events on holidays.
14. A 50% deposit is required for all events.