

	Golf Car Shed Policy	Date Created: May 15 th , 2016
	Date Approved: May 30, 2016	Last Revised: May 30 th , 2016
	Approved by: Board of Directors	Effective Date: June 1, 2016

Purpose

This policy provides the rules and guidelines for the leasing of the golf car sheds located at Clare Golf & Country Club.

Scope

Leasing of the sheds will be available to anyone able to pay the amount stated in the lease agreement. However, priority will be given to active Clare Golf & Country Members in good standing.

Policy Statement

1. Priority will be given to lessees who are members in good standing at Clare Golf & Country Club. Lessees who are not members of the club will be considered only if there aren't enough members interested in leasing all available sheds.
2. The lease agreement will be for a term of five (5) years to be paid in full at the beginning of the lease. The lease is not transferrable other than in the event of a death of the lessee (see Item #12). The lessee may not sublet the space to anyone else.
3. The lessee may renew his/her lease upon termination of the term given they are still a member in good standing at the club.
4. Lessees may terminate the contract at any time prior to the end of the contract by written notice. Clare Golf & Country Club will reimburse the remaining amount of the contract to the lessee based on the amount of remaining months on the term.
5. Clare Golf & Country Club reserves the right to terminate the contract at any time if the lessee either becomes negligent, does not renew his/her membership or by cause of force majeure. Written notice will be provided to the lessee in any case of termination of the contract.
6. Clare Golf & Country Club will keep a waiting list for members interested in leasing a shed when one or more become available. Leases will be awarded on a first come first served basis.
7. Electricity will be made available at an additional flat rate plus an annual usage rate based on average consumption. The use of electricity is optional to the lessee. Electricity will be shut off on an annual basis from November 1st to February 28th unless prior arrangements are made with the General Manager regarding winter electric usage.
8. Locks are to be supplied by the lessee. A spare key should be made available to the Pro Shop in case of emergency.
9. Gasoline storage cans and electric heaters are prohibited from the sheds.
10. Clare Golf & Country Club will have insurance on the buildings but not on its contents.

11. Golf car user and trail fees are not covered by this policy and are to be paid under a separate cover.
12. In the event of a death of the lessee, the lease will be transferred to the lessee's estate for the remaining length of the contract. Upon termination of the contract, Clare Golf & Country Club reserves the right to either lease the shed to lessee's estate if he/she is a member in good standing at the club or lease the shed to the next person on the waiting list. If the lessee's estate does not want to continue leasing upon the death of the lessee, Clare Golf & Country Club may reimburse the remaining amount on the contract as stated in Item #3.

Roles and Responsibilities

13. The General Manager will be responsible to ensure all lease agreements are signed and understood by the lessee and himself/herself.
14. The General Manager and Pro Shop Staff are to keep a waiting list of members interested in leasing a shed when one or more become available. The sheds will be leased in a first come first serve basis.
15. The lessee is responsible to provide insurance on the contents of the shed if they choose to do so.
16. The lessee is responsible to pay all golf car user and trail fees.
17. The lessee must abide by all rules stated in this policy and any other rules not stated here deemed necessary either by the Board of Directors and/or the General Manager and his staff.

(ATTACHED CONTRACT)

Clare Golf & Country Club – Golf Car Storage Shed Contract

Shed Number _____ : DATE: _____

This is to certify that, Clare Golf and Country Club, lessor, has received the sum of \$1,250.00 (One-thousand, two-hundred and fifty) plus HST from _____, the lessee, to cover the lease of a golf car shed on Clare Golf Course property for a term of 60 months.

Be it known that this will cover your rental fee from April 1, 2017 to March 31, 2022. **The lease is not transferable**, other than in the event of a death (refer to Policy Golf Car Shed Policy section 12). If you wish to terminate your lease before the term is up, Clare Golf will buy out the remaining years left on the lease based on the number of months remaining on the term.

Be it known that the lessee may renew his/her lease upon termination of the term given that at the time of the renewal, the lessee is still a member in good standing at the club.

Be it known that Clare Golf & CC may terminate the contract at any time prior to the end of the contract if the lessee either becomes negligent, does not renew his/her membership or by cause of force majeure. Written notice will be provided to the lessee in any case of termination of the contract.

Be it know that it will be up to the individual to leave his/her golf car in the shed for the winter season if he/she so desires at no additional expense.

Be it known that gasoline storage cans and electric heaters are prohibited from the sheds.

Be it known that this does not cover the annual Golf Care User Fee, which is a separate fee.

Be it known Locks will be supplied by the 'lessee' and a spare key MUST be left in the proshop in case of emergency.

Be it known Electricity may be made available for an additional one time hook up fee of \$160.00 plus HST, plus an annual usage fee, based on the electric bill for the shed. This is billed at the end of each golfing season.

Be it known Electricity will be shut down yearly from November 1 to February 28 unless prior arrangements have been made with the club manager regarding winter electric usage.

Be it know that Clare Golf & Country Club will have insurance on the building but not on its contents. Should you wish your contents insured you must arrange this with your own insurance agency.

I _____, the lessee **HOLD HARMLESS** the Clare Golf & CC, Lessor, from all liability for the storage and usage of my personal golf car on Clare Golf & CC premises.

I have received a copy of Clare Golf & Country Club's Golf Car Shed Policy. _____.

_____, Golf Car Owner. Date: _____

_____, Clare Golf & Country Club Date: _____