

**RANCHO HIGHLANDS COMMUNITY ASSOCIATION
RELEASE, HOLD HARMLESS AND INDEMNIFICATION AGREEMENT**

This form must be completed, initialed on both pages and signed by the Homeowner(s) on title or Tenant(s) on lease agreement with Assigned Privileges.

Names:

(Last) (First) (Last) (First)

(Last) (First) (Last) (First)

(Property Address)

(Mailing Address)

(Email Address)

(Home Phone) (Work Phone)

Key Issued _____

Please list the names of all children who are in residence and their birth dates (or any other persons in residence);

- 1. _____ 2. _____
- 3. _____ 4. _____
- 5. _____ 6. _____

I ACKNOWLEDGE AND AGREE, on behalf of myself, and my family, that the use of areas operated by Rancho Highlands Community Association, including but not limited to all native areas/slopes, landscaped and recreational areas; tennis courts, swimming pools and spa, cabana buildings including restrooms and shower, tot lot, parks, lookout and trails, and native and landscaped areas, involve a potential risk of serious injury to a person undertaking these activities or using these athletic and recreational facilities. I FULLY UNDERSTAND that athletic or recreational activity, by its very nature, can be hazardous and that it can lead to injury to me or damage my personal belongings.

(Initial)

You must initial both pages of this document

**Rancho Highlands Association
Release, Hold Harmless and Indemnification Agreement
Page 2**

I UNDERSTAND that by signing this form I, my family and my **guests** AGREE TO ASSUME THE INHERENT RISKS of potential injury to which I am voluntarily exposing myself, my family and my **guests** by participating in activities on the facilities of Rancho Highlands, and that I HAVE RECEIVED, READ AND AGREE to abide by the Rules and Regulations for the Rancho Highlands Community Association.

On behalf of myself, my family and my **guests**, I AGREE TO INDEMNIFY AND HOLD HARMLESS RANCHO HIGHLANDS COMMUNITY ASSOCIATION, its officers and directors, agents (excluding independent contractors), and/or employees, from claims arising from the intentional wrongful acts, gross negligence or negligence of myself, my family, and/or my **guests**, as a result of such activities.

I HAVE READ AND AGREE TO THE FOREGOING:

(Signature)

(Date)

(Drivers License Number)

(Signature)

(Date)

(Drivers License Number)

(Initial)

You must initial both pages of this document

RANCHO HIGHLANDS COMMUNITY ASSOCIATION
REGISTRATION FORM
OWNER'S ASSIGNMENT OF MEMBERSHIP PRIVILEGES TO TENANT

Association Member Name: _____

Address: _____

Mailing Address: _____

Tract: _____ Lot: _____

Phone Number: _____

Tenant Name: _____ DL#: _____

Tenant Name: _____ DL#: _____

Tenant's Phone Number: _____

I (we) hereby transfer our rights to use the Rancho Highlands Community Association Recreational Facilities. I (we) understand that it is my (our) responsibility to notify the Association in writing when this tenancy has been terminated and that the assignee is no longer residing in the property. I (we) hereby acknowledge full responsibility for the actions of my (our) tenants when using the Rancho Highlands Community Association Recreational Facilities and recognize that I (we) will be held directly responsible for violations of the Association's Governing Documents by my (our) tenants, their family members, guests, and invitees. I (we) shall provide my (our) tenant with all the Association's Governing Documents including Rules and Regulations, and the Rules and Regulations as they specifically apply to the use of the Facilities. I (we) understand that a non-refundable fee of \$50.00 will be required to replace any lost or stolen keys, and that only one key will be issued per unit.

SIGNATURE OF OWNER: _____ DATE: _____

PRINT NAME: _____

SIGNATURE OF OWNER: _____ DATE: _____

PRINT NAME: _____

***Please provide copy of Lease Agreement for Tenants.**



Excellence in Association Management

43529 Ridge Park Drive
Temecula, California, CA 92590
Phone: (951) 699-2918

**RANCHO HIGHLANDS COMMUNITY ASSOCIATION
COMMON AREA KEY RELEASE FORM**

Please Note: If you have one key and are requesting a second key, please include a check for 50.00. Should you lose a common area key the replacement charge is \$50.00. If you are requesting a replacement key please attach a \$50.00 check endorsed to Rancho Highlands CA or have a check readily available when you pick-up the key. Payment by check only.

Please check one:

1) _____ I am an absentee and/or off-site property owner at Rancho Highlands COA. I can not come in person to pick up a new common area key. **Please send the common area key directly to me by certified mail, to the mailing address below. I will see to it that my tenant receives the key under my agreement with him/her. For certified mailings you must include a \$7.33 payment; checks made payable to Avalon Management Group, Inc.** (Key will not be mailed out if a check is not enclosed)

Rancho Highlands site address:

Please mail my key to:

2) _____ I am a property owner at Rancho Highlands COA. **I authorize Avalon Management Group to personally release or mail the common area key for my property ONLY to the person listed below.** I understand I am fully responsible for the whereabouts of the key and the cost of replacement. (Please Note: Authorized Person listed below will need to show proof of I.D. when picking up a key after having made an appointment by phone with Avalon Management Group.)

Rancho Highlands site address:

Please release my key to:

3) _____ I am a property owner at Rancho Highlands COA. I can not come in person to pick-up a common area key. **Please send the common area key directly to me by certified mail to the mailing address below. For certified mailings you must include a \$7.33 payment; checks made payable to Avalon Management Group, Inc.** (Key will not be mailed out of a check is not enclosed)

Rancho Highlands site address:

Please release my key to:

4) _____ I am a property Rancho Highlands property owner. **I will pick-up the common area key at 43529 Ridge Park Drive, Temecula.**

Signed: _____

Dated: _____

**RANCHO HIGHLANDS HOMEOWNERS ASSOCIATION
2022 KEY RELEASE CHECK-LIST**

Check One:

Owner of Record (living on-site)

Returning these completed forms:

Common Area Key Release Form

Key Release Check-List

Release, Hold Harmless and Indemnification Agreement

Owner of Record (living off-site & assigning rights to use facilities to Tenant):

Returning these completed forms:

Owner's Assignment of Membership Privileges to Tenant

Release, Hold Harmless and Indemnification Agreement

Common Area Key Release Form

Copy of Lease Agreement

Key Release Check-List

Check One:

Please call me when my key is ready to be picked up;

Phone Number _____

Or _____

Please mail my key by Certified Mail:

I have included a check in the amount of \$7.33 payable to Avalon Management Group, Inc.

I the undersigned acknowledge that should a key be lost there will be a \$50.00 charge for replacement.

Rancho Highlands Street Address: _____

Owner's Name: _____

(Print)

Owner's Phone Number: _____ **Work:** _____

Tenant's Name

(Print)

(Print)

For Office Use Only:

Key Number Issued: _____ **Date Issued:** _____

Pick Up _____ **Certified Mail** _____ **Check Received** _____