

# Oak Terrace Improvement Association

## Key Fob Agreement and Beach Park Rules

### Key Fob Agreement

One key fob is available to each household in the Oak Terrace Improvement Association in good standing. To be in good standing, the homeowner must be current with all payments, including annual dues and special assessments, due to the Association. Homeowners will be charged \$25 to replace a lost key fob.

Homeowner's Name(s):

\_\_\_\_\_

Homeowner's Address:

\_\_\_\_\_

Cell Phone Number(s):

\_\_\_\_\_

Email(s):

\_\_\_\_\_

Issue Date of Fob \_\_\_\_\_ Key Fob Number \_\_\_\_\_

I agree to adhere to all rules and regulations stated herein. I understand that the risk of injury is significant. I knowingly and freely assume all such risks, both known and unknown. I assume full responsibility for my participation and that of the members of my household and my guests. I willingly agree to comply with the stated rules and conditions for entrance and use of Beach Park. Furthermore, if I observe any unusual significant hazard during my presence or participation, I will remove myself from participation and bring such to the attention of a proper authority.

I, for myself, and on behalf of my heirs, assigns, personal representatives and next of kin, hereby release, indemnify, and hold harmless Oak Terrace Improvement Association, its officers, officials, agents, employees, and/or other participants, sponsoring agencies, sponsors, and where applicable owners or leasers of these premises, with respect to any and all injury, disability, death, or loss or damage to person or property, whether arising from the negligence of the releasees or otherwise, to the fullest extent permitted by law.

I have read this release of liability and assumption of risk agreement, fully understand its terms, and that I have given up substantial rights by signing it. I sign this document freely and voluntarily without any inducement.

Homeowner's

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Oak Terrace Improvement Association

## Key Fob Agreement and Beach Park Rules

### Beach Park Rules

All rules posted at Beach Park will be enforced

1. The key fob is not to be lent out, transferred or misused in any way. The fob is for the personal use of the homeowner, other household members, and their guests. Each homeowner must report the loss, theft, or malfunction of the key fob immediately to a board member.
2. At least one member of every group entering Beach Park must carry a cell phone for emergency purposes, as the Association does not provide a phone in the park.
3. Littering is prohibited. In addition, no food, drink, gum, or tobacco is allowed in the water. Glass containers, of any kind, are prohibited throughout Beach Park.
4. Persons under the age of 16 must be accompanied by a responsible person 16 years of age or older.
5. No one should swim alone.
6. All children who are not toilet-trained shall wear tight fitting rubber or plastic pants. Special diapers made for swimming are allowed.
7. Diving in shallow water is not permitted. Caution shall be exercised in the use of any diving platforms including, but not limited to, rafts, piers, docks, and seawalls.
8. **No pets** are allowed in the beach area.
9. Swimming is prohibited after sunset or before sunrise, or when lightning is present, including a 15-minute period after the last lightning is observed.
10. Admission to the beach may be refused to all persons having any contagious disease, infectious condition, or any other condition having the appearance of being contagious.
11. A person under the influence of alcohol, drugs, or exhibiting erratic behavior shall not be permitted in the beach area.
12. Feeding of wildlife or other actions that encourage their presence is prohibited.
13. Personal conduct at Beach Park must be such that safety is never jeopardized.
14. There is no lifeguard on duty.
15. Proper attire is required at all times at Beach Park.
16. The lake water is not suitable for drinking.
17. Beach Park is only intended for the use of members of the Oak Terrace Improvement Association, in good standing, and their invited guests. The owner of the key fob is responsible for any and all actions of family members and guests entering Beach Park using their fob.

Anyone violating these rules may lose their right to use Beach Park.