

**Sweet Brier Condominium Unit Owners Association, Inc.**  
**VOLUNTEER WAIVER & RELEASE AGREEMENT**

I, \_\_\_\_\_, am the unit owner of \_\_\_\_\_, Madison, Ohio 44057, which is part of the Sweet Brier Condominium Unit Owners Association, Inc. ("Association"). As an Association member, I have volunteered to provide handyman services and other general volunteer services ("Services") on the Sweet Brier Condominium property ("Condominium Property"). I have agreed to perform these Services without cost, charge, or other expectation of remuneration or consideration from the Association, any unit owners or occupants. I understand that I am a volunteer, not an agent or employee of the Association.

I, on behalf of myself, personal representatives, heirs, executors, administrators, agents, successors, and assigns, hereby agree to waive, release, indemnify, hold harmless, and defend Association, its Board of Directors, community association managers, officers, employees, representatives, managing agent(s), and its owners, tenants and guests, and all of their respective heirs and assigns, from and against all liabilities, claims, damages, losses, cause of action, suits, judgments, fines, assessments, penalties, and expenses (including reasonable attorneys' fees and other legal costs) of any kind, nature, or description, including claims attributable to any actual or alleged violation of applicable health-related guidelines, regulations, ordinances, statutes, executive orders, and rules issued or promulgated by any federal, state, or local government, agency, or department, or of any Association rules, regulations, guidelines, policies, restrictions, and signage governing use of the Condominium Property. If Association, in the enforcement of any part of this indemnity provision, incurs expenses or becomes obligated to pay attorneys' fees or court costs, I agree to reimburse Association for such expenses, attorneys' fees, or costs, within 30 calendar days after receiving written notice from Association of incurring said expenses, costs, or obligations.

I understand that the foregoing waiver and release is to be interpreted according to the fair meaning of the language used and not in favor of or against any party, and have signed this document as my own free act, with the intention to be legally bound, and to bind any person who could claim through me, on and after the date set forth below.

I understand that at no time am I, as a Volunteer, permitted to interfere, direct, or re-direct the work of a vendor working on site at the Condominium Property. I am permitted to perform only the work approved by the Board.

**I ACKNOWLEDGE AND AGREE THAT I HAVE CAREFULLY READ THE FOREGOING WAIVER AND RELEASE AND FULLY UNDERSTAND THE CONTENTS THEREOF, UNDERSTAND THAT THIS IS A RELEASE OF LIABILITY, AND THAT I AM WAIVING ANY RIGHT THAT I MAY HAVE TO BRING LEGAL ACTION OR TO ASSERT ANY CLAIM AGAINST THE ASSOCIATION.**

\_\_\_\_\_  
Date

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_