

# Key Card Declaration of Responsibility Rainbow Bend Homeowners Association

I, \_\_\_\_\_, and/or \_\_\_\_\_ owner(s)/renter(s) of unit # \_\_\_\_\_ understand and agree to the following:

- To accept all liability for any damages, breakage or vandalism of Rainbow Bend Homeowners Association Common Area property or equipment that is accessible by use of the Clubhouse key Card provided, to include family, friends or guests (**Rules & Regulations I, General 1**)
- To be responsible for mitigating excessive noise levels during any event within the clubhouse, where the assigned key card has been used for access, that are directly attributed to those of my family, friends and other guests. (**Rules & Regulations I, General, 5**)
- Will prevent any unruly behavior that may be directly attributed to any and all individuals that are Immediate Family as defined in the Rainbow Bend Homeowners Association Board of Directors Resolution Regarding Definition of Immediate Family, friends or other guests where such behavior causes the loss of usage and/or the discomfort of others that have the right to enjoy the Clubhouse (**CC&R 3.1.25**)

I further understand that by my/our accepting this Clubhouse Key Card #(s) \_\_\_\_\_; \_\_\_\_\_ I have agreed that:

- I will be held monetarily responsible for any repairs for damages or replacement costs for any Clubhouse fixture, furniture or equipment where damages were brought on by my family, friends and/or guests.
- I will be responsible for any and all costs incurred due to a breach of the above cited Rules & Regulations or Nevada Revised Statutes.
- I reserve the right, after thorough investigation, to dispute any decision by the Rainbow Bend Homeowners Association pursuant to any charges, fines or discipline resulting from a breach of the above.
- Should I pursue such matters in court and do not prevail I will be responsible for payment of all costs incurred from violating above listed restrictions as well as any court costs incurred by the Rainbow Bend Homeowners Association in defense of itself in any court action by the undersigned Home Owner.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of person issuing card

\_\_\_\_\_  
Position

**NOTE:** First key card is free. Additional key cards Are \$10.00 each. Cards are issued to property owners or validated Immediate Family Renters only. Owners/Renters must show proof of residence. Driver's license or utility bill is acceptable.

**RENTERS:** ***Where individuals own more than one property and have "Immediate Family" as Renters, proof of family relationship to the owner of the property as prescribed by BOARD OF DIRECTORS RESOLUTION REGARDING DEFINITION OF IMMEDIATE FAMILY (form attached) must be presented before a card will be issued***

**OFFICE USE ONLY**

Date Issued: \_\_\_\_\_ Renter Address: \_\_\_\_\_

Number of cards issued: \_\_\_\_\_ Fees Collected: \_\_\_\_\_ Current number of "active cards": \_\_\_\_\_

Proof of relationship: Y / N