

# 2024 RAINTREE AMENITY ID CARD INSTRUCTIONS

Dear Raintree Residents & Homeowners:

The Raintree Community Association uses an electronic amenity card system to allow easy automated access to the Sam Bakal Clubhouse and the tennis courts. Simply scans the card at the door or gate and the door will unlock and grant access. The same card is used by residents to access to the pool and use the golf course. Cards belonging to former residents that have either moved out of Raintree or to persons in arrears in paying their maintenance fees are deactivated will not be granted access.

**To obtain an amenity card, you will need to submit three items;**

- (1) **The amenity card census form** (one form per household),
- (2) **A passport-style photo** (or .JPG File) for each resident (including children),
- (3) **A signed liability waiver two-page form** (signed by *all* occupants 18 years of age or older).

The **passport-style photos** submitted (one photo per resident including children) must be in color and taken within the past 6 months, The name of the person in the photo should be written on the **BACK** of the photo. Several local businesses (i.e., CVS, Walgreens) can take the photos for a reasonable fee. The **liability waiver form** is two- pages and must be initialed on page one and signed and dated by all adult residents in the unit. The amenity card census form and liability waiver form are included with these instructions. Incomplete submissions will not be able to be processed and will delay the issuing of your cards.

These items can be submitted for processing **in paper for or via email** .

**Paper submission:** Please mail your census form with photos and liability waiver form to the following address, or you can drop it off at the management office in the black mailbox next to the management office door. Mail to: *Raintree Community Association Amenity Cards, 1 Raintree Road, Freehold, NJ 07728*

**Email submission:** In lieu of paper copies, you can email the above documents to [raintree@execproperty.com](mailto:raintree@execproperty.com) The forms need to be scanned and submitted in legible PDF format. Each of the photos must be clear resolution and in JPG format with ***the file names being the name of the person in the photo*** . The subject line of the email should say "Amenity Card Application" to expedite processing.

Please allow 5 business days for the verification and production of your cards. You will be notified when your new amenity cards are ready to be picked up at the office. Lost amenity cards must be reported to the management office and will cost \$25 to replace.

**ATTENTION TENANTS:** A current copy of your lease must either be on file with the office or else included with these documents in order for resident tenants to get amenity cards and gain access to the Raintree amenities. Landlord owners that do not live in Raintree are not entitled to receive an amenity card unless they deny their tenants' amenity rights.

The Raintree Board of Trustees appreciates your cooperation to make access to Raintree amenities easier, safer, more secure, and more enjoyable.

The Raintree Management and Board of Trustees

**2024 RAINTREE AMENITY CARD CENSUS FORM**  
**ONLY ONE FORM** should be submitted for each unit  
Return to: Raintree Community Association at 1 Raintree Road, Freehold NJ 07728.

Clearly Print all Information

UNIT ADDRESS: \_\_\_\_\_ VILLAGE: \_\_\_\_\_

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**UNIT OWNER INFORMATION**

Owner's Name(s) (as per deed): \_\_\_\_\_

Owner's Address (if different): \_\_\_\_\_

Cell Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Do you lease/rent your unit? (Circle one)    **YES**    **NO**    Lease expiration end date: \_\_\_\_\_

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**OCCUPANT INFORMATION (complete only if unit is rented or non-owner occupied)**

Tenant Names on Lease: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ E-Mail \_\_\_\_\_

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An email address must be provided on this form in order to receive notification when amenity cards will be ready for pick-up at the office and to receive future notifications of Raintree events.  
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**DETAILED OCCUPANT INFORMATION** (attach additional page if more than 4 occupants)

**Total Number of Occupants** in Unit: \_\_\_\_\_ **(All occupants must be listed)**

NAME OF EACH OCCUPANT IS REQUIRED:	Date-of-Birth if under 18 yrs old
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____

Signature of unit owner: \_\_\_\_\_ Date: \_\_\_\_\_

**Raintree Community Association, Inc.**

**RELEASE, WAIVER AND INDEMNIFICATION AGREEMENT (page 1 of 2)**

PLEASE READ THIS DOCUMENT CAREFULLY BEFORE SIGNING AS IT AFFECTS YOUR LEGAL RIGHTS.

In consideration for permission to use the Raintree Community Association’s amenities which includes the golf course, basketball courts, tennis/pickle ball court(s), workout room, swimming pool, club houses, swings, sidewalks, roadways, entry gates, and other recreational facilities and Common Areas (the “Amenities”) of Raintree Community Association, Inc. (the “Association”), located on the Association’s property in Freehold, Monmouth County, New Jersey, I/we, the undersigned (individually and collectively, “I” or “me”), am/are an owner, resident, tenant, or guest of/at (the “Home”) located at:

\_\_\_\_\_ and do hereby agree to the following:

(Property address)

***Consideration:***

In consideration for the opportunity to use the Raintree Amenities, I agree to the terms of this release, waiver and indemnification agreement.

***I agree to assume all risks:***

I am voluntarily using Amenities with full knowledge of the inherent risks and dangers involved, including but not limited to COVID-19, and agree that I am using Amenities entirely at my own risk. I assume and accept any and all risks of infection, sickness, disease, serious injury, permanent disability or even death, and agree to adhere to all rules and regulations governing the use of Amenities.

***I agree to follow the Center for Disease Control (“CPC”) protocols:***

I agree that I will not use the Amenities if I have, or have had symptoms of or have been diagnosed with COVID- 19, within fourteen (14) days, nor will I use the Amenities if I have been exposed to someone with symptoms of or who has been diagnosed with COVID-19 within fourteen (14) days.

***I agree to release the Association from all liability and indemnify the Association:***

I hereby knowingly and intentionally accept all risks associated with use of the Amenities and hereby waive and release, forever discharge, indemnify, and hold harmless the Association and any and all of its trustees, officers, agents, affiliates, employees, contractors or volunteers, individually and collectively, from and against any and all claims, actions, causes of action, liabilities, suits and expenses (including reasonable attorney's fees) of any kind or nature, arising directly or indirectly from my use of the Amenities including, but not limited to, any damage, loss, including economic loss, infection, sickness, serious injury, permanent disability or even death to

\_\_\_\_\_ **Initials**

## Raintree Community Association, Inc.

### RELEASE, WAIVER AND INDEMNIFICATION AGREEMENT (page 2 of 2)

me, any minor(s) under my care or my property, even if such claims, demands, damages, actions, causes of action, controversies, judgments, expenses and/or liabilities arise solely from the action or inaction of the Association, its board members, contractors, officers, directors, attorneys, managers, management company, members, employees, or their predecessors, successors or assigns. I agree to indemnify, defend and hold the Association harmless, to the fullest extent permitted by law, from and against all losses and expenses, incurred by the Association in connection with any claim relating to my use of the Amenities including when the active or passive negligence of the Association is alleged or proven.

***I agree to waive my right to sue:***

In the event of any loss, including but not limited to financial loss, infection, sickness, disease, serious injury, permanent disability or even death, I for myself, any minor(s) under my care, my heirs, my successors, executors, and superiors, further agree not to sue the Association and/or its trustees, officers, agents, affiliates, employees, contractors or volunteers, individually and/or collectively, as a result of any loss, sickness, injury, or death suffered in connection with my use of the Amenities. If the Association must sue or defend itself in a lawsuit to enforce this Agreement, I shall be responsible for the Association's costs and attorneys' fees. I attest that I am 18 years of age or older. If any terms herein are found to be unenforceable by a court of competent jurisdiction, all other terms shall remain in full force and effect. Electronic, PDF, and/or fax signatures shall be deemed originals. I understand that I am knowingly and voluntarily agreeing to give up any right I may have to bring a legal action against the Association.

The Association reserves the right to revoke my ability to use the Amenities, at anytime, for reasonable cause.

**I understand and acknowledge that I have carefully read this agreement, that I am signing it voluntarily and I understand that it is a release of liability.**

_____ Signature	_____ Printed Name	_____ Address	_____ Date
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_____ Signature	_____ Printed Name	_____ Address	_____ Date
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_____ Signature	_____ Printed Name	_____ Address	_____ Date
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