

# 2025 RAINTREE NEW TENANT/NON-OWNER RESIDENT REGISTRATION

Return this signed form to: Raintree Community Association at 1 Raintree Road, Freehold NJ 07728.

- Use this form **ONLY** if you are **NOT** the property **OWNER**
- A copy of the signed lease **MUST** be attached
- Tenants with no lease must attach an explanation and a description of the relationship between the Owner and the non-lease tenant
- \$100 Registration fee payable by Credit/Debit card only

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

Property Owner/Landlord's Name(s): \_\_\_\_\_

Owner Phone: \_\_\_\_\_ Owner E-Mail: \_\_\_\_\_  
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Tenant/Resident Name: \_\_\_\_\_

Lease Start Date: \_\_\_\_\_ Lease End Date: \_\_\_\_\_

Renter's Phone: \_\_\_\_\_ Renter's E-Mail: \_\_\_\_\_

Landline Phone: \_\_\_\_\_ Additional Phone: \_\_\_\_\_  
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## DETAILED OCCUPANT INFORMATION (attach additional page if more than 4 occupants)

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

**PRINT FULL NAME OF EACH OCCUPANT:**

Date-of-Birth if under 18 yrs old

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____

The information above will be used to issue your Raintree Amenity ID Cards. The signed *Waiver and Indemnity Agreement* must be submitted with this form to receive the Amenity Cards.

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## **VEHICLE REGISTRATION**

TOTAL NUMBER OF VEHICLES IN RESIDENT'S HOUSEHOLD TO REGISTER \_\_\_\_\_

**VEHICLE #1** Sticker Sensor Tag (Copy of vehicle registration must be provided)

Do not write in this space

Name of vehicle owner printed on registration form \_\_\_\_\_

Does the address printed on the registration match the Raintree street address above?      YES or      NO

MAKE/MODEL \_\_\_\_\_ COLOR \_\_\_\_\_ YEAR \_\_\_\_\_ LICENSE PLATE \_\_\_\_\_

**VEHICLE #2** Sticker Sensor Tag (Copy of vehicle registration must be provided)

Do not write in this space

Name of vehicle owner printed on registration form \_\_\_\_\_

Does the address printed on the registration match the Raintree street address above?      YES or      NO

MAKE/MODEL \_\_\_\_\_ COLOR \_\_\_\_\_ YEAR \_\_\_\_\_ LICENSE PLATE \_\_\_\_\_

Do you want to purchase a portable vehicle transponder tag (\$100 fee)?  
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**YES or      NO**

Do not write in this space

More than 2 vehicles? List the information on additional vehicles on another sheet of paper.

**Vehicle Registration Fees:** Car 1 and 2; no charge. Car 3=\$25 Car 4=\$75 Car 5=\$100

All fees are collected when tags are distributed and are payable by credit/debit card only.

## **REGISTRATION OF VISITORS ACCESS AT FRONT VEHICLE GATE**

GUARD AT GATE WILL CALL AND ANNOUNCE **ALL VISITORS** ***EXCEPT*** FOR THE FOLLOWING WHO *HAVE YOUR PERMISSION TO ACCESS WITHOUT ANNOUNCEMENT*

### **NAMES OF ALLOWED VISITORS:**

1. \_\_\_\_\_ 4. \_\_\_\_\_

2. \_\_\_\_\_ 5. \_\_\_\_\_

3. \_\_\_\_\_ 6. \_\_\_\_\_

### **EMERGENCY ALTERNATE CONTACT (If resident is not available and its urgent):**

Name: \_\_\_\_\_ Phone# \_\_\_\_\_ Relationship \_\_\_\_\_

PLEASE Make sure ALL fields in this form are filled out and the form is signed and dated below.

**Signature of Renter:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Raintree Community Association, Inc.**  
**RELEASE, WAIVER AND INDEMNIFICATION AGREEMENT (page 1 of 2)**  
This signed waiver is REQUIRED in order to receive a Raintree Amenity Card.

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 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 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.

\_\_\_\_\_ Initials

**Raintree Community Association, Inc.**  
**RELEASE, WAIVER AND INDEMNIFICATION AGREEMENT (page 2 of 2)**

***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. (ALL Adult residents must sign)**

|           |              |         |      |
|-----------|--------------|---------|------|
|           |              |         |      |
| Signature | Printed Name | Address | Date |

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|-----------|--------------|---------|------|
|           |              |         |      |
| Signature | Printed Name | Address | Date |

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|           |              |         |      |
| Signature | Printed Name | Address | Date |