



Sonoma Pines Homeowners Management Ltd.

Board Meeting Minutes November 3, 2016

| NAME | PORTFOLIO | REPORT TO COUNCIL FOR: | PHONE | EMAIL |
|-----------------|---------------|-------------------------------|--------------|---------------------------|
| John Scott | Chairman | ▪ Maintenance | 250-681-5681 | jdscott650@gmail.com |
| Tom McEwen | Vice Chairman | ▪ Clubhouse ▪ Social | 250-878-7565 | tommc.strata@gmail.com |
| Bryon Dickie | Treasurer | ▪ Finance | 250-864-1040 | bryondickie@shaw.ca |
| Charlie Milazzo | Secretary | ▪ Landscaping ▪ Irrigation | 778-754-1000 | charliem.strata@gmail.com |
| David Reid | Councilor | ▪ Maintenance | 250 826 3751 | davidr.strata@gmail.com |
| John Cole | Councilor | ▪ Communications | 778-754-7265 | elocconsult@klondiker.com |
| Jo-Anne Luchka | Councilor | ▪ Welcome/Volunteer/Election | 250-300-6504 | joluchka@gmail.com |

| NAME | PORTFOLIO | PHONE | EMERGENCY | EMAIL |
|---------------|----------------|--------------|--------------|-------------------------------|
| Mike Makin | Strata Manager | 250-860-1411 | 250-860-1411 | mmakin@kelownarealestate.com |
| Kanina Wright | Assistant | 778-754-1521 | 250-860-1411 | kwright@kelownarealestate.com |

Location: Clubhouse, 3999 Sonoma Pines Drive, West Kelowna, B.C.

Call to Order

The meeting was called to order by John Scott at 9:00 a.m.

Attendance

On behalf of Sonoma Pines Homeowners Association:

Present: Charlie Milazzo, Jo Luchka, John Scott, Tom McEwen, John Cole, Bryon Dickie

Absent: David Reid

On behalf of Coldwell Banker Horizon Realty:

Mike Makin, Kanina Wright

1) Approve Agenda – The following items were added to the agenda;

- a) Community Services Coordinator Update – Wayne Briant
- b) 3689 Sonoma Pines – Alteration Agreement

MOTION: The agenda be approved as amended

UPON VOTE the motion CARRIED with a clear majority.

2) Previous Minutes – to be amended

MOTION: The minutes for the Board Meeting of October 6, 2016 be amended to update Item 6).f) to reflect that, of the 2 quotes received for sidewalk repairs, only 3970 Sonoma Pines Drive will be completed

UPON VOTE the motion CARRIED with a clear majority.

3) WFN Advisory Council Update – Gord Couch

- a) The new WFN Youth Center facility located at 1908 Quail Lane is nearly complete. The official opening is slated for January 2017. Council to determine how they want the program information to be communicated to Sonoma Pine Homeowners.
- b) Carrington Road & Butt Road / Elk Road traffic circle program is delayed. Decisions lie between the Ministry and Highway Department and WFN. WFN needs to acquire more land so as to avoid the traffic problems presently being experienced with Louie Drive traffic circle. When plans for both roads are finalized SPHM council will have a chance to review it.
- c) The proposed housing development to the East of Sonoma Pines is also delayed. No start date known.

4) Correspondence

- a) Acacia Lane Streetlight – streetlight was fixed however there are other problems. Maintenance Committee is addressing with Kreuger Electric.

5) Committee Reports

- a) **Administrative Advisory Committee** - Administrative committee did not meet last month however the next meeting is November 8th. The committee is working on a draft policy including input data from Wayne Briant which will be sent to the council for to review.
- b) **Clubhouse Committee** – report attached

MOTION: That the committee approves a new telephone line for the administration office located in the Clubhouse at \$40 per month.

UPON VOTE the motion CARRIED with a clear majority.

- c) **Finance Committee** - no meeting happened yesterday. The committee received revised reports from APM which are not correct and requested updates have not been made. Budgeting for next year to start in November.

MOTION: Be it resolved that two of the following officers are authorized to transact business on behalf of Sonoma Pines Home Owners Management Ltd. With Valley First Credit Union; so long as one of the officers is either the President or Treasurer: John Scott – President, Tom McEwan – Vice President, Bryon Dickie – Treasurer, Charlie Milazzo – Secretary

UPON VOTE the motion CARRIED with a clear majority.

- d) **Landscape & Irrigation Committee** – nothing major to report. Working on a "no prune" list.
- e) **Maintenance Committee** – report attached
- f) **Safety & Security** – report attached
- g) **Welcome Committee** – report attached
- h) **Communications Committee** – no report

6) Coldwell Banker Operation – Update

- a) Coldwell Banker has been busy working on transitioning all homeowners over for November 1st with regards to their monthly fees. It is expected that the transition period will take a few months. During this time they will rely on help from the council to get acquainted.
- b) A new mailbox drop is being considered to be installed inside the multi-purpose room in the bottom of the Clubhouse for all homeowners to drop off information for Coldwell Banker.

7) Alteration Agreements

- a) **2375 Mesa Vista Court – walkway**

MOTION: That the owner **2375 Mesa Vista Court** be granted approval for the alteration to the common property by installing a pathway 2375 and 2377 Mesa Vista Court with the following conditions; that the expense of the alteration is the responsibility of the owner, that the maintenance related to the alteration is the responsibility of the owner and future owners, and that the owner and future owners indemnify SPHM with respect to any liability related to the approval of this alteration

UPON VOTE the motion CARRIED with a clear majority.

b) **3810 Siringo Lane – extension of upper deck and lower level patio**

MOTION: That the owner **3810 Siringo Lane** be granted approval for the alteration to the common property by extending his upper level deck as well as lower level patio directly underneath with the following conditions; that the expense of the alteration is the responsibility of the owner, that the maintenance related to the alteration is the responsibility of the owner and future owners, and that the owner and future owners indemnify SPHM with respect to any liability related to the approval of this alteration

UPON VOTE the motion CARRIED with a clear majority.

c) **3689 Sonoma Pines Drive – gate expansion**

MOTION: That the owner **3689 Sonoma Pines Drive** be granted approval for the alteration (as per the submitted diagram) to the common property by redesigning the "cut" post in order that the gate maintain as much of its symmetry as possible with the following conditions; that the expense of the alteration is the responsibility of the owner, that the maintenance related to the alteration is the responsibility of the owner and future owners, and that the owner and future owners indemnify SPHM with respect to any liability related to the approval of this alteration

UPON VOTE the motion CARRIED with a clear majority.

8) **Old Business**

- a) **September 27 – SGM Re-count** – see item #6 attachment

9) **New Business**

- a) **Update Committee TOR's** – Administration committee will contact anyone whose terms of reference are outdated
b) **Pest & Vermin Extermination Policy** - tabled until the next meeting. Current draft attached is attached and all comments are appreciated by homeowners
c) **RV lot waiting list policy** - defined in new policy - attached
d) **Satellite dishes** - tabled until the next meeting
e) **Fitness facility waiver** – attached
f) **Community Services Coordinator Update** – Wayne Briant thanked the council for the opportunity and expressed that the homeowners seem to have appreciated the "boots on the ground". Wayne will be gone as of November 15th. The Council thanked Wayne for all of his efforts.

MOTION: To approve the attached Fitness Facility Waiver as well as a database to be established for all homeowners who are signing waivers.

UPON VOTE the motion CARRIED with a clear majority.

- g) **Search for Community Services Coordinator** – administration committee will finalize job description and terms of employment and bring to next meeting.
h) **Engineering issues**

MOTION: To approve the expense of up to \$1000.00 for an initial investigation by Interior Testing Services Ltd. into engineering concerns for Sonoma Pines properties experiencing settling issues.

UPON VOTE the motion CARRIED with a clear majority.

- i) **Other RV Lot Issues**
1. Lower RV lot fees

MOTION: Maintenance fees for the lower RV lot to be set at \$150 per month for each of the 2 lots subject to review after each Sonoma Pines annual budget review.

UPON VOTE the motion CARRIED with a 5 in favor 1 opposed.

2. Lower RV lot sub lease – a copy of the proposed sub lease was reviewed and more discussion is needed with regards to how this affects owners at Sonoma Pines. The Board decided against contacting a lawyer at this time in favor of sending a letter to Carrington requesting further details and changes to the proposed sublease agreement.

3. Rules in Lower RV lot – see attached rules

MOTION: That the Board of SPHM approve the proposed additions to the SPHM Rules and Regulations to be inserted under Division 1, Section 3 Use of Property Sonoma Pines Lower RV Storage Lot subject to being ratified at the next AGM.

UPON VOTE the motion CARRIED with 5 in favor, 1 opposed.

10) By-Laws Enforcement - In Camera Session – no visitors were present

- a) Landscape Violation – Board advised Property Manager to send notice of contravention
- b) Landscape Violation – no further action
- c) Response to Notice of Rule Contravention – Board will send a letter to the Property Manager to be forwarded to the owner

MOTION: To approve that the Board will allow an owner to request that his tenant have access to the Clubhouse.

UPON VOTE the motion CARRIED with 5 in favor, 1 opposed.

- d) Bylaw Violation - a bamboo blind has been removed. No further action
- e) Festive lighting including laser projections lighting is approved under the same rules and regulations as Christmas lights

MOTION: The meeting concluded the in camera session.

UPON VOTE the motion CARRIED with a clear majority.

11) Termination

The meeting was terminated at 11:36 p.m.

12) Next Meeting

Board meetings are held on the first Thursday of every month, at 9:00 a.m. Owners are welcome to attend these meetings as observers.

The next Board meeting is scheduled to be held on 1 December 2016 at 9:00 a.m. in the clubhouse.

Report from Clubhouse Management Committee

Nov 3, 2016

1) Spoke with Ryan about geo-tech report.

There is evidence that water from irrigation has caused effloresce on the foundation in one specific area. Rykon may approve drilling beside foundation wall to base to determine if water is present at base of foundation. This situation is ongoing. Will speak with Ryan later today to discuss approval of drilling at Rykons expense.

2) Social committee requests improvements to sound system for dances and other social events. Social Committee will fund improvements once Management Committee provides a quote. No cost to homeowners for materials or labour.

3) Request for additional phone line for office. Need approval as it is an increase to Clubhouse annual operations expense.

4) Railing is now installed at entrance to clubhouse.

Tom McEwen

Chairperson

Clubhouse Management Committee

Maintenance Committee

Friday October 7, 2016

9:00 a.m. Club House Boardroom

Attendees: Vern Valan, Vern Sarver, Ken Smith, Nic Schritt, Glen Hemming

Regrets: Bob Nichol

Snow removal 2016/17

We met with three contractors:

Interior Snow and Ice

Central Okanagan Clean Sweep

Global Roadway Maintenance

The Committee decided to continue with Interior Ice and Snow for another season.

Interior has done a good job in the past years, knows the community and came in with the most reasonable quote.

We had an interesting talk with GRM about the use of Calcium Chloride on the roadways in Sonoma Pines. As we were unsure how their basic quote would translate into a seasonal cost for the Community, Global offered to do a seasonal quote for November to March, which came in at \$9,800. The Committee also raised concerns about the effect of Calcium Chloride on driveways.

- ❑ Update on roofing inspections and repairs
 - Madge contracting completed required repairs and warranty maintenance in October.
- ❑ PRV Inspections completed in September by Mearles Machine Works
- ❑ Streetlight Monthly report
 - Ken Smith is now tracking month to month reports and invoices to make sure problem lights are addressed (if a light is on the report for 2 months in a row - further investigation)
- ❑ Sanitary mainline flushing postponed until 2018 due to high price of final quote for all of Sonoma Pines (\$25,000)
- ❑ Maintenance Calendar + Inspections
 - Home inspections took place on a trial basis at 11 Multi Family homes in October, with volunteers from the Maintenance Committee.
 - A couple of issues requiring immediate attention were forwarded to the Community services Coordinator for resolution.
 - Other items identified will be considered for next years budget.
 - The Committee raised the point that we need to identify a policy for self-inflicted damage to garage doors.
 - Multi Family home inspection checklist is attached

Next Meeting: November 1, 9:00 am

Safety & Security Meeting – October 31st

A short wrap up of our meeting last Monday

- Parking on Terrero Pl. (across from the clubhouse) - Members of the Safety & Security committee were advised of the Board's decision, that there will be No Parking on the hill of Terrero Pl. across from the clubhouse. The No Parking signs have been put in place.
- R.V. Parking Lot Regulations - The regulations were reviewed by the Safety & Security committee and are now before the Board. Associated Property Management will have to be replaced with Coldwell Banker. The committee is requesting that a Right Turn only sign be erected when exiting the R.V. parking lot. This was approved by the Board but has never been completed.
- Theft of Weights - File has been concluded - being looked at by the Board.
- Parking Obstructions (should read Visual Obstructions at intersections) It has been brought to the attention of the Safety & Security committee that several intersections along Sonoma Pines Dr. (from the upper R.V. lot down towards the clubhouse) that motorist vision is being obstructed by the tall grasses. Our committee looked at these intersections and felt that the obstructions were not a hazard at this time, but should be looked at in the Spring.
- No Parking Sign - Talavera Pl. - The No Parking sign on Talavera Pl. reads ``No Parking This Side of Street`` - This No Parking sign should conform to the Rules and Regulations and other side roads in our community ``No Parking On Street``
- No Exit Sign - Acacia Ln. - Members of the Safety & Security committee felt that a No Exit sign was not warranted at this time, and would be looked at in the future should the problem persist.

WELCOME COMMITTEE REPORT

NOVEMBER 3, 2016

The Annual Volunteer Appreciation Dinner was held on October 12, 2016. The Welcome Committee hosted this evening for the 65 people who attended. Our volunteers are the heart and soul of this community. Their hard work and commitment is instrumental in keeping the increases in our unit entitlement to a minimum. It was a great evening with a superior meal, prepared and served by the Welcome Committee and their partners. A dance followed with music supplied by "Charlie".

Welcome Presentations, for new home owners, are held on the 3rd Wednesday of the month. The Welcome Presentation on October 19th was attended by 4 New Home Owners. These presentations are extremely well received by all the home owners that attend.

September 27, 2016 SGM Recount

Subsequent to the September 27, 2016 Special General Meeting Deborah Cooke asked to invoke clause 11.23 of the articles of incorporation of Sonoma Pines Management Ltd.

On October 14, 2016 a meeting took place in the boardroom of the clubhouse to recount the ballots and ensure that there were no spoiled ballots. Present at the meeting were Charlie Milazzo and John Scott of the Board as well as Deborah Cooke, Malcolm Metcalfe and Lloyd Searcy, homeowners in Sonoma Pines.

It was verified that there were no spoiled ballots and that the original count of votes was correct.

Draft procedures for Pest Control in Multi Family residences in Sonoma Pines

Insects

For minor issues such as ants or wasps we ask that homeowners purchase off the shelf products to deal with the specific insect.

If a homeowner is having significant problems with pests, the nests are huge or in a difficult to reach spot, they need to contact our property manager, Kanina Wright at kwright@kelownarealestate.com

Depending on the nature of the complaint the property manager will advise the homeowner of whether or not it is the responsibility of the homeowner or SPHOM. If it is the responsibility of SPHOM, Kanina will pass on the information to the Community Services Coordinator, (CSC) .

Options based on investigation

1. Based on a subsequent inspection and discussion with the homeowner, the CSC would make the decision to have to homeowner deal with the insects, the CSC will deal with it, or the CSC will contact the Pest Control Contractor.
2. If the Pest Control Contractor is contacted, the CSC is to ensure the contractor is aware to separate the invoices between the interior (homeowner's responsibility) and exterior (SOPHM responsibility)

Generally problems inside the home (including the attic) are the responsibility of the homeowner. If the homeowner is not comfortable managing issues inside their home we suggest they contact a pest control company. Termites ?

Orkin?

Bugman?

Mice/Rats and Marmots

Sonoma Pines has a rat control program in place year round with Orkin Canada and bait stations placed throughout the community.

In the spring and summer months Sonoma Pines has a contractor on call to remove Marmots.

If you see rats or marmots near your home please email the property manager kwright@kelownarealestate.com

When we get complaints about Rats we pass them on to Orkin and they manage their bait stations accordingly.

In the case of Marmots, try to determine where the Marmot's hole or where he is entering the rock wall and send that information via email to Kanina; i.e. there is a Marmot behind my house at 3821 Alvarado Trail. He seems to come from the rockwall behind my house or she has a den near the northeast corner of my house. Traps will be set and the marmots will be removed. Please do not tamper with the traps.

Again, problems inside the home (including the attic) are the responsibility of the homeowner. For issues with mice or voles we suggest that the homeowner purchase some traps. If the homeowner is not comfortable managing issues inside their home we suggest they contact a pest control company.

Bird Feeders are not allowed in Sonoma Pines as they attract vermin.

Proposed additions to SPHOM Rules and Regulations
To be inserted in Division 1, Section 3 Use of property

(16) Sonoma Pines Lower RV Storage Lot

- (a) Management of the Lower RV lot is the responsibility of the sublessee corporation.
- (b) Only homeowners in Sonoma Pines may own storage space in the Lower RV lot.
- (c) All vehicles stored must be owned & insured by a Sonoma Pines homeowner.
- (d) Proof of ownership & current insurance must be presented to the Board or the property manager and must be kept current.
- (e) No cars or motorcycles may be stored. Only trucks intended for towing travel trailers or carrying campers, may be stored in the space with the RV unit.
- (f) The spaces are for motor homes, travel trailers, trailers holding recreational units, fifth wheels, campers, campers on trucks and boat trailers only.
- (g) No engine maintenance or other substantial mechanical work is permitted in the Lower RV Storage Lot.
- (h) SPHOM is not responsible for any damage to, theft of, or theft from any vehicle or item stored in the Lower RV Storage Lot.
- (i) The RV lot owner stores his unit at their own risk.
- (j) SPHOM fees are due and payable on the first of each month and are set on an annual basis by the Board as part of the SPHOM Ltd. annual budget.

November 3, 2016

Sonoma Pines Upper RV Storage Lot Regulations

- 1) Only home owners in Sonoma Pines may rent storage. No 'renters' of homes in Sonoma Pines may apply for storage. (Exceptions made by SPHOM Board only).
- 2) All vehicles stored must be owned & insured by the home owners
- 3) Proof of ownership & current insurance must be presented to the Council Representative or Associated Property Management and must be kept current.
- 4) Only one space per home owner is allowed.
- 5) The spaces are assigned by number and home owners are required to use only the space assigned to them.
- 6) No cars or motorcycles may be stored. Only trucks intended for towing or carrying campers, etc. may be stored in the space with the RV unit.
- 7) The spaces are for motor homes, travel trailers, trailers holding recreational units, fifth wheels, campers, campers on trucks and boats trailers.
- 8) It is the home owners' responsibility to notify the Property Management immediately of all changes of RV vehicles in their space.
- 9) Spaces are available on a 'first come' basis based upon the size required for your RV. E.g.: a 23 ft. RV will be waiting for a 26ft space, and a 34ft RV will be waiting for a 50 ft. space. See items # 21 & # 22 below.
- 10) 'Wait List' is maintained by the Property Management on the SPHOM Boards' behalf. Names are in order of application date. Persons on the 'Wait List' will be notified when a space becomes available according to their requirements.

a) Person at top of list will be offered the next available spot, if not suitable that spot will be offered to the next person on the list. The person that passes will remain at the top of list.

b) Our Property manager will maintain a "Move List". The number of moves allowed in a year will be calculated on April 1st each year using this formula:

Number on Move List

X Number on Move List

Number on Wait List + Number on Move List

Rounded down to the nearest whole number with a minimum of 1

- 11) No Subleasing of RV spaces is allowed
- 12) The home owner must not store hazardous, dangerous, illegal, stolen, perishable, environmentally harmful or explosive goods, firearms or weapons, bio hazardous items, or drugs in their space.
- 13) The home owner is responsible for any damage they cause to the Sonoma Pines RV Storage Lot. (I.e. oil stains, damage to asphalt, fence, water fixture, light poles, etc.).
- 14) No maintenance or other substantial mechanical work is permitted in the Sonoma Pines RV Storage Lot. (See home owners' rules and regulations 'USE of PROPERTY #5).
- 15) SPHOM is not responsible for any damage to, theft of, or theft from any vehicle Or item stored in the Sonoma Pines RV Storage Lot.
- 16) The home owner stores his unit at his own risk.
- 17) Gates must be locked when leaving the SPHOM RV Storage Lot or when remaining on site for an extended period of time. Ie: cleaning or stocking the RV
- 18) The storage term is for twelve (12) months, however, the rental will continue automatically unless the renter gives the SPHOM Board one month (30 days) notice, in advance, to terminate his contract and clear his allotted space (at his expense). This allows the Property Management the opportunity to stop payment and will provide proper notice to the next home owner of the available space. The rental agreement will remain in effect as long as the home owner complies with the terms of this contract.
- 19) At the SPHOM Board's discretion, termination of this contract will occur if the home owner is in breach of any condition (or conditions) of this contract. Fifteen (15) days written notice will be given to the resident owner to clear his space (at his expense).
- 20) 26' spaces will be allotted only to units 26' and shorter. 50' spaces will be allotted only to units over 26' in length. A maximum of two RV vehicles will be allowed in any 50' space. The SPHOM Board reserves the right to determine the length of the vehicle and assign the appropriate space.
- 21) Spaces are paid monthly on the first as part of the maintenance provided By our property Manager
- 22) A 'key' deposit of \$20.00 is due at the time of space occupancy. Upon cancellation of the space, the key must be returned for the deposit to be refunded.
- 23) SPHOM reserves the right to revise the rental fee and Rules as deemed appropriate.

24) Hours of operation are:

May 1 to September 30 7AM to 10PM

October 1 to April 30 7AM to 7PM

Entering the lot outside these hours will trigger an alarm and any cost incurred will be charge to the renter



25) SONOMA PINES

Sonoma Pines RV Storage Lot

Rental Agreement

I will use the assigned space only for the purpose of storing the unit/units described in this agreement. I will keep my assigned space clean, neat and in orderly condition, free from debris or other items. I will not store any items around my unit/units.

I have read and agree to the above noted Rules & Regulations of the Sonoma Pines RV Storage Lot.

Vehicle Make: _____ Vehicle Model: _____

Vehicle Length: _____ Vehicle Type: _____

Vehicle License Plate#: _____ Insurance Expiry Date: _____

Proof of Ownership & Insurance: (documentation must be attached)

Name: _____ Signature: _____

Address: _____ Date: _____

Email address: _____ Phone number: _____

Assigned space #: _____ \$20.00 Deposit Rec'd: _____

Sonoma Pines Homeowners Management Ltd.

Sonoma Pines Community Clubhouse Fitness Facility

Residents Waiver and Indemnity Release (the "Release")

Sonoma Pines Community Clubhouse is pleased to provide its residents with a fitness facility located on the basement level within the Sonoma Pines Community Clubhouse. The intent of the Sonoma Pines fitness facility is to provide residents with access to fitness equipment. To protect the interests of all residents of Sonoma Pines, each respective resident prior to accessing the Sonoma Pines Community Clubhouse Fitness Facility must execute this Release. It is further recognized that the Sonoma Pines Homeowners Management Ltd. governs the use of the Sonoma Pines Community Clubhouse, including the fitness facility and all programs held within the Clubhouse.

Waiver and Indemnity Release

In consideration of giving me and any of my guests access to the Sonoma Pines Community Clubhouse fitness facility, and for other valuable consideration,

I, _____ for myself, my heirs, legal representatives, successors, assigns, agents and legal counsel and each of them, do hereby waive and forever discharge and release the Sonoma Pines Home Owners Management Ltd. and each of Sonoma Pines Community Clubhouse Management Committee and its respective members, board members, officers, employees, agents, executors, successors, assigns and all others (collectively known hereafter as "Sonoma Pines Management") from all claims, costs, demands, damages, liabilities, actions and causes of action of every kind whatsoever and for all loss, injury or damage to persons or property, or theft of property, however caused, that I may suffer while using Sonoma Pines Community Clubhouse Fitness Facility or participating in any fitness activity, fitness program or fitness service held within the Sonoma Pines Clubhouse and its fitness facility.

Responsibility for Guests:

I agree to assume all responsibility and liability arising out of access to and use of the Sonoma Pines Community Clubhouse Fitness Facility by myself and my guests and agree to indemnify, save harmless and defend "Sonoma Pines Homeowners Management Ltd" from all claims, costs, demands, damages, liabilities, actions and causes of action of every kind whatsoever for all loss, injury or damage to persons or property, or theft of property, however caused that either me or my guests may suffer while using Sonoma Pines Clubhouse Fitness Facility.

Voluntary Assumption of Risks:

I agree that our use of the Sonoma Pines Clubhouse Fitness Facility is voluntary and that use of any equipment, activities, programs or services provided and made available by the Sonoma Pines Community Clubhouse Fitness Facility, including the fitness equipment is solely at my own risk for which I assume all responsibility and liability.

Physical or Medical Condition:

I am not aware of any physical or medical condition that I have that would result in my health being endangered by using any Sonoma Pines Community Clubhouse Fitness Facility or participating in fitness activities, programs or services. Nor have I been advised by a physician not to use the fitness facility or participate in any fitness activities, programs, services or any such similar activities. I acknowledge that it is my responsibility to ensure that my guests also fit the above conditions as well.

Compliance:

I agree to comply with the Clubhouse Rules for use of the Sonoma Pines Community Clubhouse Fitness Facility Rules as adopted from time to time by the SPHMC Ltd. and to ensure that my guests comply with these Rules.

In particular, I understand and agree that the Sonoma Pines Community Clubhouse fitness facility is restricted to residents of Sonoma Pines over the age of 16 and that I must not facilitate or provide access to the fitness facility to anyone under the age of 16.

I understand that if I, or my guests, fail to comply with the Sonoma Pines Clubhouse Rules or Sonoma Pines Community Clubhouse Fitness Facility rules, access may be denied to me, or my guests, to any or all of Sonoma Pines facilities or activities.

A copy of the Sonoma Pines Clubhouse Rules and Sonoma Pine Community Clubhouse Fitness Facility Rules are available from the Sonoma Pines info website or the Sonoma Pines homeowners Management Ltd, Property Manager (Coldwell Banker 2016)

I declare that I have read, understood and agree to all the terms and statements made in this Release.

Name (printed) _____

Address _____

Emergency Contact and Phone Number _____

Signature _____

Date _____