



FOREST RECREATION FACILITIES
USE AND INDEMNIFICATION AGREEMENT

In consideration of using and enjoying the Forest Recreation Facilities including the clubhouse, pool and other common areas (the “Recreational Facilities”), the undersigned lot owner agrees that he/she, his/her family and guests (Owner):

1. Rules: Will fully comply with the Recreation Center Rules published from time to time by the Forest Homeowners’ Association, Inc. Board of Directors (Board), a current copy of which is attached. The Owner recognizes that these rules may be modified from time to time in the sole discretion of the Board in order to ensure that the Recreation Facilities are operated and maintained in a safe and healthy manner; and

2. Indemnification: Hereby indemnifies and holds harmless the Forest Homeowners’ Association, for any and all claims of personal injury or property damage/loss arising out of the Owner’s use of the Recreation Facilities and against all costs, counsel fees and other liabilities incurred as a result of the foregoing.

3. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Maine.

4. Entire Agreement. The parties agree that this Agreement is their entire understanding with respect to the Recreation Facility. Any verbal representations, statements and agreements are not valid unless contained herein.

Date

Lot Owner Signature

email address

Print Lot Owner name

Phone number

Lot #

Return to: The Forest HOA
 c/o PMSM
 2 Cascade Rd, Suite 336
 Old Orchard Beach, ME 04064
 or
 info@propertymanagementservicesmaine.com

CLUB HOUSE AND POOL RULES & RENTAL POLICY

The use of the Clubhouse is extended to each property owner and their guest provided the owner is current in their dues owed to the Association and has signed the Association's Use and Indemnification Agreement. Persons using the Clubhouse do so at their own risk.

GENERAL

1. The property owner must accompany all guests under the age of 18 using either the Clubhouse or the pool.
2. Costs to repair damages to the facilities caused by an owner or guest will be charged to the responsible property owner.
3. Except at private functions, no alcoholic beverages will be permitted on the premises
4. No smoking is allowed in the clubhouse or on the pool patio.
5. No pets are allowed in the clubhouse or on the facility grounds.
6. No grills or fryers of any type are allowed in the common areas, except for a community function and authorized by the Board of Directors.
7. Person(s) wearing wet bathing suits should not enter the carpeted area of the clubhouse.
8. Violators of these rules may be asked to leave the facility or Club House and privileges may be suspended or revoked. In addition, at the discretion of the Board of Directors, a \$50 penalty may be enforced for any violation of the Clubhouse Rules.

ACCESS

1. The facilities may be used only during the hours 7:00 a.m. to 11:00 p.m.
2. If the property owner is the last person using the facility, he/she should ensure that the doors are locked, pool area and clubhouse lights extinguished, and the heat turned down to 55° or A/C turned to 80° before departing the Club house.
3. Each individual is responsible for the removal of their own materials and refuse.
4. Each property owner will receive a key (fob) to the Clubhouse after signing the Forest Use and Indemnification Agreement agreeing to comply with Clubhouse rules and indemnifying the Association from any claims arising out of the property owner's use of the facilities

POOL RULES

1. No glass, ceramic or other breakable containers are permitted in the pool area.
2. No one is permitted to swim alone; at least two persons must be present.

3. Only persons wearing bathing suits shall enter the pool. Cutoffs or dungarees are not permitted as bathing suits.
4. Babies must wear swim diapers to be permitted in the pool.
5. Bathers must shower before entering the pool area and after using tanning solutions.
6. No radios and/or other music equipment without personal earphones are permitted on the pool patio area.
7. Toys are allowed at the pool. However, if others are present, please refrain from ball throwing and other behavior that may disturb others.
8. Running, pushing and other reckless behavior in or around the pool is prohibited.
9. No person suffering a communicable disease shall enter the pool or pool area.
10. Use care when opening and closing the table umbrellas. Please close umbrellas after use.
11. No person shall touch any of the pool controls, including, but not limited to, the heater, filter, or pump without specific instructions from the Property Manager or a member of the Board of Directors.