

SILVERBROOK ASSOCIATION, INC.
1600 NE Loop 410, Suite 202
San Antonio, Texas 78209
(210) 829-7202 office | (210) 829-5207 fax
lisa.dory@fsresidential.com

NOTICE TO MEMBERS
PARK KEY CARDS TO BE HANDED OUT

The Board of Directors are pleased to announce that your Association's Park will be limited access to allow the members of Silverbrook to enjoy it. The **park is a private community park** for use of Association Members, their guests, and tenants only. In order to gain access to the park a current and completed Waiver of Liability form will need to be on file with the Association office. Association Members are the current owner of record based on the records of the Association. It is the responsibility of each Member to notify the Association in writing of any changes to their mailing address or changes of ownership.

NOTE: **Association Members must be in good standing** (all HOA Assessments, late fees, attorney fees, collections fees, etc. are paid and no covenant violations exist on the property) before a park gate card key will be issued. Please insure you (or your landlord in tenant situations) have no unpaid balance on your HOA account or you are current on an approved payment plan. (Please allow five (5) business days for payments to clear bank and be applied to your account)

On **Saturday, August 1, 2015 from 10:00 am to 12:00 pm** and **Monday, August 3, 2015 from 5:00 pm to 7:00 pm** the Association administrative staff will be at the Park to hand out pool gate card keys. Enclosed you will find a Wavier of Liability form for you to complete prior to coming to pick up your card. Please complete and bring the signed form with you to the park to obtain your park gate card key. You will be issued one card per household. Please note, the cost of lost cards will be \$50.00 and the old card will be deactivated. If you are unable to make it at either of these times, park gate card keys will need to be picked up at the management office at the above listed address.

For Rental Properties: Tenants must sign the **(1) Wavier of Liability Form** and submit a copy of the first and last pages of their **(2) Lease Agreement** that includes the Owner of Record signature and property address, **(3) Wavier of Liability signed by the Owner of Record**, and **(4) a letter stating that the Tenant can receive a key card.**

For Recent Closings: Members that have recently closed on their homes (within the last 30 days) must include the first page of their HUD statements to prove ownership.

If you have any questions, please contact Lisa Dory via email lisa.dory@fsresidential.com at or via phone (210) 582-5995.

See you there!

Lisa Dory, Association Manager

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RELEASE OF LIABILITY

This agreement is made between the Silverbrook Association, Inc. (referred to as the "Association") and _____ to be referred to as the "Member"), who is the **owner of record** of the following real property located in the Silverbrook Association, Inc.:
(Address): _____

Member, for and in consideration of the permission of the Association to use Association's property, namely the Silverbrook Association Park, for the purposes of general recreation, hereby agrees to hold Association harmless for any acts and/or omissions of any person with regard to the Association's property arising from or relating to the use of said park for general recreation or for any other purpose. Member, on behalf of themself and all minor children, acknowledges the adequacy of consideration for this Release.

*****Notice to Tenants – Park Card will be activated once FirstService Residential receives your lease agreement.

Member uses the above described park **AT HIS OR HER OWN RISK.**
MEMBER BEING DEFINED AS OWNER OF RECORD. IMMEDIATE FAMILY BEING DEFINED AS LIVING IN THE SILVERBROOK STATED ADDRESS, AND THEIR GUEST.

Members and member's immediate family agree to abide by the following rules and any others which may be established from time to time:

1. **Only ONE ACCESS CARD issued to a family. *NOTE* Access cards are only issued to members whose accounts are current. If the access card is lost, there is a \$50.00 charge for a replacement.**
2. No one in the member's immediate family under the age of 14 may use the park at any time unless accompanied by a family member age 18 or older.
3. Park hours are 8:00 a.m. to 8:00 p.m. (Subject to change by the Board of Directors).
4. The gate will remain locked at all times.
5. The Board of Directors shall reserve the right to suspend, terminate, and/or revoke, without notice, any and all park privileges if there is a violation of the rules.
6. Please refer to the posted Park Rules for complete coverage of rules and guidelines.

This agreement constitutes a waiver by Member and all minor children of any claim(s) he/she may have against the Association for acts and/or omissions of any person with regard to the Association's property for the purpose of use of said recreation center, which may result in an injury to Member or Member's immediate family, including all minor children.

Member

Date

Representative, Silverbrook Community Association, Inc.

Key Card Number