



NEPENTHE ASSOCIATION
RESIDENT INFORMATION FORM

Please fill out this form **(ONE FORM FOR EACH ADULT PERSON LIVING IN HOME)** and deliver to the office at 1131 Commons Drive, Sacramento CA 95825. You may also scan/email it to Nepenthe.HOA@fsresidential.com

Providing your e-mail address to the Office will allow you to receive the Nepenthe Newsletter, Board agendas, and e-mail alerts about security, weather emergencies, and facility projects in a timely manner.

If you are a person living in a home within Nepenthe Association, please complete the following information:

Name: _____ Email: _____

Address: _____

Check One: Owner _____ Renter _____
(Name on Deed) (Name Not on Deed)

Primary Phone: _____ Alternate Phone: _____

EMERGENCY CONTACTS (for residents living in Nepenthe)

Name: _____ Phone #: _____

Name: _____ Phone #: _____

VEHICLE INFORMATION (For residents living in Nepenthe): Nepenthe CC&Rs state that garages are to be used only for the storage of vehicles and shall not be used in any way which will preclude the parking of two (2) vehicles within.

Make: _____ Model: _____ Color: _____ Plate #: _____

Make: _____ Model: _____ Color: _____ Plate #: _____

HOMEOWNER'S NAME (Please complete **ONLY** if the Nepenthe home is a rental)

Homeowner's Name: _____

Phone # _____ Alternate # _____

Email: _____

PROPERTY MANAGEMENT COMPANY (If Applicable): _____

Contact Person: _____ Phone #: _____

Email: _____ Address: _____

Staff Use Only

Information input by: _____ Date: _____

NEPENTHE ASSOCIATION

1131 Commons Drive, Sacramento, CA 95825

916.929.8380 FAX: 916.929.1773

nepenthe@fsresidential.com

Amenity Use Acknowledgement

I hereby acknowledge receipt of the electronic access key identified as # _____ (office to fill out), for the Nepenthe Association. This key currently opens all pool gates and will eventually open all tennis gates as well. If my electronic access key is lost or stolen, I agree to pay the cost of replacement (currently \$25.00) at the time my card is lost or stolen. Additionally, if an unauthorized person uses my electronic access key, I will be liable for any loss or damage resulting from such unauthorized use.

This acknowledgement is for the use of all Nepenthe amenities, regardless of whether they are accessed by electronic or regular keys.

I have read the governing documents of the Nepenthe Association and I agree to comply with all of the rules and regulations as they may be modified from time to time. I understand that failure to comply with the rules and regulations may result in disciplinary action, suspension of privileges and ejection from the facilities. I also understand that, if I am the Owner of the Property located within the Nepenthe Association, failure of those using the facilities with my authorization to comply with the rules and regulations may result in disciplinary action against me which may involve suspension of my privileges and/or ejection from the facilities.

Acknowledgement of Risk

I acknowledge and agree, on behalf of myself and my family, that the use of the Nepenthe clubhouse, fitness center, sports courts, swimming pools and spas, grounds and landscape areas located in Nepenthe, owned and operated by Nepenthe Association and its managing agent, involve potential risk of serious physical injury to a person undertaking these activities, or use of these athletic and recreational facilities. I fully understand that activity upon Nepenthe property may, by its very nature be hazardous and can lead to injury to me, my family, my guests and/or damage to my property.

Assumption of Risk

I understand that by signing this form, I myself and my family, agree to assume the risk of potential injury, to which I am voluntarily exposing myself, my family and my guests, by participation in athletic and recreational activities on the facilities and grounds of Nepenthe Association.

Waiver and Release

To the extent permitted by law, on behalf of myself, my family and my guests, I hereby waive, release, and covenant not to sue, and discharge Nepenthe Association, its officers, directors, agents, and employees from any and all claims, actions, suits, demands, losses and other liabilities in relation to any death, damage, physical or mental injury, the contraction, aggravation or acceleration of any disease or condition, or the coming into existence, the aggravation, acceleration or occurrence of any other condition, circumstance, occurrence, activity, course of conduct or state of affairs that is or may be harmful or disadvantageous, whether to person or property, as a result of inherent risks of any use of the Nepenthe Association property or participation in athletic or recreational activities on the facilities and grounds of the Nepenthe Association or ordinary negligence of Nepenthe Association, its officers, directors, agents, or employees related to such property or such activities. Said waivers, releases, and covenants not to sue shall not extend to willful injury to person or property, fraud, violation of law, or gross negligence of Nepenthe Association, its officers, directors, agents, or employees.

Resident Signature and date

Print Resident Name

Address



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Amenity Key Policy

Date of Board Adoption: March 6, 2019

Purpose: To improve safety and security at Nepenthe, keys are required to use the amenities. These keys will be issued by management during business hours.

Process:

An electronic access key or standard (tennis court) key will be issued to any resident who is at least 18 years of age and is a member in good standing.

To obtain a key, each resident must sign the attached Amenity Use Agreement; provide picture identification and proof of residency (driver's license, bank statement, credit card billing or utility statement that contains the Nepenthe address) if not previously provided. If a Resident Information Form has not been completed previously, it will be required to obtain any keys.

The cost for electronic access key is \$10.00 and the cost for the standard key is \$5.00, payable by check only. Replacements for lost electronic keys may be purchased for \$25.00.

Upon moving out of the community, each resident is responsible to notify management. If the electronic key was purchased within a year prior to moving out, the resident may obtain a refund. The refund will be processed through the management company's accounting department and may take up to six weeks.