



**WOODBURY FACILITY KEY IDENTIFICATION CARD  
APPLICATION FORM**

Owner's Name: \_\_\_\_\_ Owner's Name: \_\_\_\_\_

Woodbury Property Address: \_\_\_\_\_

Owners' Preferred Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Contact Information: Email: \_\_\_\_\_

ADDITIONAL OCCUPANTS (Please list all children, family members)

First Name	Last Name	Relationship to Member

Is This Home Rented Out? Yes or No (Circle One)

TENANT CONTACT INFORMATION (if applicable)

Name	Home phone #	Work phone #	Cell phone #

Facility Keys ##: ( ) and ( )

**AGREEMENT:**

I understand, as record owner of the property, that I am solely responsible for the collection and return of all Woodbury Community Association Facility Key Identification Cards ("Cards") issued to my family, fellow occupants, and tenants.

I understand, as record owner of the property, that I am responsible for the actions of my family, occupants, tenants, guests and others who are utilizing the Association facilities accessed with Cards issued to my property. I further understand that Cards may not be given to a guest to access the facilities and that residents of the property must accompany any and all guests at all times when using the facilities.

If the property is rented to a tenant, with the permission of the owner, the tenant must come to the Association office and purchase new Cards for the property in the amount of \$50.00. Owner(s) must provide a copy of the written lease agreement and notify management by email that their tenant will come to the Association office to obtain and purchase new Cards that will be issued at the expense of the homeowner/tenant. New



Cards must be issued with each new tenant change as a new photo must be taken for the Cards. If the property is leased, Cards previously issued to the Owner will be deactivated.

I understand that each property can only have two (2) Cards activated at any time. Any Cards not returned upon sale of the property will be deactivated and replacement Cards can be purchased for the amount of \$50.00 per Card. The Cards are photo ID cards. A photograph of each individual to which the Cards are issued is required prior to issuance.

I understand that Cards will not be activated until this form is completed and transmitted to the Woodbury Community Association management office and a photograph is taken at the Woodbury office of the individual to which the Cards are to be issued. I understand that Cards will not be replaced nor will they be issued while this property is in a sale escrow.

I have read the Rules and Regulations and Owners Release (next page) and assume full responsibility for all Cards issued, including replacement fee of \$50.00 per key card if lost or stolen.

Owner's Printed Name: \_\_\_\_\_

Owners' Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**To protect interests of your household and that of your neighbors, please contact us immediately to deactivate any old Facility Key Identification Cards.**



## WOODBURY COMMUNITY ASSOCIATION

### OWNER RELEASE, WAIVER AND INDEMNITY AGREEMENT

I hereby release and discharge Woodbury Community Association (“Association”) and its directors, officers, agents, and employees from any and all claims, damages, injuries, losses or actions (“Claims”), including Claims regarding personal injury, death or property damage, arising out of or resulting from use or participation of myself, my children, or my guests of or on Woodbury Community Association facilities or in any and all Association functions on or off Association property. This release includes but is not limited to a release of the Association from its own negligence. The undersigned owner/resident will assume the inherent risk of these activities, including the negligence of the Association and managing agent (Keystone Pacific Property Management), and their employees, directors or other agents.

I am aware that Section 1542 of the California Civil Code provides that a general release does not extend to claims which are not known or suspected to exist at the time of executing the release, if the knowledge thereof would have materially affected the decision to execute the release. With full knowledge, I HEREBY WAIVE THE PROVISIONS OF CIVIL CODE SECTION 1542 with respect to the use by myself, my children, tenants or guests of Association facilities or common areas.

I agree not to contest this release, and agree to refrain from instituting any action against the Association arising from the activity described above.

I agree to indemnify, defend and hold harmless Association, Association's Agent and each of their respective directors, officers, employees, agents, representatives, successors and assigns (collectively, the “Association Indemnified Parties”) from and against any and all liabilities, claims, demands, causes of action, settlements, administrative orders, judgments, damages, costs and expenses, including, but not limited to, attorney's fees and investigative costs (collectively, "Claims"), including Claims regarding personal injury, death or property damage, arising out of or resulting from use by myself, my children, or my guests of Woodbury Community Association facilities or in any and all Woodbury Community Association functions on or off Woodbury Community Association property.

I have read this release and fully understand its terms and its consequences.

Owner’s Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner’s Address: \_\_\_\_\_

**Please bring completed form to:**

**Woodbury Community Association located at  
108 Lamplighter  
Irvine, CA 92620**

**If you have any questions, please call the on-site office at: (949) 451-1650.**