

# SHOREWOOD HILLS HOMEOWNERS ASSOCIATION

## Renter Waiver

Renter, hereby agrees to release and hold harmless and indemnify Shorewood Hills Homeowners Association, including its officers, directors, members, employees and agents (collectively, "Shorewood Hills"), its agents, employees, assigns, officers, and insurers, as follows:

- a) Renter shall, to the extent of Renter's acts, omissions, or negligence (and those of Renter's family, guests, invitees, employees, or agents), indemnify Shorewood Hills against and hold it harmless from any and all claims, suits, actions and causes of action, judgments, demands of every kind and nature whatsoever which may have heretofore existed, or which may exist in the future, or liability arising from, through or because of any use and/or enjoyment by any one or more of them of any community property, including (without limitation) roads and beaches, owned by Shorewood Hills.
- b) Except in the case of, and then only to the extent of, Shorewood Hills' acts, omissions, or negligence, Renter shall forever refrain from instituting, pressing, beginning, commencing or in any way aiding, procuring or participating in any proceedings, demands, claims, actions, causes of action or suits against Shorewood Hills for any damages, costs, interest, expenses, loss of services, attorney fees or compensation whatsoever or for any other type of relief whatsoever, on account of any use and/or enjoyment of any community property, including (without limitation) roads and beaches, owned by Shorewood Hills.
- c) Except in the case of, and then only to the extent of, Shorewood Hills' acts, omissions, or negligence, Renter shall, at Renter's sole expense, defend and indemnify Shorewood Hills against, and hold it harmless from, all proceedings, claims, demands, actions, causes of action or suits, including, but not limited to third-party actions or suits, and any and all loss, damages, costs, interest, expenses, including litigation expenses and attorney fees, incurred, that arise out of or in connection with any use and/or enjoyment by Renter or Renter's family, guests, invitees, employees, or agents of any community property, including (without limitation) roads and beaches, owned by Shorewood Hills.

Renter represents and warrants that Renter is above the age of 18 and has fully read this agreement.

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(Signature of Renter)

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(Date)

April 2019