



RIVER VALLEY RANCH

Thompson Corner/ADU Membership Form

Membership to the Ranch House Facility is granted upon payment of a fee by homeowners or tenants, and their immediate family members living in their household, who reside in Thompson Corners or an Accessory Dwelling Unit (ADU) in RVR.

Personal Information

Primary Member:

Last Name: _____ First Name: _____

Date of Birth: ____/____/____

Spouse/Partner Member:

Last Name: _____ First Name: _____

Date of Birth: ____/____/____ Phone Number: _____

Email: _____

Additional Family Members:

Last Name: _____ First Name: _____

Date of Birth: ____/____/____ Relationship: _____

Email: _____ Phone Number: _____

Last Name: _____ First Name: _____

Date of Birth: ____/____/____ Relationship: _____

Email: _____ Phone Number: _____

Last Name: _____ First Name: _____

Date of Birth: ____/____/____ Relationship: _____

Email: _____ Phone Number: _____

RVR Address: _____ Type: TC ADU

Mailing Address: _____

Home Phone: _____ Cell Phone: _____

Email: _____

Emergency Contact: _____ Phone: _____

Payment Method

Credit Card (Visa/MasterCard) _____ Exp: ____ cw: ____

Memberships (Select one):

12-month Family Membership*	\$155/month
12-month Couples Membership*	\$135/month
12-month Individual Membership*	\$75/month
Summer Family Membership (Memorial Day through Labor Day)	\$180/month over 3 months
Summer Couples Membership (Memorial Day through Labor Day)	\$155/month over 3 months
Summer Individual Membership (Memorial Day through Labor Day)	\$85/month over 3 months

If you selected a 12-month membership, please indicate membership start date: _____

*If you are renting, your membership will run the duration of your lease.

**Thompson Corner and Accessory Dwelling Unit
Membership Contract**

Thompson Corner and Accessory Dwelling Unit Membership to the River Valley Ranch Master Association (RVRMA) Ranch House is based upon Membership fees and residency.

Thompson Corner (TC) Memberships are available to TC property owners or their tenants; tenants must provide proof of residency, such as a valid lease or other proof deemed acceptable by RVRMA management.

Accessory Dwelling Unit (ADU) Memberships are available to tenants of an ADU in River Valley Ranch with proof of a valid lease.

Thompson Corner owners may sign up for a 12-month membership or a summer membership (Memorial Day through Labor Day). Thompson Corner and ADU tenants may sign up for a membership for the duration of their lease or a summer membership (Memorial Day through Labor Day).

Memberships will be activated upon completion of the Membership Forms and verification of the forms by the RVRMA Management. Fees will be prorated for the joining month, if applicable.

Membership fees will be billed the first week of the month for the month. The charge will be posted to the credit card on file at the Ranch House.

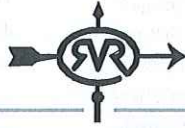
Ranch House Members can purchase items and services using their Ranch House Square Pay account (with a valid credit card on file). Charges will be posted at time of purchase.

Members must abide by the RVRMA Policies and Ranch House Rules and Regulations.

Members must cancel their Membership in writing to the RVRMA Member Services Department. Memberships will end at the last day of the cancellation month with no proration.

I, _____, agree to the terms of Membership to the River Valley Ranch Master Association Ranch House. I authorize RVRMA to charge the credit card on file each month for my membership. I will be charged until the membership is cancelled in writing to RVRMA. I understand that cancellation before my membership end date will result in a 12 month waiting period before I will be eligible to sign up for another membership. I have read and understand the RVRMA Ranch House Rules and Regulations.

Signature: _____ Date: _____ Type: TC ADU



The Executive Board of the River Valley Ranch Master Association (RVRMA) and its management hope that you, your family, and guests enjoy visiting the Ranch House and using the facilities. This waiver is required and emphasizes the inherent dangers of a facility such as ours. We enlist your support in minimizing risk.

We all share an interest in making the Ranch House safe and fun for all users, and appreciate your understanding and cooperation with these measures.

If you have any questions, please contact Ian House, Community Manager, at 970-963-6300, ext. 305, or by e-mail at ism@rvrcommunity.com.

River Valley Ranch Homeowners Master Association, Inc. (the "Association")

Waiver and Release of Liability, Hold Harmless and Covenant Not to Sue Agreement (the "Agreement")

This is a waiver and release of liability, hold harmless and covenant not to sue agreement.

Please read thoroughly before signing.

Each adult in your family must sign this waiver.

Each child under the age of 18 must be listed on one waiver for each family.

I, _____ (name) and
I, _____ (name), and
/or the Minor Children for whom I may also be signing (hereafter "Minor Children"), agree on behalf of myself, my Minor Children, and my successors, heirs, assigns, personal representatives and estate, that in consideration of being allowed to use the Ranch House Swim and Tennis Facility ("Ranch House") and its related amenities, including but not limited to the pool facilities, spas, exercise equipment, tennis facilities, fitness classes, playground equipment and other recreational facilities of the River Valley Ranch House Swim and Tennis Facility ("Recreational Facilities"), state and agree:

1. I have read and agree to comply with all Association and Ranch House rules and regulations now in effect, including specifically, those rules governing use of the Recreational Facilities.
2. I shall be solely responsible for ensuring that I and my Minor Children understand and abide by the Association's and the Ranch House's rules and regulations, and I further agree that if I/we fail to abide by such rules and regulations, my/our privileges to use the Recreational Facilities may be terminated or suspended immediately.
3. I acknowledge that certain activities sponsored or provided by the Association or the Ranch House or available at the Recreational Facilities may be dangerous, possibly resulting in serious bodily injury or death. I acknowledge and understand that use of the Recreational Facilities and/or participation in Association or Ranch House sponsored activities subjects me and my Minor Children to additional risks and dangers, both known and unknown, including but not limited to the inherent risks of recreational

activities and the physical stress that may accompany the use of such Recreational Facilities. I acknowledge that injuries could result from accidents or the negligence or carelessness of myself, my Minor Children, or others, including the Association or Ranch House, its officers, directors, members, employees, or agents. I knowingly accept and assume all known and unknown risks in the use of the Recreational Facilities and/or participating in activities sponsored or provided by the Association or the Ranch House on behalf of myself, or my Minor Children. I further acknowledge and agree that my Minor Children's use of the Recreational Facilities and/or participation in activities sponsored or provided by the Association or the Ranch House may be unsupervised by employees or agents of the Association or Ranch House at any or all times.

4. For good and valuable consideration, for myself and my Minor Children, I agree to indemnify and hold harmless the Association, its members, directors, officers, agents, managers, employees, and the Ranch House, and its respective officers, directors, members, agents and employees (collectively the "Indemnified Parties") from all current and future, foreseen and unforeseen actions, expenses, judgments, damages, claims, losses or liabilities of any kind, including those arising out of their negligence or carelessness, and including attorney fees incurred in defending against any of the same, that may arise from or in connection with my or my Minor Children's use of the Recreational Facilities and/or participation in activities sponsored or provided by the Association or the Ranch House, including personal injuries or death, to me or my Minor Children.

5. For myself and my Minor Children, I hereby release, discharge and agree not to sue, or make any claim against the Indemnified Parties from any and all foreseen and unforeseen injury, death, claim, loss, or damage of any kind and nature, including attorney fees and court costs, that may arise from or in connection with my or my Minor Children's use of the Recreational Facilities and/or participation in activities sponsored or provided by the Association or the Ranch House, including injury, death, claim, loss, or damage arising out of the negligence or carelessness of the Association or the Ranch House, and their officers, directors, members, agents and employees, and waive any claims, loss, liability or damage that I or my Minor Children may have arising out of such injury, death, claim, loss or damage.

THIS WAIVER AND RELEASE OF LIABILITY, HOLD HARMLESS AND COVENANT NOT TO SUE SHALL BE EFFECTIVE EVEN IF THE INJURY, DEATH, CLAIM, LOSS OR DAMAGE RESULTS FROM THE NEGLIGENCE OF THE ASSOCIATION, THE RANCH HOUSE, OR ANOTHER INDEMNIFIED PARTY.

"Negligence," as used here, shall include, but not be limited to, failure to make reasonable and prudent efforts to determine (1) my or my Minor Children's ability to use the Recreational Facilities and/or engage safely in activities sponsored or provided by the Association or the Ranch House, or (2) my or my Minor Children's ability to safely manage particular recreation equipment or knowledge of a dangerous latent condition concerning the land, facilities, or equipment for which warning signs have not been conspicuously posted.

6. I hereby acknowledge that the Indemnified Parties have no obligation to provide medical care and have not undertaken the responsibility to do so; however, I consent to emergency medical treatment for myself and my Minor Children which may be deemed advisable in the event of injury, accident or illness resulting from my or my Minor Children's use of the

Recreational Facilities and/or participation in activities sponsored or provided by the Association or the Ranch House.

7. This Agreement is executed without reliance upon any promise, inducement, statement or representation by the entity and or person released or their representatives or attorneys.
8. This Agreement shall bind me, my Minor Children, and our respective heirs, successors or assigns.
9. I have not consumed any alcohol or used any drugs during the past 24 hours which would impair my ability to knowingly and voluntarily enter into this Agreement.
10. To the extent I or my Minor Children use any Association or Ranch House equipment or facilities and cause any loss or damage to such equipment or facilities, I agree that I am personally responsible for any such damage or loss which I cause.

I and my Minor Children acknowledge and agree that we voluntarily use the Recreational Facilities and/or participate in activities sponsored or provided by the Association or the Ranch House knowing the dangers involved, and we assume all known and unknown risks, and the above stated risks. The terms of this Agreement shall serve as a complete waiver and release of liability, hold harmless and covenant not to sue agreement and EXPRESS assumption of all risks. I shall be solely responsible for my and my Minor Children's safety and well-being, and for all expenses that arise directly or indirectly from use of the Recreational Facilities and/or participation in activities sponsored or provided by the Association or the Ranch House.

I acknowledge that I have been afforded the opportunity to consult with legal counsel regarding the terms and conditions of this Agreement. I acknowledge that I have read the entire Agreement, that the terms of the Agreement are clear to me and there are no other understandings or agreements other than as set out above, and that I voluntarily consent to all of the Agreement's terms and provisions.

Read this Waiver and Release of Liability, Hold Harmless and Covenant Not to Sue Agreement carefully, ask any questions before signing, and retain a copy.

Your signature acknowledges that you fully understand the terms of the Agreement, believe it is fair and reasonable, and agree to its terms.

Date _____ Signature (1) _____

Date _____ Signature (2) _____

Minor Children Accountable For: _____
