



Sunset Pointe

NEW OWNER INFORMATION SHEET

Office Hours:
Monday-Thursday 8:30am – 5:30pm
Friday 8:30am-5:00pm
Closed Saturday and Sunday

Today's Date: _____

Homeowner's Name: First _____ **Last** _____

Homeowner's Address: _____

Mailing Address: _____

Phone Number: _____

Secondary Phone Number: _____

YES, please add my Email address so that I may receive community information and updates.

Email Address: _____

Secondary Email Address: _____

Closing Date: _____

If you have any questions, please feel free to contact us at 469 362-0580 or you can email us at d.barta@sbbmanagement.com.

Diane Barta, CMCA, AMS
Onsite Community Manager
d.barta@sbbmanagment.com



Waiver and Release of Liability and Use Agreement

I hereby acknowledge that I _____ or my child (hereinafter referred to as “User”) shall make use of the pool, amenity center, or other common area facilities (“Facilities”) which are owned by Two Sunset Pointe, Inc. (the “Association”), and (if applicable) privileges, activities or services whatsoever being offered by Two Sunset Pointe (“Provider”) FREELY, VOLUNTARILY, AND AT YOUR OWN RISK. Moreover, User hereby agrees and acknowledges to engage in any class, contest, game, function, exercise, competition or any other activity operated, organized, arranged or sponsored by Provider or Association, either on or off the Association’s premises AT OUR OWN RISK.

User assumes all responsibilities, risks, liabilities and hazards incidental to the holding of any function or activity at the Association’s Facilities and irrespective of any acts or omissions by the Association or its agents, including managing agent, whether negligent, intentional or otherwise, User releases and forever discharges the Association, its officers, directors, employees, agents and members past, present and future, and agrees to defend, indemnify, and hold the same harmless, from and against any and all losses, expenses, liens, claims, demands and causes of action of every kind and character for personal injury, death, property damage or any other liability damages, fines or penalties, including costs, attorneys’ fees and settlements, resulting from any act performed by or omission by User, User’s guests/invitees, arising out of or in connection with the use of Association’s Facilities.

Association shall have the right and option to terminate this Agreement and require User, User’s guests/invitees to leave the Association’s Facilities immediately should the Association’s agent determine, in his or her sole judgment, that the conduct of such person using the Association’s Facilities endangers the health or safety of any person, constitutes a threat to any property or violates federal, state or local laws or ordinances or the Association’s rules and regulations. User hereby agrees to comply with all federal, state or local laws or ordinances governing User’s use of the Association’s Facilities and all rules promulgated by Association.

Homeowner’s Signature: _____ Date _____

Homeowner’s Signature: _____ Date _____



Homeowner Pool Card Request

Today's Date: _____

Property Owner: _____

Property Address: _____

Mailing Address: _____

Homeowner's E-Mail: _____

Homeowner's Phone: _____ Cell: _____

I hereby give my permission for my child(ren) ages 13-17 to be allowed access to the pool without my presence. I understand that they will be issued photo identification at the HOA office during normal business hours before being allowed into the pool areas by themselves. I understand that I am responsible for their behavior and will be held responsible in the event that they do not follow the pool rules. I understand that the use of any common areas or amenities, including the pools, can be revoked if the rules are not followed.

Minor's Name: _____ Age: _____

Minor's Name: _____ Age: _____

Minor's Name: _____ Age: _____

Minor's Name: _____ Age: _____

Minor's Name: _____ Age: _____

Please review the Rules and Regulations for the pool enclosed in your welcome packet.

(over)

Sunset Pointe

Assumption of Risk and Release Agreement: Acceptance of the access card for the Two Sunset Pointe pool and amenity center indicates your acknowledgement that the facility will not have Lifeguards or other attendants at all times. You accept responsibility that any members of your household, family and other invited guests use the pool and other Association common areas at their own risk. By acceptance of this access card, you understand and expressly acknowledge that you, on behalf of your household, family or invited guests, hold harmless and indemnify the Association and all their respective officers, directors, agents, contractors, employees, heirs, successors, assigns, volunteers and guests from all liability for any injury, loss or damage connected in any way whatsoever to your use of the pool or other Association common areas that may result from the Association's negligence, or design of the facility and/or equipment. All personal property brought to the pool or other Association common areas is brought at your sole risk as to its theft, damage or loss. You acknowledge that the members of your household, family or other invited guests will abide by any posted or published rules, procedures or signs associated with the use of the Association's recreational and common facilities and violations may result in a suspension of privileges. You acknowledge that you may be held financially responsible for acts of mischief or vandalism by members of this household, family or other invited guests that result in damage to the Association's equipment or facilities. You acknowledge that if your account with the Association is delinquent, your access to use of the pool is suspended until the delinquent situation is corrected. If any provision of this Release is found to be invalid by a court of competent jurisdiction, the remaining portions and provisions of the "Release" shall remain effective and shall be construed as if the invalid portion or provision had not been contained herein.

Two cards per household will be issued. Replacement cost of lost cards is \$35 each.

Homeowner's Signature: _____ Date _____

(Signature is required for issuance of access key)

Pool Card #: _____

**You may contact Natalie Guyton, Administrative Assistant at
n.guyton@sbbmanagment.com to pick up your cards.**

Please complete and sign this form and bring with you.