



## NORTHWOODS CONDOMINIUMS

### RELEASE AND WAIVER OF LIABILITY AND INDEMNIFICATION AGREEMENT

I, \_\_\_\_\_, on my behalf and on behalf of any minor child under my custody or care, execute this Release and Waiver of Liability and Indemnification Agreement (“**Agreement**”) in favor of Northwoods Condominium Association, Inc., a Colorado nonprofit corporation (“**Association**”), its directors, officers, employees, agents, insurers, successors and assigns (collectively the “**Protected Parties**”), effective this \_\_\_\_ day of \_\_\_\_\_, 2022.

**Acknowledgment and Assumption of Risks.** I acknowledge that my rental of a condominium unit at Northwoods is during a time during which the coronavirus disease 2019 (COVID-19) is and remains a cognizable risk, and that COVID-19 may at this time be endemic in the State of Colorado. I acknowledge that COVID-19 is a respiratory illness that can spread from person to person through the air and by touching surfaces exposed to the virus. There are dangers inherent in occupying a unit in Northwoods and using the Association’s common area amenities related to both COVID-19 and other transmissible diseases. The Association is entitled to restrict the use of units for rental purposes, and keep common area amenities closed if appropriate in light of current public health considerations and is only allowing rentals of units and use of these facilities to rental occupants, visitors and guests who sign this Agreement. While the Association follows protocols, such as social distancing and cleaning of surfaces in compliance with controlling laws and recommendations, and recommends that all residents in the Association and their guests follow applicable protocols, I acknowledge that the Association does not guarantee and specifically disclaims responsibility and liability for protecting me from exposure to and infection by COVID-19 or other similarly transmissible diseases. I further agree that myself and those accompanying me will use face masks where required by state or local rule or order and will wash my hands and use hand sanitizer, but I acknowledge that either masks or hand sanitizer may not prevent transmission of disease. I further understand that, even with my signature on this Agreement, the Association may disallow my continued rental of a unit in Northwoods, or may limit my access to areas within the Northwoods community, including common area amenities, due to my violation of rules and regulations or due to the Association’s business decisions that warrant closure of the amenities. I am voluntarily and knowingly assuming the risk of exposure to or infection by COVID-19 or other disease by renting a unit in Northwoods, or using the Association’s common area amenities, and acknowledge such exposure or infection may result in personal injury, illness, permanent disability, or death. I further acknowledge that the risk of exposure to or infection by COVID-19 or other similar disease may result from my actions, omissions, or negligence, or the actions, omissions, or negligence of any other owners, residents, or their guests, and the Association. Being fully aware of the risks of using the common area amenities and contracting COVID-19 or other similarly transmissible diseases, I hereby freely, voluntarily, and without duress execute this Agreement.



**Release and Waiver.** I hereby release, agree not to sue, and forever waive and discharge the Protected Parties from any and all claims, losses, liabilities, damages and demands related in any way to COVID-19 or similarly transmissible diseases, either in law or in equity, which arise or may hereafter arise from my rental of a unit in Northwoods, or the use of the Association's common area amenities. I understand that this Agreement discharges the Protected Parties from any liability or claim that I may have against any of the Protected Parties with respect to any bodily injury, personal injury, illness, death, or property damage that may result from my rental of a unit in Northwoods, or use of the Association's common area amenities, whether caused by the negligence of the Association, including its officers, directors, employees, or agents, or otherwise. I also understand that the Association does not assume any responsibility for or obligation to provide financial assistance or other assistance, including but not limited to repair or replacement of property or medical, health, or disability insurance in the event of injury or illness.

**Indemnification.** Further, I agree to hold harmless, defend, indemnify and reimburse the Protected Parties from all claims, losses, liabilities or damages, including attorneys' fees, court costs, and other legal fees incurred by the Protected Parties with respect to any COVID-19 or similarly transmissible disease related bodily injury, personal injury, illness, death, or property damage that may result from or arise out of my rental of a unit in Northwoods, or use of the Association's common area amenities, including claims for liability caused in whole or in part by the negligent acts or omissions of the Protected Parties.

**Rules and Regulations.** I agree that my rental of a unit in Northwoods and use of the Association's common area amenities is subject to the Association's rules and regulations, including any rules and regulations related to COVID-19 and compliance with orders and protocols established by governmental entities, which may change from time to time. I agree that I will abide by such rules and regulations and understand and agree that I may lose the privilege of access to and use of the rental unit, or the Association's common area amenities, or both, due to violation of rules and regulations.

**Application to Minors.** All of the provisions of this Agreement apply to any minor child under my custody or care to the same extent as it applies to me, and I, on behalf of such child, acknowledge and agree to all of the above paragraphs. Without limiting the extent of the preceding sentence, I agree that the releases, waivers, and agreements not to sue apply to any minor child under my custody or care. I further agree to indemnify and hold the Protected Parties harmless as provided in paragraph 3 above with respect to any claims, losses, liabilities or damages, including attorney's fees, court costs, and other legal fees incurred by the Protected Parties with respect to any COVID-19 or similarly transmissible disease related bodily injury, personal injury, illness, death, or property damage that may result from or arise out of my rental of a unit in Northwoods, or the use by such minor child of the Association's common area amenities, including claims for liability caused in whole or in part by the negligent acts or omissions of the Protected Parties.



**Other.** I agree that this Agreement is intended to be broad and inclusive as permitted by the laws of the State of Colorado, and that this Agreement shall be governed by and interpreted in accordance with the laws of the State of Colorado. I further agree that in the event that any clause or provision of this Agreement is held to be invalid by any court of competent jurisdiction, the invalidity of such clause or provision shall not otherwise affect the remaining provisions of this Agreement which shall continue to be enforceable.

IN WITNESS WHEREOF, I have executed this Agreement as of the day and year first stated above.

\_\_\_\_\_  
Signature  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone Number: \_\_\_\_\_  
Email: \_\_\_\_\_

**If the participant is under eighteen (18) years old, a parent, legal guardian or person having custody or who is responsible for the care of the minor child must read and sign below:**

I am the parent, legal guardian, or person having custody or am responsible for the care of the below-named minor child and have read the above Agreement. I give my unqualified permission and consent to the named minor's use of the common area amenities, and on behalf of such minor child, I hereby agree to be bound by the terms and conditions of the Agreement set forth above, including, without limitation, the release, waiver, covenant not to sue and indemnification provisions.

\_\_\_\_\_  
Name of parent, legal guardian, custodian or person responsible for care

\_\_\_\_\_  
Signature of parent, legal guardian, custodian or person responsible for care

\_\_\_\_\_  
Name of minor child