

Transfer of Rights Agreement

To: The Non-Resident Homeowner:

As a non-resident member of the East Stratford Residential Community Association, Inc., you may exercise the option of delegating your rights to use of the common property and pool facilities to your tenant(s). As owner, you must also review the rules and regulations of the association with your tenants.

If you desire to transfer your rights to use the common facilities which are limited to the pool and tennis courts, please fill out and return this form to your tenant as soon as possible in order that pool registration and facility passes may be properly issued. Your tenant must have this form with them in order to register. Please advise your tenants that they must submit a copy of the rental lease including the lease addendum at the time of registration.

No pool use or other privileges of the East Stratford Residential Community Association will be available unless all homeowner's dues are current to all associations. Please be sure your account is up to date. Pool privileges and use of other facilities will be rescinded if your account is more than 30 days delinquent.

In accordance with our Declaration of Covenants, Conditions and Restrictions governing the East Stratford Residential Community Association:

I _____ the undersigned, owner of
(print name)

_____, _____
(street address)

do hereby relinquish my owner privileges for use of the swimming facilities as well as tennis court facilities at East Stratford Residential Community Association Pool for the current season to my tenants/tenant's family, and I do hereby certify that all of the applicants listed on the Pool Registration Form are current residents of the above address.

I understand that transferring my pool membership privileges for the current season does **not** relieve me of my obligation to pay all of my Homeowner Association dues. Also pursuant to the By-Laws, Declarations, Articles of Incorporation and the Stratford Homeowner's Association Rules and Regulations, I am responsible for informing my tenants of the pool rules and regulations, and will ultimately be held responsible for the conduct of my tenants and their guests when they use the facilities and surrounding Association property.

I further acknowledge and accept the following:

- a) I the homeowner remain responsible for tenant's action and am 100% liable for any damages the tenant produces.
- b) I the homeowner agree to completely indemnify the East Stratford Residential Community Association through its Board of Directors and hold the East Stratford Residential Community Association harmless of any damages including but not limited to monetary, abuse of facilities, damage of facilities and any other action the Board deems to be the responsibility of my renter. This indemnity is in the Board of Directors sole and absolute discretion.
- c) If my renters are deemed by the Board in its sole and absolute discretion to abuse any aspect of the community at any time, the Board reserves the right to refuse the use of the pool to the renter. I acknowledge and accept this refusal of use of facilities.

- d) The Board in its sole and absolute discretion, from time to time, with notice to the homeowner, reserves the right to alter or change this agreement.

The East Stratford Residential Community Association consideration for the above will be to allow the renters access to the pool. In return for access being granted, notwithstanding the above items a through d, the renters agree to use the pool in accordance with stated guidelines outlined in the Stratford Association Rules and Regulations. Such package will be provided to renters upon presentation of the lease from the homeowner and signing of the transfer of rights disclosure.

Note: It is the responsibility of the owner to submit this form upon change of tenants.

I (We) understand that all tenants must apply for passes, and they have been so advised. I (We) have also reviewed the rules and regulations with the tenants residing in my (our) unit.

Names of All Residents in Property

Owners Present Address and Phone Number

Owners Printed Name

Owners Signature