



**Abaris Realty, Inc.**

12009 Nebel Street, Rockville, MD 20852

301-468-8919 • Fax: 301-468-0983

Web Site: [www.abarisrealty.com](http://www.abarisrealty.com)



**PLEASE NOTE: BELOW IS THE INITIAL NOTICE SENT TO BROWNSTONES RESIDENTS IN JANUARY, 2014, REGARDING THE RELEASE FORM REQUIRED FOR USING THE GYM AND POOL. IF YOU MOVED INTO THE BROWNSTONES AFTER FEBRUARY 28, 2014, DISREGARD THAT DEADLINE IN THE NOTICE. PLEASE HAVE EACH MEMBER OF YOUR HOUSEHOLD COMPLETE A SEPARATE RELEASE FORM. AS SOON AS POSSIBLE, PLEASE SEND THE COMPLETED FORMS TO SHIREEN AMBUSH AT ABARIS REALTY AT THE ABOVE ADDRESS. IF YOU HAVE ANY QUESTIONS, EMAIL SHIREEN AT: [SAmbush@AbarisRealty.com](mailto:SAmbush@AbarisRealty.com) THANK YOU VERY MUCH!**

### **MANDATORY RELEASE FORM FOR USE OF THE GYM & POOL FACILITY**

TO: BROWNSTONES AT PARK POTOMAC RESIDENTS

FROM: SHIREEN AMBUSH, PROPERTY MANAGER

DATE: JANUARY 17, 2014

At the recent Board of Directors meeting on January 15, 2014, the Board voted to adopt a few new Rules pertaining to the use of the gym & pool facility. In accordance with Article IV, Section 7(d) of the HOA Declaration, the Board of Directors may establish Rules governing the ability to limit the number of guests using recreational facilities. Due to the potential liability related to the use of the exercise room by any individual (owners, guests, personal trainers), the Board voted to adopt the enclosed mandatory Release Form as part of the Rules. **ALL individuals, including trainers, who access the exercise room should have a signed Release Form on file with the Association via Abaris Realty. Furthermore, the Board also voted to limit the use of personal trainers in the gym to take place only between the hours of 12 pm - 3 pm.**

All homeowners and their respective guests and personal trainers are hereby required to return the completed, signed Release Form to Abaris Realty no later than February 28, 2014. **In order to ensure compliance, the Board has authorized de-activation of the clubhouse access card(s) for any homeowner who has not returned their completed Release Form by February 28, 2014.** Please send your completed Release Form to Abaris Realty at the address or fax number referenced above or via email at [sambush@abarisrealty.com](mailto:sambush@abarisrealty.com)

On behalf of the Board, I thank you in advance for your cooperation and compliance with the new Rules set forth above. As always, if you should have any questions, please feel free to contact me directly.

**THE BROWNSTONES AT PARK POTOMAC HOA**

**EXERCISE ROOM AND POOL  
RELEASE**

In consideration of The Brownstones at Park Potomac Homeowners Association, Inc. (the "Association") making available its exercise and pool facilities ("Facilities"), the undersigned agrees that the Association and its members, directors, officers, agents, employees and contractors will not be responsible or liable for any injuries, illnesses or damages arising in connection with the undersigned's use of the Facilities. The undersigned represents and warrants that he/she has consulted with his/her physician and is in proper health and physical condition to use the Facilities.

The undersigned, for himself/herself and on behalf of his/her heirs, personal representatives, successors and assigns, hereby assumes all risks that may be related to use of the Facilities and hereby releases, indemnifies and holds harmless the Association and its members, directors, officers, agents, employees and contractors from and against any and all claims, injuries, damages, liability, and causes of action of any kind, including costs and attorney's fees, arising from or related in any way to use of the Facilities by the undersigned and by his/her guests and family members.

The undersigned further represents that he/she has in place liability insurance to cover any incident, injury, illness, damage, claim or liability that may result from his/her use of the Facilities. This policy shall remain in effect at all times that the undersigned uses the Facilities.

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Name (PLEASE PRINT)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Email

Emergency Contact (PLEASE PRINT):

\_\_\_\_\_  
Name Telephone