



**WAIVER & RELEASE FORM
UNIT EMERGENCY KEY OPT IN**

Unit #: _____

The undersigned(s) understands and acknowledges that he/she/they have knowingly and willingly provided the Breeza Owners Association (“Association”) with a duplicate key to the above Unit and hereby authorizes and grants permission to the Association, its authorized representatives, employees, and/or agents, to enter the above Unit, in the Unit Owner’s/tenant’s absence, in the event of an emergency. I understand that I may retrieve my key from Management with a written release that will be kept on file to protect the Association from any liability with regards to my key no longer remaining in Management’s possession.

The undersigned(s) further waives and releases the Association, its property Management company, and each of their directors, officers, employees, agents or representatives, from any and all damages, losses, injuries, claims, or other liabilities related to, alleged, or incurred, as a result of the Association’s maintenance of the undersigned(s)’s Unit key and their entry into the Unit, and further agrees to hold the Association, its property Management company, and each of their directors, officers, employees, agents or representatives harmless from any and against all claims, suits, losses, damages, or liability, including without limitation, attorneys’ fees and costs, arising out of or resulting there from.

HOMEOWNER

Last Name: _____ First Name: _____

Phone #1: (____) _____ Phone #2: (____) _____

Signature: _____ Date: _____

TENANT (If Unit is leased/rented, then the tenant information must be included and this waiver must be agreed to and signed by both the unit Owner and tenant.)

Last Name: _____ First Name: _____

Phone #1: (____) _____ Phone #2: (____) _____

Signature: _____ Date: _____

Please send your completed form to the address below:

BREEZA OWNERS ASSOCIATION
1431 Pacific Highway
San Diego, CA 92101
Telephone: (619) 696-7304



**WAIVER & RELEASE FORM
UNIT KEY OPT OUT**

Unit #: _____

The undersigned(s) understands and acknowledges that he/she/they have knowingly and willingly opted to NOT to allow the Breeza Owners Association (“Association”) to retain a duplicate key to the above Unit. Per the Association governing documents, should an emergency situation occur, the building personnel and all other types of emergency personnel shall have authorization to enter your Unit and/or Storage Space to affect immediate cure, in some cases by forcible entry. Any person entering upon a Unit to affect such cure shall not be subject to liability to the Owner or Occupant and no trespass or other wrongful act shall be deemed to have been committed by reason of such entry or curing.

The undersigned(s) further waives and releases the Association, its property Management company, and each of their directors, officers, employees, agents or representatives, from any and all damages, losses, injuries, claims, or other liabilities related to, alleged, or incurred, as a result of the Association’s inability to access homeowner’s unit in a timely fashion to address any emergency within your unit due to homeowner’s option to not allow the Association to retain a key to their unit. Homeowner further agrees to hold the Association, its property Management company, and each of their directors, officers, employees, agents or representatives harmless from any and against all claims, suits, losses, damages, or liability, including without limitation, attorneys’ fees and costs, arising out of or resulting there from.

HOMEOWNER

Last Name: _____ First Name: _____
Phone #1: (____) _____ Phone #2: (____) _____
Signature: _____ Date: _____

TENANT (If Unit is leased/rented, then the tenant information must be included and this waiver must be agreed to and signed by both the unit Owner and tenant.)

Last Name: _____ First Name: _____
Phone #1: (____) _____ Phone #2: (____) _____
Signature: _____ Date: _____

Please send your completed form to the address below:

BREEZA OWNERS ASSOCIATION
1431 Pacific Highway
San Diego, CA 92101
Telephone: (619) 696-7304



BREEZA OWNERS ASSOCIATION EMERGENCY (E-KEY) & HOMEOWNER KEY USE POLICY

EMERGENCY KEY (E-KEY) USE POLICY:

The HOA requests that each unit owner provide to Management a copy of their unit key to keep in a locked, secure location to be utilized in the event of an emergency. Allowing Management to retain a key is not mandatory; however, residents are strongly encouraged to consider the request.

It is important to understand that, given the nature of a high-rise building, even a minor leak may cause a large amount of damage, not only to the unit the leak originated in, but to the units below and to the sides as well. Such damage will likely be the financial responsibility of the owner of the unit that is the source of the leak. In such circumstances, every minute is crucial, and having instant access to the unit could dramatically decrease damage.

THE E-KEY WILL NOT BE AVAILABLE TO SIGN OUT OR BORROW AT ANY TIME AND WILL ALWAYS REMAIN IN THE POSSESSION OF A BREEZA REPRESENTATIVE. In the event that a resident requires private vendor access to their unit in their absence, they are responsible to provide that vendor the appropriate keys to access the unit—the e-key is not to be used for this purpose.

If the unit owner wishes to indefinitely retrieve a previously submitted key from Management, a written release must be submitted which will be kept on file to protect the Association from any liability with regards to the key no longer remaining in Management's possession.

HOMEOWNER KEY USE POLICY:

When residents require private vendor access (such as housekeepers, contractors, cable provider, realtors, etc...) to their unit in their absence, the resident is responsible to provide that vendor the appropriate keys to access the unit. Management will not allow use of the e-key on file for this purpose.

Please contact the Management office with any questions regarding these policies.