



Welcome to your new home at Heron Bay!

- ❖ Please be advised that you will have to attend the mandatory in-person **New Resident Onboarding** to receive gate access and resident privileges to the community. Appointments must be made on: <https://outlook.office365.com/owa/calendar/HeronBayResidentServices@kwpmc.com/bookings/>
- ❖ Appointments for onboarding must be made for a date/time **after** you have closed. You will only receive your GateAccess credentials once all requirements are fulfilled.
- ❖ Appointments are only available before 4:00 pm, Monday to Friday. **All paperwork must be submitted after closing and prior to the onboarding appointment.**

❖ You will receive your credentials for the Heron Bay website (www.heron-bay.net) in 2 to 3 weeks after KW's corporate office processes the paperwork from your title company.	
❖ Please review the list of documents below that you must submit prior to your onboarding. These requirements are to provide you with your GateAccess credentials only.	❖ Will the sellers have moved out of the property by the date of your scheduled onboarding? ☐ Yes ☐ No
❖ For assistance, please reach out to the management office by phone at 954-575-2200 ext. 2103 or by email to the following: ggonzales@kwpmc.com , jbell@kwpmc.com , and hbcareidentservices@gmail.com .	
❖ This is also where you will email the requirements below.	

❖ Forms to Complete:	❖ Documents to Provide:
___ 1. New Homeowner Information	___ 1. Warranty Deed
___ 2. Electronic Voting Opt-In	___ 2. Closing Statement with Capital Contribution ^I
___ 3. One Liability Waiver per person	___ 3. Government issued IDs for all adult occupants
___ 4. New Resident Onboarding Attendance ^{II}	___ 4. Vehicle Registrations

^I Capital Contribution is based on the sales price:

Up to \$750k – \$1,500 | Between \$750k and \$1m – \$2,000 | Greater than \$1m – \$2,500 | Greater than \$1,250,000 – \$3,000

^{II} New Resident Onboarding Attendance form will be provided in person after watching the mandatory video.



HERON BAY™

HOMEOWNER INFORMATION

Property Address			
Neighborhood			
First Name		First Name	
Last Name		Last Name	

INFORMATION FOR PRIMARY PERSON

This is the number that the gate will call.

Name	
Date of Birth	
Primary Number	
Cell Phone Provider	
Email Address	

INFORMATION FOR SECONDARY PERSON

Name	
Date of Birth	
Secondary Number	
Cell Phone Provider	
Email Address	

PERMANENT RESIDENTS

Children/family members/anyone living with you.

Name	D.O.B.
1.	
2.	
3.	
4.	
5.	
6.	
7.	

PET INFORMATION

Name	Type
1.	
2.	
3.	
Breed	Color(s)
1.	
2.	
3.	

VEHICLE INFORMATION

	Vehicle 1	Vehicle 2	Vehicle 3	Vehicle 4
Make				
Model				
Year/Color				
Tag (Plate)				



**Heron Bay Community Association, Inc.
Electronic Voting Enrollment and Opt-Out of Paper Mailings**

Enroll in Heron Bay Electronic Voting: 1) cast your ballot from your smartphone or tablet, and 2) help the community attain a quorum for membership meetings. **AND Opt-out of paper mailings:** 1) receive all important notices via email, 2) save paper and postage by opting to no longer receive notices via US Mail on paper.

I, _____, the legal and appointed owner/co-owner of the following address, acknowledge that the submission of this form represents to HBCA's Management Company the decision to enroll in Electronic Voting and Opt-out of paper mailings.

I understand that each unit/plot is allowed a single representative and vote, no matter the method. It is further acknowledged that I am representing all co-owners (if applicable) in this submission.

Multiple votes for any unit will be put aside as provisional and only counted once if necessary.

Address: _____

City: _____

Date: _____

Signature: _____

An email address is required to enroll in Electronic Voting and electronic notices as the sole vehicle for communication between the homeowner and Heron Bay Community Association, Inc.

_____ **Enroll in Electronic Voting and Opt-Out of paper mailings.**
I understand I will not receive a mailed paper ballot.

Email Address: _____

We thank you for going Green!

WAIVER AND RELEASE OF LIABILITY AGREEMENT FOR HERON BAY RECREATIONAL FACILITIES

I, the undersigned, acknowledge, understand, and agree that:

1. Voluntarily and of my own free will, I elect to use the Heron Bay amenities at The Commons Clubhouse and the Plaza Del Lago at Heron Bay (collectively, the “**Recreational Facilities**”), including but not limited to gym facilities, swimming pools, spas, water features, steam room, sauna, racquetball courts, tennis & pickleball courts, basketball courts, volleyball courts, clubhouse, locker rooms, dressing areas, parking facilities, playground equipment and any and all related facilities and amenities (collectively, the “**Recreational Amenities**”) maintained by Heron Bay Community Association, Inc. (the “Association”).
 2. I understand that there are certain risks and hazards involved in utilizing the Recreational Amenities that are inherent in utilizing the Recreational Amenities which may result in injury or death to me or other people utilizing the Recreational Amenities, including, without limitation, those hazards associated with equipment, drowning, slip and falls and other participants.
- Further, I, the undersigned, agree that as lawful consideration for the right to utilize the Recreational Amenities:
1. **I voluntarily accept and assume all risks of injury incurred or suffered by me while utilizing the Recreational Amenities and Recreational Facilities.**
 2. **I release, discharge and agree not to sue the Association, any of its members, managers, unitholders, directors, officers, employees, agents, KW Property Management & Consulting LLC., representatives or successors or assigns (collectively, the “Released Parties”) for any claim, damages, losses costs or causes of action that I have or may in the future have as a result of injuries or damages sustained or incurred by me in connection with my utilization of the Recreational Amenities and Recreational Facilities including those injuries or damages caused by the negligence or willful misconduct of the Released Parties.**
 3. **I agree to hold harmless and indemnify the Released Parties from any and all liability for any property damage or personal injury to any third party resulting from my utilization of the Recreational Amenities and Recreational Facilities including those injuries or damages caused by the negligence or willful misconduct of the Released Parties.**
 4. **I also acknowledge that the Association has rules and regulations that govern the Recreational Facilities and the Recreational Amenities. I hereby agree to comply with those rules and regulations and any amendments thereto, from time to time.**

I attest that I am at least 18 years of age.

I acknowledge that this Waiver and Release of Liability Agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion thereof is held invalid the balance shall, notwithstanding, continue in full legal force and effort.

I acknowledge that I have read and that I understand each and every one of the above provisions of this Waiver and Release of Liability Agreement and agree to abide by its terms and conditions.

Date: _____

Property Address(es): _____

Print Name: _____

Signature: _____

RESIDENT ADULT

WAIVER AND RELEASE OF LIABILITY AGREEMENT FOR HERON BAY RECREATIONAL FACILITIES

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2. I understand that there are certain risks and hazards involved in utilizing the Recreational Amenities that are inherent in utilizing the Recreational Amenities which may result in injury or death to me or other people utilizing the Recreational Amenities, including, without limitation, those hazards associated with equipment, drowning, slip and falls and other participants.

Further, I, the undersigned, agree that as lawful consideration for the right to utilize the Recreational Amenities:

- 1. I voluntarily accept and assume all risks of injury incurred or suffered by me while utilizing the Recreational Amenities and Recreational Facilities.**
- 2. I release, discharge and agree not to sue the Association, any of its members, managers, unitholders, directors, officers, employees, agents, KW Property Management & Consulting LLC., representatives or successors or assigns (collectively, the “Released Parties”) for any claim, damages, losses costs or causes of action that I have or may in the future have as a result of injuries or damages sustained or incurred by me in connection with my utilization of the Recreational Amenities and Recreational Facilities including those injuries or damages caused by the negligence or willful misconduct of the Released Parties.**
- 3. I agree to hold harmless and indemnify the Released Parties from any and all liability for any property damage or personal injury to any third party resulting from my utilization of the Recreational Amenities and Recreational Facilities including those injuries or damages caused by the negligence or willful misconduct of the Released Parties.**
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Date: _____

Property Address(es): _____

Print Name: _____

Signature: _____

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 - 3. I agree to hold harmless and indemnify the Released Parties from any and all liability for any property damage or personal injury to any third party resulting from my utilization of the Recreational Amenities and Recreational Facilities including those injuries or damages caused by the negligence or willful misconduct of the Released Parties.**
 - 4. I also acknowledge that the Association has rules and regulations that govern the Recreational Facilities and the Recreational Amenities. I hereby agree to comply with those rules and regulations and any amendments thereto, from time to time.**

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Date: _____

Property Address(es): _____

Print Name: _____

Signature: _____

WAIVER AND RELEASE OF LIABILITY AGREEMENT FOR HERON BAY RECREATIONAL FACILITIES FOR MINORS

I, the undersigned, as the parent or legal guardian of the minor child ("My Child") named below, acknowledge, understand, and agree that:

1. Voluntarily and of my own free will, I do hereby give my full consent and approval for My Child to use the Heron Bay amenities at The Commons Clubhouse and the Plaza Del Lago at Heron Bay (collectively, the "**Recreational Facilities**"), including but not limited to gym facilities, swimming pools, spas, water features, steam room, sauna, tennis & pickleball courts, racquetball courts, basketball courts, volleyball courts, clubhouse, locker rooms, dressing areas, parking facilities, playground equipment and any and all related facilities and amenities (collectively, the "**Recreational Amenities**") maintained by Heron Bay Community Association, Inc. (the "Association").
 2. I understand that there are certain risks and hazards involved in utilizing the Recreational Amenities that are inherent in My Child utilizing the Recreational Amenities which may result in injury or death to My Child or other people utilizing the Recreational Amenities, including, without limitation, those hazards associated with equipment, drowning, slip and falls and other participants and I'm willing to assume these risks on behalf of myself and My Child.
- Further, I, the undersigned, agree that as lawful consideration for the right to utilize the Recreational Amenities:
1. **I voluntarily accept and assume on behalf of My Child and myself all risks of injury incurred or suffered by me and/or My Child while utilizing the Recreational Amenities and Recreational Facilities.**
 2. **I (and on behalf of My Child) release, discharge and agree not to sue the Association, any of its members, managers, unitholders, directors, officers, employees, agents, KW Property Management & Consulting, LLC., representatives or successors or assigns (collectively, the "Released Parties") for any claim, damages, losses costs or causes of action that I have or may have or My Child may have in the future as a result of injuries or damages sustained or incurred by me or My Child in connection with my and/or My Child's utilization of the Recreational Amenities and Recreational Facilities including those injuries or damages caused by the negligence or willful misconduct of the Released Parties.**
 3. **I agree on behalf of myself and My Child to hold harmless and indemnify the Released Parties from any and all liability for any property damage or personal injury to any third party resulting from my and/or My Child's utilization of the Recreational Amenities and Recreational Facilities including those injuries or damages caused by the negligence or willful misconduct of the Released Parties.**
 4. **I also acknowledge that the Association has rules and regulations that govern the Recreational Facilities and the Recreational Amenities. I hereby agree to comply and cause My Child to comply with those rules and regulations and any amendments thereto, from time to time.**

I attest that I am at least 18 years of age and that I am the parent or legal guardian of My Child.

I acknowledge that this Waiver and Release of Liability Agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion thereof is held invalid the balance shall, notwithstanding, continue in full legal force and effort.

I acknowledge that I have read and that I understand each and every one of the above provisions of this Waiver and Release of Liability Agreement and agree to abide by its terms and conditions.

Date: _____

Property Address(es): _____

Name of Minor Child (under age 18): _____

Minor Child's Date of Birth: _____

Print Name of Parent / Legal Guardian: _____

Signature of Parent / Legal Guardian: _____

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