



From: Oakridge Mountain Community Association

To: All Property Owners within the Community

Date: March 23, 2021

Subject: Liability for Damages to Community Assets

Dear Property Owners,

During a legal review of our governing documents, a potential issue was brought to the Board's attention. It concerns guests/visitors/contractors etc. coming into our community to a residence/lot. We are a private community. Meaning we own all the roads and other improvements within the community. If an asset of the community is damaged or an individual is hurt, the community may have to cover the cost of repair or might be held liable in case of injuries.

This letter is to inform all property owners within the community that any individuals they invite/bring into the community are their responsibility. Please ensure that contractors and/or service providers doing work at your lot or residence have insurance. Please make sure your guests/visitors know this is a private community, and they will be responsible for any damages caused, and by entering the community, they assume all risks associated from being within the community. If damages to community assets are done by guests/visitors/contractors, the property owner being visited must make sure any issues are resolved.

Please address any questions you might have regarding this to the Board.

Thank you.

Nigel Los

President, ORMCA