

Indian Point Owner's Association
Raymond, Maine

Site/Unit Rental Supplemental Agreement

I, _____ am the Owner of Site/Unit number _____ and have agreed to rent, let or loan its use to: _____ ("Tenant"), whose complete mailing address is;

and RV unit year, make, and registration number is (applicable to Tenant owned units);

The period of occupancy is from _____ to _____, which is at least 30 days but not more than one season (April 1st through October 31st of the same year).

The Owner acknowledges that the Tenant has received a copy of the Indian Point Owner's Association documents (including the Declaration, Bylaws and 2015 Rules and Regulations for the Condominium). A simple listing of rules and policies is included with this Rental Supplemental Agreement for the Tenant's use, however, Owner and Tenant agree to comply with all of the provisions in the Condominium documents mentioned above and do so by their dated signatures on this form.

The Owner has verified that the Tenant has insurance coverage throughout the rental period and included 'proof of insurance' with this form (IPOA rules Addendum Form 3, January 1996 modified July 2006 to include proof of insurance). The Owner also acknowledges that occupancy is not permitted until all condominium fees due and payable to Indian Point Owner's Association are current and valid.

The Tenant agrees to indemnify and hold harmless Indian Point Owner's Association from and against all claims, demands, actions, suits and expenses for injury to person or property occurring on or about the site units, slip units, and Indian Point Owner's Association property ("Premises"), arising from (i) the negligent act or omission or willful misconduct of the Tenant, its agents, employees, licensee, invitees or contractors, (ii) the use by Tenant, its agents, employees, licensees, invitees or contractors, of any part of the Premises and shall bear all costs of defense with respect to litigation of any such claim or demand. The indemnity hereunder shall not be applicable to the extent such claims, demands, actions, losses, damages, costs or expenses are caused wholly or in part by the negligent act or omission or willful misconduct of Indian Point Owner's Association, its agents, employees, contractors, licensees or invitees.

In accordance with the General Restrictions, Section 9(c)(v), of the Declaration, a violation of the Declaration, Bylaws or of the Rules and Regulations constitutes a default of the agreement.

Such default may, at the discretion of the Executive Board, be cause for immediate eviction. By the signature of a certifying Executive Board member, Indian Point Owner's Association grants permission for occupancy.

_____ Name of Slip owner	_____ Signature of Slip owner	_____ Date
-----------------------------	----------------------------------	---------------

_____ Name of Tenant	_____ Signature of Tenant	_____ Date
-------------------------	------------------------------	---------------

_____ Executive Board Member	_____ Signature of E-Board Member	_____ Date
---------------------------------	--------------------------------------	---------------

Note: a copy of this completed form will be returned to the Owner, signifying permission for Tenant to use and occupy the slip as indicated.

INDIAN POINT OWNER'S ASSOCIATION
SIMPLE RULES & POLICIES
(To be given to Tenant)

Speed Limit:

- 5 MPH

Common Area Bathroom:

There are two (2) bath houses;

- The Unlimited Area Bath House is located in between Boater's Way and Indian Point Road. This for use by all in common, and is accessed by common walkways located next to the Club House, and between lots 10 and 11, both being indicated by Common Area signs on the split rail fence post.
- The Limited Area Bath House is located on the corner of Tomahawk Trail and Flying Hulls Way, and is available for use by site owners, site tenants, and their guests ONLY. Slip only owners and tenants must use the Unlimited Bath.
- Please respect abutting site owners, and DO NOT cross their property to access or exit Bath House areas.

Boat Launch and Point:

- The Boat Launch is available for use by owners and tenants only.
- 15 minute parking is allowed for loading and unloading only. Any vehicle left unattended beyond this time frame, may be towed at the owner's expense.
- No Parking on the boat launch point grass area.
- The boat launch area fire pit and picnic tables are available for use by all in common. When finished using, please ensure that the area and tables are left clean, tidy, and put back where found.
- Carry in, Carry out Policy; Please DO NOT put food or trash in the fire pit or point woods / brush area. Not only is this unsightly for the rest of us, it will attract rodents. There is a dumpster located in the parking lot for everyone's use.

Beach Area:

- As a Limited Area, the beach is available for site owners, site tenants, and their guests ONLY.
- No vehicle access, and No Parking.
- The beach fire pit, picnic tables, and chairs are available for use. When finished using, please ensure that the area, tables, and chairs are left clean, tidy, and put back where found.
- Carry in, Carry out Policy; Please DO NOT put food or trash in the fire pit or woods. Not only is this unsightly for the rest of us, it will attract rodents. There is a dumpster located in the parking lot for everyone's use.
- Please respect the abutting Site owner, and DO NOT cross their property to access the beach area. There is a common area walk-way available, as indicated by signs.
- Dogs are NOT allowed on the beach itself, but may use the cove side of the beach area under direct supervision by it's owner.

Guests:

- Owners as well as Tenants are responsible for explaining and enforcing the IPOA Bylaws, Declaration, and Rules/Regulations with their guests.

Pets:

- A maximum of two (2) pets are allowed per Unit.
- Dogs must be tied or kept on a leash.
- Pets must not be left unattended in Common Areas.
- Owners are responsible for picking up pet waste in Common Areas and on other Owner private property. Please DO NOT use the fire pits as receptacles for pet waste, there is a dumpster located in the parking lot for everyone's use.

Parking:

- Parking is available in the parking lot for Owners, Tenants and their guests.
- Vehicles may NOT be left in the parking lot if Owners and Renters are not actively onsite. Actively means, residing or utilizing the site and/or boat slips, at that time. Violators will be towed at the owner's expense.
- Boats and trailers may NOT be left in the parking lot.
- Trailer parking is located on the grass area, near the Route 302 street entrance, and must be removed within 24 hours.
- Long term trailer parking is available for a \$20 fee, by arrangement with Mike Risbara.