



PLEASE READ TO AVOID \$1,000.00 FINES

Dear Member,

On March 4, 1996 the SFFT entered into a Road Use Easement Agreement with our neighbor, Country Gardens, allowing restricted access to and from Theater property via the road crossing their privately held property. Country Gardens is the Washington Partnership with which the SFFT maintains a conditional use agreement to provide access between the key-card operated main Entry Gate at the end of the SE David Powell Road and the Theater property which begins at the wooden SFFT Gate.

SFFT does NOT own the gate, which is under the control of Country Gardens. If there is a problem with the gate or access cards, contact SFFT (info@foresttheater.org) and the problem will be addressed. Do NOT touch the gate or its mechanisms.

Below is a summary of the pertinent conditions of the 1996 Easement Agreement that pertain to membership usage of the road between the gates. It is extremely important that all members and their guests be aware of the conditions and regulations set forth in the agreement when traversing Country Gardens' property. Because it is private property, we urge each member to respect the rights and privacy of Country Gardens' owners and occupants and abide by the conditions set forth in the agreement.

Each violation of these terms and conditions outlined below (but not limited to) may result in a \$1,000.00 fine per incident (plus interest, legal and attorney fees). Any member that is found in violation of this agreement may have their membership rights revoked as per the Bylaws of the SFFT and be liable for any fines incurred by SFFT.

An entire copy of the Easement agreement may be obtained by contacting SFFT at membership@foresttheater.org. At the end of each summary is the section number of the agreement where further explanation can be found. Items in quotes “ are taken directly from the agreement.

Highlights: Each of these items may result in a \$1,000.00 fine per violation.

- The easement covers the private property between the key-card operated main gate at the end of The David Powell Road and the wooden gate which bears the SFFT Welcome Sign (approximately 500 yards up the road from the main gate). (Sec 1 and Exhibit C)
- It is forbidden for ‘members to give away, loan, or duplicate their keys or key cards to the Entry Gate or to let anyone use their keys or key cards to the Entry Gate’. (Sec 5.2)
- We encourage members and their guests not to walk on the Roadway Easement. Non-member guests of members are not allowed to walk on the easement and/or approach the Country

Gardens residence. It is also a violation for any member to approach the private residences requesting directions or information.

- Dogs must 'either be confined in a vehicle or on a leash and under handlers control at all times and that the members of the Theater and others using the Roadway Easement should be courteous to the owners and occupants of the Country Gardens Property and reasonably quiet while on the Roadway Easement.' (Sec 12.1)
- Members and invitees shall not 'place signs, decorations, balloons, banners or markings of any kind on the Roadway Easement', either gate or the property between the end of the SE David Powell Rd and the SFFT wooden gate.
(Sec 12.2)
- 'Removing or otherwise interfering with the Theater's temporary sign' is a violation (Sec 16.2.1). If the sign has blown over please contact the caretaker or person in charge of the event immediately.
- Exercising common courtesy when using the road and remembering we are crossing privately held residential property will go a long way in preventing any future violations and make the park a better experience for everyone!

Although this is only a summary of the key restrictions which may result in a violation, we hope that this information will be beneficial in your understanding of the agreement we have made with our neighbors to use their land to access our park. The Board of Directors recommends that each member obtain a copy of the entire agreement and become familiar with all the terms and conditions.

If you have any questions, please contact the theater immediately.

Sincerely,

The SFFT Board of Directors