

Home Security Check Waiver of Liability

The property owner (“Homeowner”) hereby requests that Palmetto Dunes Property Owners Association (“PDPOA”) staff or agents perform periodic security home checks at the intended property. In consideration of this voluntary service, the Homeowner acknowledges and agrees to the following:

1. Voluntary, Non-Professional Service

The Homeowner understands that PDPOA is a homeowners’ association, not a licensed security, alarm, or law enforcement provider. Security home checks are offered solely as a courtesy service and are not intended to guarantee the safety, security, or condition of the Homeowner’s property.

2. No Warranties or Guarantees

PDPOA makes no representations or warranties, express or implied, regarding the effectiveness of security home checks in preventing loss, theft, damage, or other harm.

3. Assumption of Risk

The Homeowner acknowledges that crime, damage, or loss may occur despite security home checks, and accepts full responsibility for securing the property through appropriate measures (e.g., locks, alarms, insurance).

4. Release of Liability

To the fullest extent permitted by South Carolina law, the Homeowner releases and discharges PDPOA, its officers, directors, employees, contractors, and volunteers from any and all liability, claims, damages, or causes of action arising out of or related to the performance (or failure to perform) security home checks at the property.

5. Indemnification

The Homeowner agrees to indemnify and hold harmless PDPOA from any claims brought by third parties arising from or related to security home checks.

6. No Reliance

The Homeowner agrees not to rely on PDPOA’s security home checks as a substitute for private security or insurance coverage.

By requesting a home security check (House Check), you agree to this “Home Security Check Waiver of Liability”

This waiver is intended to release PDPOA from liability to the maximum extent permitted by law. Homeowners are encouraged to consult with their own legal counsel before requesting a house check.