

# Lake Forest-Summit Owners Association

www.thesummitdh.org

## FILM, VIDEO and STILL PHOTOGRAPHY LOCATION AGREEMENT

The Summit is a gated community of custom homes in El Dorado Hills, California. All streets and common areas within The Summit are owned and maintained by the Lake Forest-Summit Owners Association which is a homeowners association comprised of property owners in The Summit.

Permission to conduct film, video and or still photography production within The Summit must be obtained by the LF-SOA board of directors in advance of production. Failure to do so as detailed in these standards may constitute trespassing and be subject to eviction by the El Dorado County Sheriff and/or result in fines being applied to the owner of the property where production occurs.

For purposes of this agreement, the "LF-SOA" is the Lake Forest-Summit Owners Association and the "production company" is the video, film or still photography production company.

1. **Deposit:** A deposit is required for film, video and or still photography production that occurs within The Summit and must be paid to the LF-SOA in advance of production by cash, credit card or cashier's check. Shooting/recording may not commence prior to payment of the deposit.
2. **Payment of Deposit:** At least 14 days prior to commencement of a feature film, or 3 days prior to the commencement of a lesser project. A refundable deposit of \$5,000 (if the production has more than eight vehicles) or \$1,000 (if the production company has less than eight vehicles) is required.
3. **Site Visit and Production Assistance:** In advance of any production involving eight or more vehicles, a site visit must be arranged with the LF-SOA's management company in which the production company identifies where trucks, equipment and cabling will be placed and on what days the company will shoot.
4. **LF-SOA Rules and Regulations:** It is the responsibility of the production company to read and abide by the LF-SOA CC&Rs and Association Rules, found online at [www.thesummitdh.org](http://www.thesummitdh.org). Any violation of these rules and regulations may constitute forfeiture of all or part of the deposit.

Vehicles may not be parked in any location where they would unreasonably obstruct traffic or create a traffic safety concern. All cabling must be secured so as not to create a safety concern. Equipment that is louder than 60 dBs as measured from the nearest property line may not operate before

7 a.m. or after 7 p.m., Monday through Friday, before 9 a.m. or after 5 p.m. on Saturdays or at any time on Sundays and holidays. Overnight parking on Summit streets or common areas is not permitted, unless otherwise authorized by the LF-SOA Board of Directors.

5. **Production Hours:** Production is limited to the following hours:

- a. Monday through Fridays from 7 a.m. to 7 p.m.
- b. Saturdays from 9 a.m. to 5 p.m. only
- c. Sundays and Holidays – not permitted

Production hours may be extended with approval of the LF-SOA, given that residents living within 300 feet of the production location agree.

Production companies with crews larger than 30 people (including talent and vendors) may be required to park most of their vehicles outside The Summit.

6. **Site Cleaning:** At the conclusion of production, streets in The Summit must be cleaned of all debris. The production company may elect to clean streets itself or retain the services of the LF-SOA's street cleaning service.

7. **Damage to Property:** It is the production company's responsibility to assure that LF-SOA and all other property within The Summit are left in the same condition as found. All painting or physical changes to LF-SOA property and landscaping must be specified by the production company in advance, approved by the LF-SOA in advance, and returned to its original condition following the production. Should any damage occur to LF-SOA or other property, the production company agrees to repaint, repair, re-landscape, or reconstruct to original condition, at the production company's cost.

Absolutely no native oak tree shall be cut, trimmed, nailed, drilled or harmed in any way. Damage of any type to a native oak shall be charged to the production company at \$5,000.00 per occurrence, plus additional cost to replace the tree if irreparably harmed.

8. **Post-Production Inspection** – Immediately after production has ended, the production company is encouraged to arrange a post production inspection with a representative of the LF-SOA management company or its Board of Directors who may authorize reimbursement of the deposit, less any fines applied and/or costs experienced by the LF-SOA. Should the production company fail to notify the LF-SOA of the completion of production within three months of the date of the application, the deposit for that production shall be forfeited.

9. **Insurance:** The production company shall specifically agree to hold the LF-SOA, and any parties holding an interest therein on its lands, harmless from

all acts of the production company, its employees and parties acting under the direction thereof: and prior to the commencement of any work at The Summit, the production company shall furnish a \$1,000,000.00 certificate of liability insurance naming "Lake Forest-Summit Owners Association," as an additional insured. Should aerial stunts be involved above The Summit, a certificate of insurance for \$10,000,000.00 per occurrence must be provided with the LF-SOA named as additionally insured.

- 10. **Application:** Application for production within The Summit shall be in writing on the letterhead of the production company, be signed by a senior officer thereof and shall contain (1) the insurance certificate, (2) a description of planned production including dates (3) prepayment of applicable deposits (4) two signed copies of this agreement and (5) the name of the person that will have authority to speak for the production company and authorize reimbursement, if needed.
  
- 11. **Approval:** Production that occurs entirely on private property does not require LF-SOA approval, but still requires submission of an application and deposits. Production that occurs in part or in whole on Summit streets or common areas requires approval of any two officers of the LF-SOA (president, vice president, CFO or Secretary) plus submission of an application and a deposit.

Accepted by:

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name, Title

\_\_\_\_\_  
Printed Name, Title

\_\_\_\_\_  
Name of Production Company

\_\_\_\_\_  
Lake Forest-Summit Owners  
Association

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date