

Dear North Shore Residents,

It has not been easy, but we have all been working hard to stay healthy and get back to some sense of normalcy during the COVID-19 pandemic. The Board has been continually evaluating the status of Association common areas, amenities, and operations with help from the association manager, attorney, insurance provider, and other business partners.

Based on the current reopening status and plans issued by the state/county/city health department, our community amenities will be opening starting, October 2, 2020. Please find the attached risk schedule and operating guidelines the Association will follow during this current phase. Please review them carefully. These operating plans are subject to change based on government and health department directives, guidance issued by the Centers for Disease Control and Prevention, and advice from our professional partners. They also cover the steps you are expected to follow when using these facilities to keep everyone safe. Thank you for your cooperation and understanding and please, stay safe.

NORTH SHORE AT LAKE HART HOMEOWNERS ASSOCIATION, INC.
AMENITIES COVID-19 SAFETY AND RE-OPENING PLAN

In an effort to eliminate/reduce transmission of the COVID-19 virus while reopening the amenities for use by our members, the following health safety protocols will be set forth in place and adjusted from time to time in accordance with local and national government health recommendations as those recommendations and mandate relate to COVID-19. It bears great importance for all our members to know that these measures are in place for your safety and the safety of those around you.

Additionally, from a financial perspective, NONE of the Association's insurance policies provide coverage for lawsuits related to COVID-19. To put the legal matter into perspective, a \$1,000,000 dollar lost lawsuit will cost each homeowner approximately \$953.00 dollars, and that does NOT include legal fees for the Association. A \$5,000,000 dollar lost lawsuit will cost each homeowner approximately \$4,766.00 dollars. Know that the costs will come as either Special Assessments and/or adjusted budgetary items.

The following procedures will be put in place for our members to utilize the following amenities: pool, tennis courts, basketball courts, baseball field subject to amendment as local and national government health and safety guidelines change.

1. All the amenities are subject to use by members only and only by reservation for a period not to exceed ninety minutes in any twenty-four (24) hour period.

Reservations shall be on a first come first serve basis and may not be made more than 48 hours in advance. Tenants will only be permitted to make reservations if the Member landlord provides a signed lease which identifies the tenants.

2. Failure to comply will result in that members removal from the amenity and suspension from use of all amenities for 90 days.

3. The hours of operation of the amenities are pool 8-5:30 on weekends only (with cleaning time in between) courts and fields 9-7 every day.

4. Face masks are required for indoor activities. Each member must supply their own face mask and such mask shall always be worn to cover the nose and mouth. The Association will not be providing face masks for the members. Face masks are required for outdoor activities when social distancing proves difficult to maintain.

5. In an effort to ensure as many members as possible can continue to have an opportunity enjoy the amenities to the greatest extend as safely as possible, failure of a member to show up for a reserved time period will result in loss of use of that amenity for that member for a period of thirty (30) days. After a member is 15 minutes late for their reservation, that reservation may forfeited and may be assigned to another member.

6. All members must verify their member status and to sign a COVID-19 waiver for each reservation which will be available online and in person. This waiver is mandatory for each reservation, and no member will be permitted entry into any amenity at anytime without first signing a waiver.

7. In the event there is a line for checking in, the Association requires members to maintain social distancing and have extra patience as each member is checked in. In efforts to make the process more efficient, members are encouraged to print off and sign their waivers before coming down to the clubhouse and/or utilize the online version of the waiver and email the waiver to the Association before coming to check in. A separate waiver is required for each reservation.

8. The Association will keep a file for each member, that member's reservation requests and copies of that members waivers.

9. While certain amenities provide for close quarter activities, (basketball for example) all members must always exercise social distancing according to local and national government guidelines while using any amenity. Failure to maintain social distancing and/or adhere to any of the other safety protocols set forth by the Association, and/or local and national government, will result in immediate removal of that member from the common property and suspension of that member's amenity use for a period of 90 days.

10. Any members found to be utilizing amenities without following the safety procedures and protocols will lose all privileges to use all amenities until local and national government reopen all public areas in their entirety.

11. Members are encouraged to bring their own drinking water as water fountain facilities and bathrooms will not be available.

12. We appreciate your cooperation during this challenging time, please know that the Association is attempting to permit the greatest use of the amenities under the safest of circumstances while at the same time, we must acknowledge that the risk of contracting COVID-19 can never be completely eliminated.

Regards.

Board of Directors, North Shore at Lake Hart Homeowners Association, Inc.