

COVID-19 RULES & REGULATIONS

The coronavirus COVID-19 has been declared a worldwide pandemic. COVID-19 is extremely contagious and is believed to spread mainly from person-to-person contact from touching contaminated surfaces, and from airborne droplets, even after the infected person is no longer present. As a result, federal, state, and local governments and health organizations recommend social distancing, limiting groups of people and implementing other health and safety precautions where appropriate. Reserve at Sawgrass Homeowners Association, Inc., a Florida corporation not-for-profit (collectively, the “Association”) is committed to the health and safety of our members and we have put in place preventative measures to help reduce the spread of COVID-19 within the community. These safety measures are detailed below (the “Notice”).

Should you choose to enter the common area or use the amenities, you must take every precaution to do so safely and strictly observe the safety measures in this Notice. Even if you observe the recommended safety measures, the Association cannot guarantee that you or any member of your household (including any guests or visitors) will not become infected with COVID-19. For purposes of this Notice, an Association member and any party entering the common elements and common areas or using the amenities by and through such member (including, without limitation, the member’s family, guests, visitors, tenants, etc.) shall be singularly known as a “Member Party” and collectively, the “Member Parties”.

As part of our safety measures, the Association asks that Member Parties observe and obey the following rules and regulations as a supplement to other community rules and regulations:

COMMUNITY WIDE RECOMMENDATIONS (Meaning all the common areas and within the amenities.)

- The safety measures outlined in these rules and regulations, may be updated or supplemented from time to time, to follow the recommended guidance issued by the State of Florida, local authorities and/or the Center for Disease Control (“CDC”) related to COVID-19 recommendations and procedures (collectively, the “Guidance”). The association may, in its sole discretion, implement additional safety measures not included in the Guidance, as it deems necessary to protect the safety and health of the Community.
- Community members and visitors must follow these rules and regulations even if they are more stringent than the Guidance.
- Face Coverings – All residents and visitors should utilize face coverings to help prevent the spread of COVID-19 when outside their home in the Community including the amenities.
- Social Distancing - All residents and visitors should adhere to social distancing. Social distancing means maintaining at least a 6 feet distance from people that do not live within your home, no handshaking, hugging, high fiving, or sharing food and beverages.
- Limit Groups – No groups of larger than 10 people may gather in the Community.
- Limit Guests and Visitors – All residents should limit guests and visitors coming into amenities.
- Hand Washing – Anyone entering the amenities should utilize reasonable efforts with respect to hygiene, including washing hands thoroughly or using hand sanitizer prior to entering the amenities as needed while in the amenity and covering your mouth and nose with a tissue or your sleeve when coughing or sneezing.
- Vulnerable Individuals – Any vulnerable individual (based on age, medical condition or otherwise) should consider carefully whether to utilize the amenities or linger in common areas. Please consult CDC guidance and your physician if you are uncertain.

AMENITIES

Established capacity limits may change, and out of an abundance of caution, may be more restrictive than the Guidance. Registration requirements for amenity use may be implemented by the Association from time to time.

1. **Hours of Operation:** Monday, Wednesday, Friday, Saturday, and Sunday from 9AM-5PM (Security will be on-site during these times). Hours are subject to change. Note: Residents will be permitted to enter the pool area until 30 minutes prior to closing time. No new entries permitted after this time.
2. **General Guidelines**
 - Residents will need to self-police these rules and regulations. If there is widespread disregard for the policies, the amenities will have to be closed again.
 - No one who is exhibiting symptoms of, or has tested positive for COVID-19, may use the amenities until 14 days from their last symptom.
 - Use of the amenities is at your own risk.
 - Use of the amenities may be limited as necessary to follow the Guidance and such limitations may be lifted, or reimposed, in stages in accordance with the Guidance recommendations.
 - Notice to all residents that the HOA will continue to adhere to the Guidance (whichever is more stringent) as they may change from time to time.
 - Face masks are recommended to be worn at all times when not in the water.
 - Increased signage indicating use at own risk with social distancing guidelines at all points of ingress (including outdoor pool deck areas)

POOL RULES

- Admittance is first come, first served. The HOA will not be taking reservations.
- If the pool is at maximum occupancy with additional Residents waiting to enter, Residents will be limited to two hours at a time.
- Pool furniture should be sanitized with provided wipes before and after each use. Residents are permitted to bring their own chair if desired.
- Key fobs are required. Anyone without their key fob will not be permitted to enter. If you do not have a pool key fob, please contact the Association Manager, Christina Wuersch.
- Practice social distancing and follow the Guidance while on the pool deck and in the water. Maintain a distance of at least 6 feet between people who don't live together. Exceptions to the social distancing guidance include:
 - Anyone rescuing a distressed swimmer, providing first aid, or performing cardiopulmonary resuscitation.
 - Individuals in the process of evacuating the pool deck due to an emergency.
- Bring hand sanitizer and sanitizing wipes to wipe down surfaces you may come in contact with while on the pool deck. Sanitize hands often and cover coughs and sneezes at all times.

MANAGEMENT

- Residents are encouraged to reach the management team by email and/or phone for any needs.
Christina.wuersch@fsresidential.com or 407-644-0010 x27206.
- A member of management or security will remain onsite during normal business hours to assist by email or phone.
- Maintenance staff will remain onsite to complete regularly scheduled janitorial needs.
- All meetings will be held virtually until further notice.

PLAYGROUND RULES

- Increased signage indicating use at own risk with social distancing guidelines at all access points.
- Practice social distancing and follow the Guidance at all times.

By entering the common elements and common areas or using the amenities, you acknowledge the contagious nature of COVID-19 and voluntarily assume the risk that you, any members of your household, or any Member Parties, may be exposed to or infected by COVID-19 by entering the common elements or common areas or using the amenities, and that such exposure or infection may result in personal injury, illness, permanent disability, or death. You voluntarily agree to assume all of the foregoing risks and accept sole responsibility for any injury, illness, damage, loss, claim, liability, or expense, of any kind, that you, any member of your household, or any Member Party may experience or incur in connection with entering the common elements or common areas or using the amenities ("Claims"). In consideration of the Association opening the amenities for use, you, for yourself, on behalf all members of your household, and all Member Parties, hereby release, covenant not to sue, discharge, indemnify and hold harmless the Association, the Association's vendors and their employees, agents and representatives, and Beazer Homes, its employees, agents, and representatives (the "Releasees"), of and from the Claims, including all liabilities, claims, actions, damages, costs or expenses of any kind (including, without limitation, attorneys', paralegals' and experts' fees incurred out of court, in trial, on appeal, in administrative or other proceedings) arising out of or relating to COVID-19 whether a COVID-19 exposure or infection (if any) occurs before, during, or after entry into the common elements, common areas or any amenity area (the "Release"). You also warrant that you, all members of your household, and all Member Parties may later discover facts in addition to, or different from, those which you, all members of your household, and all Member Parties now believe to be true with respect to the COVID-19 virus and your Release of Claims. You hereby agree that you have taken this possibility into account this acknowledgement and release and indemnification shall remain in effect notwithstanding the discovery or existence of such additional or different facts. You and the Member Parties agree that you are solely responsible for investigating and understanding the scope and all other aspects of the risks entailed in entering the common elements, common areas or using the amenities during the COVID-19 pandemic.

For more information and to stay-up to date on COVID-19 developments that may impact your health and safety, visit:

- World Health Organization - <https://www.who.int/emergencies/diseases/novel-coronavirus-2019>
- U.S. Centers for Disease Control and Prevention <https://www.cdc.gov/coronavirus/2019-ncov/index.html>
- Florida Department of Health - <http://www.floridahealth.gov/diseases-and-conditions/covid-19/>