

Amenity Policy during COVID-19

1. OVERVIEW

CORE Realty Holdings Management, Inc. is committed to ensuring the health and safety of our residents' as a top priority while on the premises, as well as the protection of CORE Realty Holdings Management, Inc. property at all times. CORE Realty Holdings Management, Inc. is not responsible for any injury or illness suffered as a result of a violation of this Amenity policy.

2. PURPOSE

The purpose of this document is to provide guidance for the residents' to enjoy a safe, enjoyable environment while following the outlined policy designed to limit the spread of germs.

These rules are in addition to any posted signage and/or obligations under the Lease and will be added as they are reopened in accordance with local and State guidelines.

3. SCOPE

This policy applies to only residents' with scheduled appointments at the properties amenities. Residents' compliance with these rules and physical distancing protocols are updated in sequence with the CDC guidelines as well as local and State health departments. The requirements are subject to change in accordance with these guidelines in order for the amenities to remain open.

4. AMENITY DEFINITION

"Amenities" are all common areas/ features that provides comfort, convenience, or pleasure, such as swimming pools, fitness centers, and business centers. Amenities listed below may vary depending on the location of your community and may not be available due to the current and evolving CDC, local and State health guidelines.

5. POLICY STATEMENT

5.1 Fitness Center

- Face coverings must be worn at all times in the fitness center, including while working out. Residents should only exercise to the extent they can breathe comfortably while wearing their face covering.
- Fitness centers are available for use on a first-come, first-served basis.
- Prior to using the fitness center each day, residents are required to self-screen for a temperature and the COVID-19 symptoms outlined in the General Rules section at the end of this document. Use of the fitness center operates as residents' confirmation that they do not have a temperature of 100°F or more and neither they, nor any member of their household, are exhibiting any COVID-19 symptoms nor have been in close contact with someone who has been diagnosed with (or is likely to have) COVID-19 within the past 14 days.
- Residents are required to use hand sanitizer prior to arriving at the fitness center, and when rotating between pieces of equipment.
- Occupancy levels are reduced to support physical distancing requirements.
- Residents must adhere to displayed occupancy limits and physical distancing guidelines.
- If occupancy levels are at the maximum capacity, arriving residents must wait outside the fitness center until another resident leaves. Residents are reminded to adhere to physical distance requirements while waiting.
- Equipment that has been closed or disabled may not be used.
- Residents are required to thoroughly disinfect the equipment before and after use, using the supplies provided in the fitness center.
- To allow all residents to enjoy the facilities, please follow the time limits below:
 - 30 minutes per machine, if others are waiting to use the equipment;
 - Maximum of one hour total time in the fitness center.

5.2 Pool Areas (When in Season)

- Pool use is available by appointment only and reservations can be made up to 7 days in advance.
- Pool use is to be reserved during office hours only by appointment in a one-and-a-half hour block of time per household.
- Residents' requiring the use of the swimming pools must check in with the rental office prior to entering the pool area and sign the Amenity Policy prior to being allowed entry.

- Reservations will be made with 30 minutes in between to limit cross over of arriving and departing residents, and to allow for enhanced cleaning. Residents must vacate the pool area promptly at the end of their reservation.
- Residents' will be required to abide by the maximum number of people allowed in the swimming pool areas, this can vary depending upon the size of the pool area.
- Resident's must adhere to physical distancing guideline (in General Rules) both in and out of the pool. Face coverings are required in the common pool areas and must be worn not inside the pool.
- To promote physical distancing, pool furniture may not be rearranged.

5.3 Business Center

- Available by reservation during office hours only.
- Reservations required for use of the Business Center. Reservations can be made up to one week in advance, by contacting the Leasing Office via phone or property website (email or SMS/text). Reservations may not be made in person.

5.4 Dog Park

- Reduced capacity for the area on a first-come, first-served basis.
- Adhere to physical distancing recommendations.
- Residents are required to clean up after their pets upon departure

5.5 Barbeque

- Cooking only, no gatherings or lingering is permitted.
- At this time, non-resident guests are not permitted.
- Use is limited to single or households only, and no more than two individuals at a time.
- Limit cooking time to one hour per household.
- Adhere to physical distancing recommendations.
- Clean and sanitize hands and equipment before and after each use.
- Disinfectant wipes will not be available in all areas. Residents should bring their own to ensure areas are sanitized before and after use

5.6 Outdoor games

- Limit playing time to one hour per household.
- Residents may use these areas on a first-come, first-served basis.

- Limited to same household use only.
- Residents are responsible for supplying their own play equipment.

GENERAL RULES:

- **Face coverings:** Except as otherwise specified below, Residents are required to wear face coverings at all times when using the amenities.
- **Illness:** Residents are required to refrain from using the amenities if currently ill, have been in close contact with someone who has been diagnosed (or is likely to have) COVID-19 within the past 14 days, or who has symptoms of COVID, such as fever, cough, shortness of breath, chills, muscle pain, new loss of taste or smell, sore throat, runny nose, congestion, headache, fatigue, vomiting, diarrhea, difficulty breathing, body aches or nausea. Residents should contact their healthcare provider for guidance on when it is safe to be in public spaces.
- **Physical distancing:** Residents are required to maintain distances of at least 6 feet from all other residents (other than members of their own household) and avoid unnecessarily touching surfaces while using the common areas and amenities.
- **Posted Signage:** Residents must adhere to all posted signage, including without limitation, updated maximum occupancy numbers, and physical distancing markers.
- **Reservations:** For health and safety reasons, reservations are currently required to use many amenities. If an appointment is required, residents must make a reservation in advance, and **may not be made in person**. To make a reservation, use the Reservation form available on the Resident Portal (Property Website), or if there is no reservation form available, email your Community Office.
- **Arrival & Departure:** To help avoid gatherings, *residents must not arrive earlier than 10 minutes prior to their reservation, and must not linger after their reservation.*
- **Guest Policy:** Use of the sports courts, pools, and other amenity spaces is limited to residents. Guests are not permitted to use these areas at this time.
- **Abandoned Items:** Do not touch or move any abandoned items within the area that do not belong to you. Instead, contact Management to have them removed.
- **General Recommended Practices:** The CDC recommends everyday preventive actions to help prevent the spread of respiratory viruses, including:

- Wash hands often with soap and water for at least 20 seconds. If soap and water are not available, use an alcohol-based hand sanitizer.
- Avoid touching eyes, nose, and mouth with unwashed hands.
- Avoid close contact with people who are sick.
- Cover coughs or sneezes with a tissue, then throw the tissue in the trash.
- Clean and disinfect frequently touched objects and surfaces.

RESIDENT AGREEMENT ON AMENITY POLICY

I acknowledge that I have received a copy of the CORE Realty Holdings Management, Inc Amenity Policy. I have read and understand the policy. I understand that, if I violate the policy, I may be subject to disciplinary action, inducing termination of lease. I further understand that if I have any questions, I will contact my Community Office about any aspect of the policy.

Dated: _____

LEASE SIGNER

COMPANY

Authorized Signature

Authorized Signature

Printed Name and Title

Printed Name and Title

