

# NOTICE

## RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT COVID-19 RESTRICTIONS

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. The Reserve at Pradera Community Development District (the "CDD") 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").

Except as otherwise defined herein, all capitalized terms shall have the meaning ascribed to such term in the Declaration. For purposes of this Notice, a Member, together with any party entering or using any Common Area, including any amenities or other improvements thereon, by and through such Member, including, without limitation, the Member's family, occupants of their household, guests, visitors, tenants, etc. is each herein referred to as a "Member Party", and collectively, as the "Member Parties." "Resident" or "Residents" shall mean any person or persons occupying any Home within the Community.

Should any Member Party choose to enter or use any Common Area (which includes any amenities and facilities located thereon), such Member Party must take every precaution to do so safely and strictly observe the safety measures in this Notice. Even if a Member Party observes the recommended safety measures set forth herein, the CDD cannot guarantee that any Member Party, or any persons with whom such Member Party comes into contact, will not become infected with COVID-19.

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

**COMMUNITY WIDE RECOMMENDATIONS:** Meaning all the Common Areas, including any amenities or other improvements thereon, within the Community.

- The safety measures outlined in these restrictions, may be updated or supplemented from time to time, to follow the recommended guidance issued by the State of South Carolina, local authorities and/or the Center for Disease Control ("CDC") related to COVID-19 recommendations and procedures (collectively, the "Guidance"). The CDD 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.
- Member Parties must follow these restrictions even if they are more stringent than the Guidance.
- Face Coverings – All Member Parties should utilize face coverings to help prevent the spread of COVID-19 when entering or utilizing any Common Areas and when outside of their home in the Community.
- Social Distancing - All Member Parties 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 large groups may gather in the Community. Please confirm and comply with the Guidance requirements.
- Limit Guests and Visitors – All Residents should limit guests and visitors utilizing the Common Areas.
- Hand Washing – Anyone entering any amenities within the Common Areas should utilize reasonable efforts with respect to hygiene, including washing hands thoroughly or using hand sanitizer prior to entering the amenities and as needed while in the Common Areas, and covering their mouth and nose with a tissue or their 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.

### MANAGEMENT

- Residents are encouraged to reach the management team by email and/or phone for any needs.
- All meetings will be held virtually until further notice.

### AMENITIES

(1) Hours of Operation: Wednesday – Sunday 10am – 6pm

(2) General Guidelines

- Residents will need to self-police these restrictions. 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.

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- Notice to all Residents that the CDD will continue to adhere to the Guidance (whichever is more stringent) as they may change from time to time.
- Increased signage indicating use at own risk with social distancing guidelines at all points of ingress
- No outside guests permitted within the amenity until further notice.
- The playground will not be cleaned.

**(3) Pool:**

- Please limit pool usage to 2 hours to allow for as many Residents as possible to utilize the pool.
- The capacity has been reduced to 27 people in the pool area at any time.
- Other than family units, all bathers shall remain 6 feet from others. Due to limited capacity, the pool facility is for the exclusive use of the Residents only. Non-residents are not allowed.
- If the pool is at capacity, others wishing to use the area will need to wait outside in a safe manner that respects social distancing until someone exits.
- People on the deck area shall not congregate in large groups and, except for family units, remain at least 6 feet apart.
- Pool furniture has been removed from the premises to encourage social distancing. You may bring your own chairs. Pool floats and toys are not allowed
- It will be the responsibility of each Resident to wipe down and sanitize any furniture or other items that they encounter, before and after use.
- Except when physically in the pool, residents should wear PPE/ masks. Masks will not be provided.
- When the safety and enjoyment of other Residents are being compromised, the CDD has the right to eject or exclude any person from the pool for failure to comply with the rules. If there is widespread disregard for the policies, the amenities will have to be closed again.
- You must carry a copy of this signed waiver with you while at the pool.

By entering the 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 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 CDD 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 CDD, the CDD's vendors and their employees, agents and representatives, and Beazer Homes, LLC, its employees, agents, representatives and affiliated entities (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/>

Signature(s):

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\_\_\_\_\_

Homeowner Name: \_\_\_\_\_

Homeowner Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_