

HOLD HARMLESS AND INDEMNITY RELEASE

THIS RELEASE is made and entered into this _____ day of _____, 2020, by and between _____ (hereinafter called "Amenity Users"), and _____ Condominium Association, Inc., a Florida Non Profit Corporation (hereinafter called "Association"), regarding to the use of the Pool, Pool Deck, and Pool Bathhouse (hereinafter called "Amenities").

WHEREAS, the Association has considered closing its Amenities during the COVID-19 pandemic; and

WHEREAS, Amenity User wants to continue to use the Association's Amenities; and

WHEREAS, Association is willing to allow Amenity User to use the Amenities if they hold harmless and indemnify the Association, its officers, directors, employees and agents; and

WHEREAS, Owner is responsible for the amenity use of their family members, guests, and renters;

WHEREAS, Amenity User has either quarantined for 14 days or provided a negative PCR COVID-19 test result. Test must be administered within 72 hours of date of arrival;

WHEREAS, it is the intent of the parties hereto that Amenity User releases the Association, its officers, directors, employees and agents and agrees to hold them harmless from any and all liability for any and all claims brought against them arising out of or related in any way to Amenity User using the Association's Amenities;

NOW, THEREFORE, in consideration of the Association allowing Amenity User to use the Association's Amenities, Amenity User hereby agrees to release, indemnify, defend, save and hold the Association, its officers, directors, employees and agents harmless of and from any and all claims, demands, losses, expenses, attorney fees, causes of action, judgements, lawsuits, proceedings, damages and liability which now exist or hereafter may arise and which relate in any way to Amenity User using Association's Amenities. Amenity User shall provide and pay for the defense of the Association, its officers, directors, employees and agents for any lawsuit or proceeding which may be brought against them within the scope of this Hold Harmless and Indemnity Agreement, and shall keep them informed of the status of any such lawsuit or proceeding at any time.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2020.

Amenity User:

Sign Name: _____

Condo Number _____

Print Name: _____

Sign Name: _____

Print Name: _____

Approved By: _____

CCSI Representative

COVID-19 Response for 2020-2021

John's Island Club has developed a specific plan addressing club amenity usage, guests, and renters (ie. Temporary Members). Following are the John's Island and 650-700 Beach Road Guidelines as of October 1, 2020. Guidelines subject to change.

Item	John's Island	Association
Disclaimer	None	Signed Hold Harmless to use common amenities
Registration	Upon initial arrival	Owners and Guests upon initial arrival with CCSI
Quarantine	2 weeks upon arrival or proof of negative test	Owners 2 weeks upon arrival or proof of negative test
Temperature Check	Daily before using facilities	None
Masks	In situations where social distancing cannot be maintained	In situations where social distancing cannot be maintained
Guests	Not allowed to use club facilities	Guests allowed to use common amenities with signed Hold Harmless following 2 week Quarantine or proof of negative test
Rentals	6 week minimum with 2 week quarantine. Exception for family member not using club facilities	2 week minimum with 2 week quarantine prior to using common amenities or proof of negative test
Pool Area	15 person limit or 20% of maximum capacity*	15 person limit or 30% of maximum capacity - 6 ft social distancing
Tennis Courts	Play subject to TBD guidelines	Non-Applicable
Gatherings	Limited to 10 with 6 ft. social distancing	Limited to 15 with 6 ft. social distancing
Positive Test Notification	Confidential notification appreciated for contact tracing	Notify Jeanette Genovese at CCSI for staff safety

*If and when social distancing becomes an overwhelming challenge due to crowd sizes, we will have additional steps in place to help provide members and registered families with reserved blocks of time on the pool deck.

Association Specifics

- Pool, Pool Deck and Pool Bathhouse

- Maintain social distancing for non-household residents.
- Residents must sign Hold Harmless assuming all risk associated with using the pool, handrails, ladders, pool deck, furniture and bathrooms. This includes family members, renters and guests.
- No more than 15 at one time or 30% of maximum pool capacity.
- All residents and guests must quarantine for two weeks upon arrival before using the pool area or provide a negative COVID 19 test result.