

RULES FOR USE OF RECREATIONAL ROOM

RULES AND REGULATIONS FOR USE OF THE RECREATIONAL ROOM AT ODELL CLARK PLACE CONDOMINIUM I

April 2021

These Rules replace any former Rules relating to the “Gym”
and are in addition to the Rules and Regulations in the Offering Plan
and as periodically updated

1. Use of the recreational room is at the sole risk of Unit Owners who are also responsible for their family members and anyone else residing in their apartment. No guests or other invitees may use the recreational room which is for the sole use of residents. Owners must list on the Agreement and Release of Responsibility form attached to these Rules the names of all family members and residents living in their apartment who will use the Recreational Room. Any addition to this list must be advised to Management in advance of the individual using the Recreational Room.
2. The recreational room shall remain locked at all times. Access is granted through a key, one copy of which shall be provided to each unit upon the Unit Owner completing the attached Agreement and Release of Responsibility. The Agreement and Release of Responsibility provides that the Unit Owner shall indemnify and hold harmless Odell Clark Place Condominium 1, its Board of Managers and its Managing Agent and any of its officers, agents or employees from any and all claims, liabilities, damages and costs, including without limitation, reasonable attorney’s fees and costs of enforcing this indemnity arising from or in connection with the use of the recreational room and its equipment by the Unit Owner, their family members or others residing in their apartment.
3. If the recreational room key is lost, the Unit Owner is responsible for paying the cost of a replacement.
4. The recreational room is open for use 7 days a week, 24 hours a day. This is subject to change by the Board of Managers. The recreational room may be used only by Unit Owners, their family members aged 18 years and older, and any other person residing in their apartment aged 18 years and older. Children under 18 years old are not allowed in the recreational room.
5. The recreational room and its equipment must be used in the manner intended for its use. Users are expected to treat all equipment and fixtures with care, to put equipment back and wipe it down after use. Wipes are made available in the room for this purpose. Slamming weights against the floor is not permitted. Users should turn off equipment after use (where applicable) unless someone else is about to use it, as well as turn off the air conditioning and lights as they leave the room (if no one else is in the room). The window fans/xpelair must not be turned off. Additional rules may be posted in the room which users are required to follow.

6. Users of the recreational room are required to use their own towels to cover all benches, mats and the floor if they lie on it, during use.
7. Proper attire and footwear are required at all times.
8. No equipment may be removed from the recreational room.
9. Any damage to the equipment caused by the acts or omissions of a user shall be repaired or replaced by the Board at the sole cost and expense of the Unit Owner concerned.
10. No smoking, spitting, loud music or alcohol consumption is permitted in the recreational room.
11. No food of any kind is permitted in the equipment area.
12. Glass containers and bottles are not permitted in the equipment area.
13. The recreational room may not be used as a place of business or profit.
14. No animals or pets are permitted in the recreational room.
15. Remove all personal belongings and litter after each visit. The Condominium, Board or Management shall not be responsible for theft, loss, or damage to any individual's belongings.
16. The Board and Management reserve the right to determine, at their sole discretion, whether a user has abused the recreational room facilities and accordingly decide to terminate the Unit Owner's access.
17. The entire recreational room, or areas of the room, may be closed temporarily for maintenance or any other purpose at the discretion of the Board or Management. Exercise or other equipment or fixtures may be added or removed at the discretion of the Board or Management.
18. **Special additional COVID-19 rules**, as required by New York State Department of Health:
 - All recreational room users must make reservations in advance. Reservation times will be for one hour maximum; all users are required to vacate the recreational room immediately after their one-hour reservation has expired. A half hour vacant period will be automatically reserved between every appointment time to enable ventilation. The recreational room will be closed for cleaning at 3pm-4pm every Monday, Wednesday and Friday.
 - All individuals are required to complete a COVID Attestation/Questionnaire before every visit to the recreational room. This form must be completed WITHIN ONE HOUR of entering the room. A log will be kept of all questionnaires and recreational room users.
 - Only residents from one household/apartment are permitted to use the recreational room at any one time and no more than 3 people may be in the room at any one time. Each individual must complete the COVID Questionnaire before entering the recreational room.
 - No person in addition to the above or without a reservation may enter the recreational room.

- The door to the recreational room must remain closed at all times, including while patrons are using the room or its equipment.
- An acceptable face covering over the nose and mouth must be worn at all times while in the recreational room and while using the equipment. Acceptable face coverings include cloth-based and disposable surgical-style masks. Not acceptable are bandannas, buffs, and gaiters.
- Face coverings must be cleaned or replaced after each use in the recreational room.
- After use, patrons must clean all the equipment they have touched with the wipes provided in the room. It is recommended that patrons also wipe down the equipment they intend to use before using it.
- No personal trainers or other non-residents are allowed in the recreational room.
- The xpelair and window fans must remain on at all times. These are required for adequate ventilation. In addition, users may open windows that do not have fans in them while they are using the recreational room. Before exiting the room, patrons must close any windows they opened.
- Users of the recreational room are required to wash their hands with soap and water immediately prior to using the equipment and immediately afterwards. Hand soap and paper towels are available in the kitchen part of the room as well as in the adjacent bathroom.
- Users are required to obey all signs posted inside the recreational room.
- Users who violate any of these rules will forfeit the right of themselves and all family members and residents of their apartment/household from using the recreational room again until the COVID-19 restrictions have been lifted.

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Agreement and Release of Responsibility
Odell Clark Place Condominium 1
Recreational Room

STATE OF NEW YORK }
 } ss.:
COUNTY OF NEW YORK _____}

I, _____
hereby confirm that I have been provided with, have read and fully understand the rules and conditions of use of the recreational room and all its equipment and facilities. I agree that I, my family members and all residents of my apartment shall observe and comply with the rules and as they may be amended from time to time.

I acknowledge and agree that Odell Clark Place Condominium 1, its Board of Managers and its Managing Agent, or any of their officers, representative or employees shall NOT provide any supervision or instruction for users of the facility. I further acknowledge and agree that the use of the recreational room facility entails risk of injury and I agree that I am assuming all responsibility in relation to such risk for myself, my family members and all residents of my apartment.

I have obtained or shall obtain before using the recreational room, such medical advice as is appropriate with respect to my use of the room and its equipment and I shall require other users who are family members or residents of my apartment to do likewise.

I agree that I will not permit any person to use the recreational room except as expressly permitted by the recreational room rules.

To the fullest extent permitted by Law, I hereby release and agree to indemnify and hold harmless Odell Clark Place Condominium 1, its Board of Managers and its Managing Agent and any of its officers, agents or employees from any and all claims, liabilities, damages and costs, including without limitation, reasonable attorney's fees and costs of enforcing this indemnity arising from or in connection with my use of the recreational room and that of my family members, and other residents of my apartment.

The following family members and residents of my apartment will be using the Recreational Room and its equipment:

FULL NAMES: _____

I hereby certify that I am the legal owner of Unit ____ /OR legal tenant(s) of Unit _____ and have received a key to the recreational room.

Signature: _____ Apt #: _____ Date: _____