

2021 COVID-19 RELEASE OF LIABILITY & ASSUMPTION OF THE RISK FOR USE OF TWO RIVERS HAMLET CLUBHOUSE FACILITIES- MINOR

This 2021 COVID-19 Release of Liability for Use of Two Rivers Hamlet Clubhouse Facilities (the "Release") by _____, Parent/Guardian" of a minor, _____, who is under the age of 18 years old ("Minor") to the Two Rivers Master Association, Inc. (the "Association").

RECITALS:

A. The Association provides certain facilities and amenities in the Hamlet Clubhouse, including but not limited to a fitness center, outdoor pool, indoor courts, outdoor tennis, basketball and pickle ball courts, locker rooms, classrooms, meeting areas, etc. ("Hamlet Clubhouse Facilities") for use by residents in the Hamlets

B. The novel coronavirus, SARS-CoV-2 ("COVID-19") was declared a global pandemic in March 2020, remains highly contagious and spreads by close person-to-person contact through airborne transmission.

C. Orders, directives and guidelines set forth by the federal government, the State of Maryland and Anne Arundel County have established safety measures which have been implemented by the Association together with its "Subcontractors", which include but are not limited to its management company, Comsource, Inc. and its pool operator, Anchor Aquatics, Inc., for the operation of Hamlet Clubhouse Facilities to protect against the spread of COVID-19 ("Government Requirements"), to the extent reasonably possible. For instance, the Association has adopted "Temporary Rules" for use of the Hamlet Clubhouse Facilities in addition to its existing rules. Despite these efforts, the Association cannot guarantee Minor will not be exposed to or become infected with COVID-19 as a result of using the Hamlet Clubhouse Facilities.

D. Because of the risks involved, specifically exposure to and/or contraction of COVID-19 ("Risks"); before Minor's use of the Hamlet Clubhouse Facilities, they are required to acknowledge the Risks and agree to comply with all rules and regulations for use of the Hamlet Clubhouse Facilities, as well as release the Association, and its Subcontractors from liability as a result of that use.

1. MINOR DESIRES TO USE THE FACILITIES AND THEIR PARENT/GUARDIAN ACKNOWLEDGES, AGREES AND REPRESENTS, ON BEHALF OF THE PARENT/GUARDIAN AND THE MINOR, THE FOLLOWING:

a. Parent/Guardian, on behalf of Minor has reviewed and understands the above statements and agrees that they shall abide by all rules regarding the use of the Association Facilities, including "Temporary Rules" as amended from time to time, as well as all instructions, directives and guidance provided by the Association and its Subcontractors in connection with the Minor's use of the Association Facilities. In addition, the the Parent/Guardian agrees Minor agrees to take all reasonable and necessary precautions while using the Association Facilities to prevent the spread of COVID-19.

b. Parent/Guardian acknowledges on behalf of Minor that the Association and its Subcontractors cannot guarantee the health of others at the Association Facilities or prevent the spread of COVID-19 at the Association Facilities. User understands that use of the Association Facilities may increase the Minor's risks and could negatively impact their health ("Risks");

c. Parent/Guardian assumes on behalf of Minor, **the Risks and accepts sole responsibility** for any impact on their health as a result of g their use of the Association Facilities, as well as any resulting damages; and

2. PARENT/GUARDIAN FURTHER ACKNOWLEDGES, AGREES AND REPRESENTS ON THEIR BEHALF AND/OR ON BEHALF OF MINOR, THEY RELEASES AND DISCHARGES THE ASSOCIATION USER RELEASES AND DISCHARGES THE ASSOCIATION, its directors, officers, members, agents, representatives and/or employees, AS WELL AS THE ASSOCIATION'S SUBCONTRACTORS, their owners and employees, FROM ANY AND ALL LIABILITIES, DAMAGES, COSTS, EXPENSES, LOSSES, OBLIGATIONS, CLAIMS, DEMANDS, CAUSES OF ACTION, LAWSUITS AND JUDGMENTS BY PARENT/GUARDINA, MINOR OR THEIR HEIRS OR ASSIGNS RELATED TO CONTRACTING COVID-19 CAUSED OR ALLEGED TO BE CAUSED IN WHOLE OR IN PART BY USE OF THE HAMLET CLUBHOUSE FACILITIES BY MINOR.

PARENT/GUARDIAN HEREBY ACKNOWLEDGES, AGREES AND REPRESENTS THEY HAVE READ THIS AGREEMENT, FULLY UNDERSTAND ITS TERMS AND HAVE SIGNED THIS AGREEMENT KNOWINGLY AND VOLUNTARILY AND WITHOUT DURESS.

PARENT/GUARDIAN _____ (Print Name)

_____(Signature)

MINOR'S NAME: _____

HOME ADDRESS: _____