

HARBOUR MANSION CONDOMINIUM ASSOCIATION

May 20, 2021

Dear Harbour Mansion Unit Owners,

Enclosed please find the following:

- **COVID Summer 2021 Addendum to the Rules and Regulations**
- **Harbour Mansion Rules and Regulations**
- **Pool Schedule**
- **Gym Schedule**
- **Beach Chair Club Cover Letter and Order Form**
- **Umbrella Club Cover Letter and Order Form**
- **Substitution Form for Beach Chair/Umbrella Club Members**

Effective Saturday May 22 2021, the pool is open to residents and their guests as well on a scheduled basis. The gym is also open to residents and their guests on the same type of scheduled basis. Also, effective May 22, 2021, the 2nd Floor Clubroom deck and grill is open as well. Other areas such as the sauna, steam room, locker rooms, 2nd Floor Clubroom and the 1st Floor Clubroom remain closed at this point. However, it is our sincere hope to open these areas in the future based upon official guidance and COVID-19 Pandemic guidelines. We appreciate your continued patience as we navigate thru the ever-changing COVID-19 Pandemic. The ultimate goal remains the safety and security of our residents.

Jersey Shore Beach Rentals will again be providing cabana service. Residents will need their Harbour Mansion ID Card to gain access to the beach. If you have misplaced your card, please contact the office.

As always, if you have any questions, please contact me at 732 229 7900 or email danielb@mpm-nj.com

Dan Stinger

Property Manager
Midlantic Property Management
On Behalf of the Board of Trustees
Harbour Mansion Condominium Association

HARBOUR MANSION CONDOMINIUM ASSOCIATION

Temporary 2021 COVID-19 Supplement to Rules and Regulations

dated 5/22/19

May 20, 2021

After careful consideration and continued conversations with the Long Branch officials, the following policies and procedures will be implemented effective Wednesday May 19, 2021. We will continue to closely monitor the COVID-19 Pandemic guidelines and modify the following rules as the situation permits.

- **Interior common areas** remain closed. (2nd floor clubroom, 1st floor lounge, sauna, steam rooms, showers etc.). All lobby, hallways, and stairwells are to be used as ingress and egress only. Trash and laundry rooms remain open.
- **Pool** is open to residents and their guests on a reserved basis based upon the pool policy adopted in September 2020 and updated in May 2021.
- **Gym** is open to residents and their guests on a reserved basis based upon the gym policy adopted in May 2021.
- **2nd Floor Clubroom Deck** is open to residents and their guests. The 2nd floor clubroom, including the seating area, kitchen and bathroom remain closed. The area is to be used for egress to the deck only.
- **2nd Floor Grill** is open for use. When using the grill all food is to be transported in leak proof containers. No carriages or carts are allowed to be wheeled thru the hallway or clubroom.
- **Guests Policy for** each unit will be limited to the following: 1 bedroom: 5 guests, 2 bedrooms: 10 guests, 3 bedrooms: 15 guests. **
- **Elevators** will be limited to only one family at time. While waiting for the elevator please stand toward far wall to maintain social distancing.
- **Guest Parking** will be prohibited on weekends and holidays starting 5PM Friday to 7PM Sunday. **
- **Beach Deck** will remain open. Face coverings must be worn outdoors when social distancing is not possible. Especially when in transit.
- **Beach Umbrella and chair club services** will be available. Face coverings are not required to be worn on beach. Social distancing must be adhered to.
- **Portable Toilets** will be placed in the parking lot in mid-June for HM residents and their guests to limit access to the building and will be available during beach hours. (*Common area restrooms closed*).

Previously Implemented Rules

- Face coverings and social distancing must be adhered to while in all Harbour Mansion common areas indoors and outdoors. The State guidelines at this time state face coverings are required to be worn indoors. In regards to outdoors, they must be worn when social distancing is not possible.
- Wash your hands often for at least 20 seconds especially after being in a public place or after coughing, sneezing, or blowing your nose.
- Use hand sanitizers that are placed on every floor and through-out the lobby and common areas. (rub your hands for at least 20 seconds) and let dry.
- If you are feeling sick please stay home, except for medical care.
- Deliveries such as US Mail, Fed Ex, UPS, food/ groceries, medicine, newspapers, Amazon, etc. will need to be picked up in the lobby by the resident. There will be no storing of items.

On behalf of the Harbour Mansion Board of Trustees and management, we would like to thank you for your continued cooperation and understanding in complying with the rules and regulations we have put into place. We will continue to monitor State guidelines and work closely with the Mayor and his team to help guide us accordingly.

Dan Stinger
Property Manager

*** Refer to the Harbour Mansion Rules and Regulations adopted 5/22/19 for the definition of a Guest pg. 1-3 and Outdoor Summer Parking pg. 13-14.*

**** As a reminder, while the association cleans and sanitize common touch points, including beach chairs and umbrellas daily, use of these items is at your own risk and it will be your individual responsibility to also sanitize shared common items before and after each use*