



Manor House at 50 Biscayne Condominium Association, Inc.
50 Biscayne Drive NW Atlanta, GA 30309

THE MANOR HOUSE
FIFTY BISCAYNE

COVID-19 WARNING:

**Users of the Fitness Center and other amenities risk possible exposure to the COVID-19 Virus.
ENTER/USE AT YOUR OWN RISK**

YOU MAY NOT ENTER OR USE ANY OF THE MANOR HOUSE AMENITIES IF:

- You have tested positive for COVID-19 within the past 14 days, or
- You have had or are currently exhibiting symptoms of COVID-19 or other flu-like symptoms within the past 14 days; or
- You have had contact with or exposed to a person that has or is suspected to have COVID-19 within the past 14 days.
- The Manor House is not liable for contraction of the COVID-19 virus while on the premise.

FITNESS CENTER RULES: The following Fitness Center rules have been developed in order to provide a clean and enjoyable environment. Failure to follow these rules may result in you and your guest being asked to leave and limit or revoke your right to use this amenity.

- 1) The Fitness Center is open 24/7. Total capacity is **five (5) people** at any given time. Please practice social distancing when possible.
- 2) Limit use of cardio equipment to thirty (30) minutes during peak hours (5:30AM - 8:30AM and 5PM-8PM) or if another owner or occupant is waiting.
- 3) Guests must be accompanied by an owner or occupant. Limit one (1) guest per resident. Owners & occupants are solely responsible for their guests and their adherence to all rules and regulations. This includes responsibility for damages, theft or violent acts caused by their guests.
- 4) Always wipe down equipment and surrounding area and re-rack free weights and dumbbells after use. Put away mats and other equipment.
- 5) Turn off lights, television, heating & air conditioning if no one else is in fitness center after use.
- 6) Please dispose of all water bottles, dirty towels or other personal items brought into the fitness center.
- 7) No pets allowed in fitness center.
- 8) No smoking, vaping, alcohol or food is allowed in the fitness center.
- 9) Children under the age of 15 are not allowed to use the facility without adult supervision.
- 10) Do not remove equipment or property from the fitness center. Some of the equipment is the property of unit owners. If you break or damage or remove these items, you must replace them in a timely manner.
- 11) Report issues, comments, and questions to Courtesy Officer or Property Manager.
- 12) Personal trainers are not allowed to conduct business in the fitness center, unless an owner or occupant is personally utilizing the trainer's services and is present at all times in the facility with the trainer. Trainers must provide Courtesy Officers and the Property Manager with current personal trainer certification (by ISSA), proof of updated insurance and CPR certification to keep on file prior to training an owner or occupant in the fitness center. Trainers must sign in and out with Courtesy Officer and adhere to all rules and regulations.

NOTE: All Owners, occupants, and guests agree to use the fitness center at their own risk. The Association makes no warranties or representations regarding the safety or security of this facility or equipment within, nor will the Association assume any liability what-so-ever related to injury or death of person or property in or around the fitness room. By using any of The Manor House amenities, all owners, occupants, and guests release the Association from any and all claim or cause of action of any kind related to the use and enjoyment of any of The Manor House amenities.