



This update is being provided to unit owners after concerns were expressed regarding occupying/renting units during the reconstruction period. While it's not an ideal situation at Escapes! to the Shores, the Board has stated in the past that you are not prevented from accessing your condominium. Once the fire alarm system is operable, we ask that you be sensitive to the ongoing work and activity on each level. We want to make you aware of the conditions you or your guests may face upon entering the site.

While it may appear that the building “looks” okay at first glance, there is a great deal of construction that is ongoing, and more will commence in January and undoubtedly last 4-5 months. Please take note of the following conditions if it is your intent to visit/access the site, within the next several months.

Each owner will be asked to execute a disclosure acknowledging that they are aware that the property is an active construction site and may involve the following:

- Hazards will include cranes, swing stages, construction materials and equipment, debris, trip and fall hazards, various contractors, overhead dangers, electrical cords, machinery (including saws, drills and more), a large number of construction workers on site and in hallways and moving in and out of units and common areas. Machinery and personnel will create unavoidably noisy and dusty conditions, likely beginning early and occurring late within parameters governed by the City of Orange Beach.
- Hazards mentioned above could result in injury, dismemberment, and/or death. Small children are strongly discouraged from being on site due to construction dangers. Close supervision of children of all ages will be the responsibility of guests and unit owners.
- Due to the inherent nature of construction, doorways normally closed will be open and many areas will be accessible that are not normally accessible, including personal units. Construction personnel will not be able to close and lock doors as materials and

machinery are carried in and out and work occurs in hallways and inside units. This creates opportunity for unauthorized access by children and by those who might take advantage of open and sometimes unobserved areas that are normally closed, including units under construction. Potential for theft of personal property will be increased as a result of this unavoidable condition, and each unit cannot be monitored at all times.

The Association, individual Board members and the management team will hold no liability or responsibility for any accidents that occur on the property including injuries, accidents and theft of personal belongings. Owners assume all responsibility and costs associated with their own and guest-related risks going forward. Please be aware that this jeopardizes and increases the potential for the need to use personal liability insurance for owners due to claims, and the same applies to commercial liability insurance for the Association. Potential issues that inevitably follow include cancellation of liability insurance due to introduction of guests to a construction zone and increases in premiums, as we are all exposed to potential claims. It is advised you check with your personal insurance agents for advice on pitfalls and adverse consequences to your personal liability coverage and exposure to lawsuit. Aside from that, please understand, guests will be exposed to conditions they should not be exposed to.

No resort services will be available. NO amenities (indoor/outdoor pool, gym, sauna, steam room, and outdoor grills) will be open or available for use. Offenders trying to utilize these services will be asked to leave the property.

Access to the beach will be made available through an enclosed passageway.

Office staff will offer very limited services and limited hours of operation (services are limited to distribution of initial room keys and parking passes. If your guest is locked out after hours, service may not be provided until 9:00am, the following day).

There will be one elevator available for guest/owner use, creating potential delays and inconvenience. One elevator will be keyed and used for construction activity only.

Every guest or owner who arrives on the property will need to provide proof of identity at the office, now located in Suite 303. Guests will be required to provide "proof of permission" form to access a unit. This is to protect you, the owner and all guests.

We strongly suggest that owners who wish to begin renting to guests while construction is underway change their lock to a KABA or keypad lock so that the owner can provide their guests with access to the unit.

All exterior doors leading from the parking garage into the building will be replaced with keypad entry locks. Once guests/owners confirm identity, security will provide them with the entry code.

Construction will be performed during acceptable hours as mandated by the City of Orange Beach which are as follows: 7:00 am – 9:00 pm Monday - Friday, 9:00 am – 9:00 pm Saturday & Sunday per Section 30-45(7) City Orange Beach Noise Ordinance. (This will create noise, dust, and added traffic by construction workers normally considered bothersome by those on vacation.)

There will be limited parking available. Parking will be “at your own risk”. Neither the COA nor the management company will accept any liability for damages or theft to a vehicle. Third floor and ground floor parking areas will be closed. These floors will be used for staging and construction activity. Access by automobile at all times cannot be guaranteed as machinery, trucks, and added construction personnel vehicles may interfere with traffic flow and egress onto the property. Please remember that the remaining parking will have a 6’7” maximum height clearance on vehicles to enter. Anything taller will be required to park offsite at the nearest storage facility Romar Beach Mini Warehouse on Canal Road.

The Board of Directors and LaTour Management are imparting this information in an attempt to protect the property, its owners and guests; as well as our reputation in the rental/sales market. At no time is it our intent to control or prevent commerce, but to take a detailed, protective view that enhances everyone’s experience and provides a safe, fun environment in a beautiful place for guests and owners for years to come.

Please be mindful that Covid-19 policies are still in place and all mask protocols are still being followed.

We have been working together to provide you with the latest detailed and accurate information. Our rebuild team has been working diligently to move this project forward, as fast and cost efficiently as possible. **Please note that due to the holidays, our next update will be on December 30th, 2020.**

We appreciate the ability to serve you and thank you for your commitment.

Sincerely,

Ronn Babin, Escapes! to the Shores Condominium Owners Association, Inc. President

Kevin Gilliland, LaTour Resort Management