

Covid 19 Watson's Resort letter to Tenants

**Please read this entire letter if you plan to come to Watson's Resort.
When finished, please sign last page and return to Watson's**

Dear Watson's Resort Tenants

Greetings from Lake Chelan. We hope this letter finds you and your family healthy and doing well during these strange and difficult times.

We realize long letters like this are not fun, but all the information in this letter is very important, **so if you plan to come to the resort in the near future, you must read the entire letter carefully, sign and fill out the last page and return to us prior to coming to Watson's Resort.** If you do not want to take the time to read this letter, then please do not come to Watson's Resort until things settle down. We do not know when this will be.

This letter concerns your coming to Watson's Resort and shall be considered an addendum to the 2020 lease. I hope you all realize that the easiest thing for Watson's Resort to do would be to delay the opening of Watson's Resort and under these conditions, we would have every right to do this for we do take this pandemic very serious. This is why you need to read this letter and abide by our adjusted rules and guidelines if you wish to come to Watson's Resort. It is really that simple and **we will not tolerate tenants not following the rules.** We are not attaching dates to these changes. These changes will last until further notice.

We also ask that you follow us on our resort Facebook page as well as our forms page on our web page in case we need to address anything new. We can not be sending out letters to 70 tenants whenever something changes and as of right now, things seem to be changing every day. So it is your responsibility to check our Facebook page and our forms page for notices and changes, or directions that need to be followed. You do not have to be a Facebook person to see our page. Only if you post something do you have to be a Facebook member. You can view our FB page on our Web page at www.watsonresort.com

Will Watson's Resort open? - As of this letter, yes, we do plan to allow our tenants into their units so long as they will abide by the rule changes listed in this letter.

When do we open? - As of right now, Mobile Home and Trailer tenants will be allowed to arrive on April 15th (Normal opening date). Cabin lease tenants will be allowed to arrive on May 1st (Normal opening date). We hope to stick with these dates but please know that things will not be the same as in past years. Please also realize that things can change day to day or week to week. This is why you need to check our Facebook from time to time as well as the resort bulletin board. But for this letter, you must read, follow, sign and either email, mail or drop off this signed letter (last page only) if you are going to be at the resort any time in the near future or prior to this pandemic ending, be it in two weeks or two months.

For health, safety and fire reasons, we feel that it is vital that our tenants maintain and inspect their units whether that unit is a trailer/mobile or a lease cottage. Thus, we encourage you to come to Watson's Resort and check on your unit and yard area from time to time. While we are not encouraging tenants to come to Watson's Resort for recreational or vacation reasons at this time, nor do we want tenants to relocate to Watson's Resort to escape and distance themselves from other parts of the northwest, we do encourage that you use this time for maintenance, yard clean up, etc. and even for family time. This does not mean that you are not suppose to enjoy being here. Please do and please enjoy being with your family or partners, but please realize that we take what is happening very serious.

If you do not feel that you can abide by these temporary changes, we feel that it would be best for you to avoid coming to Watson's Resort all together for the time being. You will however, continue to be responsible for the maintenance and upkeep of your unit and yard area. If you can not do it, you may need to hire someone or hire an outside contractor to perform these tasks.

Is Watson's Resort your full time summer home? - We realize that Watson's Resort is a full time summer home and residence for many of our tenants. We plan to remain open throughout this pandemic so long as we are allowed, so that you do have a place to stay for this is your full time seasonal home. We will do what we can to make this happen.

Lease and Rules - Please note that the lease/rules state that we can change or adjust rules at any time and that by doing so, you are required to follow and adhere to such rule changes and adjustments. **If a tenant or family member comes to the resort and is found to NOT be following the rules, they will be asked to depart from the resort at once and not to return until this crises is over.** Things are just that serious.

Who is allowed at Watson's Resort – If you have been tested for Covid-19 and are positive, we ask that you not come to Watson's Resort at this time and not rely on Watson's Resort as your quarantine location. Remain isolated at your home or location until you have been tested and cleared and authorized to travel and come to the resort.

If you rely on Watson's as your summer home and contract Covid-19 while you are here, we ask you to remain in your unit at all times until you are tested safe. Because of this, all tenants must be able to care for themselves.

If you have any symptoms of Covid-19 and have not been tested, we ask that you not come to Watson's Resort until it has been confirmed that you do not have Covid-19 or until you have been tested clear of the virus.

If you have been in contact with someone who has been tested positive or someone you feel may have or has had Covid-19, we ask that you not come to Watson's Resort until you are sure that you do not have it or can not spread it.

If you do not have Covid-19 or do not have any symptoms or you have not knowingly been in contact with someone with Covid-19, then you are allowed to come to the resort.

Please also realize that our average age here at Watson's is a little higher than average. We want you to realize that some of our tenants are at a higher than average risk age group. We want to keep everyone safe. Think of others, not just yourself.

Guests – We will be changing our guest rules for the time being so until further notice and until we feel that it is safe, **Tenant Guests will not be allowed at Watson's Resort. No exceptions unless authorized by Watson's Resort.**

We will only allow the tenant and the tenants direct family (those who reside in the family home) to come to Watson's Resort. Family does not mean grown children and their children, grandchildren, parents, cousins, uncles and aunts, siblings, etc. We do not want tenants to bring guest or allow guests to use their units whether the tenant is with the guests or not.

Guests are not allowed at this time. College students who are living in the home are allowed and considered part of the household but they are not to be here with their friends and guests and they must follow the rules like everyone else.

Unit partnerships – If you are partners in a unit, we will allow both partners to continue to use the unit, but we strongly suggest that each partner allow a min. of three full days before the other partner uses the unit. The partner leaving the unit should take extra care in cleaning the unit when they leave so that it is safe when the partner arrives.

Children – **All minor children must be supervised at all times.** We do not want tenants to arrive and just because you are at the lake, turn the kids loose to do as they please and do as they would normally do in past years. We want your kids with you and supervised by you at all times.

We feel that kids should not intermingle with other children at the resort at this time nor should they invite friends to come to the lake with them. We realize that this will be different but hopefully this will be short lived and we can then get back to normal as soon as possible. Consider this as being quality family time for you and your family. That can be a good thing.

So keep your kids at your unit or in your units yard. Supervise your children while outside elsewhere at the resort. As we have heard a million times, keep your spacing a minimum of 6 feet from other tenants. Further is even better. And pay attention to the wind. Don't sit down wind from anyone outside your direct family.

Will the pool be open? - We are not sure at this time. We will be in contact with the Chelan Douglas Health Dept. about this, but the pool will most likely not be open by May 1st as in the past.

Can we go visit other tenants in their unit? - At this time, No. Keep your distance. Say hi

from across the street. If you are outdoors and in a location where you can keep your distance, then this may be fine but don't have gatherings where people are mixed together in a small area or on small decks, yards, etc.

Can we go for a walk away from our unit? - Here again, if you leave your unit and go for a walk, please do so on our main roads only. Do not enter into other tenants yards, etc. and keep your spacing distance away from other people.

Can we go down to the beach and sit? At this time, we are not going to encourage or promote sitting down at the beach areas. Now if we saw a couple people sitting at the beach with distance between them, we will most likely not say anything, but now is not the time to come to Lake Chelan to vacation per say. Please just try to use common sense just like if you were at home.

Septic and sewer issues – Many septic issues have been coming up elsewhere since this Covid-19 issue began, especially with the lack of TP. Please remember that you can not put just any item down your toilet. Items such as whips, napkins, paper towels, paper, etc. will cause sewer problems. They may plug a line. They also do not break down in the tank like TP does so please, lets not see any of these things happen. If we have an issue and it is found that a tenant put items down into the septic system that are not allowed, the tenant will be responsible for fixing and paying for the problem. We just can not have this happening now or ever. Furthermore, we may not be able to deal with the problem for a while, so if this type of problem happens, you may be without the use of your unit for a while. So please, take extreme care in what flushes down the toilet.

Docks – Keep off all docks. The lake is low and there is no reason to be out on the docks. Further more, we are doing some major dock work this spring so the docks are not a place to be. This is covered in the resort lease/rules also. Keep away from all docks at this time.

Contractors – If you need to hire anyone for yard clean, electrical issues, construction, etc. to perform work on your unit, we ask that you contact us prior to their arrival. We do want to know who is at the resort during these times. Please either call or email us 24 hours in advance. Email is best. Please also make sure that these people are aware of **our** rules. They are here on your behalf so it is up to you to make sure that they know what is expected. You are totally responsible for anyone who comes to your unit and to Watson's Resort.

Avoid going to Chelan – We ask that you bring your own food and supplies with you when you come to the resort. Please do not go into Chelan to the grocery stores and thus reduce supplies and groceries from our locals. At least in the near future unless you are a full time resident here.

The locals are not all that happy seeing people return to the valley so lets try not to add fuel to this fire. Come prepared and come with your own items so that we are not taking from our locals and giving them a reason to complain to the country or state. And lets just kind of try not being seen around the valley for the time being. The city and country as well as the state are

trying to discourage such activities in our valley but we also realize that you have units and yards that still need to be maintained and cared for. Now is a great time to do this. Now is a great time to do that extra project that you have been wanting to do. Make your unit fire safe for the upcoming fire season. Clean your roofs and gutters, and clean those area around your unit. Rake and clean banks if there are any around your unit. This is a great excuse to come to the lake with your family and get some extra projects done.

Notify Watson's Resort if you have contracted Covid 19 or if you have been asked to self isolate, especially if you have been to the resort or you are here at the resort. We need to know and should know, especially if a tenant is at the resort. Our employees should also be able to be aware of this.

Can we have gatherings and get together s on our decks, in our yards and in our units? - We feel that it is best not to go into another tenants unit at this time. If someone comes to your unit and if you can keep proper distance from each other outside, whether that is in your yard or on a deck, then that should be ok but please do not push this exception. If we see gatherings that appear to be unsafe, we will ask everyone to go back to their unit, but we should not even have to be placed in this position. So if in question, don't do it or at least ask us ahead of time. And please, try to use some common sense. We realize that common sense is becoming a thing of the past. Perhaps now is a good time to bring it back. "Think first".

Are pets allowed at the resort at this time? – Pet are allowed so long as you have signed a pet agreement and follow those rules.

Future events and activities - As we work our way through this crisis, we may make changes or we may have to cancel some of our normal events and activities. We will just have to wait and see. We are not going to cancel all events and activities at this time. We will just have to wait and see how all this plays out in the weeks and months ahead.

Our Staff – Please be respectful of our staff. We are doing our best to keep them employed and healthy. Please do your part as well. They are vital for the operation of Watson's Resort. We want to have them continue working. Respect them and their health. Keep your space. Keep clean, etc. We have basically been isolated throughout this ordeal up until when tenants return.

If an employee has to enter your home, we may need to ask some questions first. We may need to let your unit sit vacant for a few days before an employee enters into the unit to make a repair or perform maintenance. Please be understanding.

Fishing – As of right now, the state has closed down all fishing. This includes lakes, rivers, streams, off docks and shorelines, etc. Public boat launches are also closed.

State Park – As of right now, all state parks and camp grounds are closed. Please do not go over to the state park for a walk until it opens back up again or unless park management says that it is ok. For now, avoid the State Park as well as other properties, private or government.

Do as you are instructed to do from the CDC, Health Dept., Government, etc. - These rules apply to any tenant at the resort. If we as citizens are advised to isolate yourself from others, then this applies to you whether you are at your home or here at Watson's Resort. If you are being told to keep a distance of six feet from others, this will also be applied to you and your family while you are here at Watson's. The same is true with other things such as recommendations for washing hands, staying in your unit, etc. If you are advised to self isolate at home, this applies as well. Watson's Resort is basically a small community when we are open.

Our rules - We appreciate all of you who do try hard to follow the rules. We realize that not everyone may agree with our rules but they are established for good reasons and are established for the well being, enjoyment and safety of “**ALL**” of our tenants. Not just a select few, thus we expect “**ALL**” tenants to follow and abide by **ALL** of our rules as well as other state wide rules. Not just the ones you agree with.

Watch what you touch. Naturally, we do not have the staff to go around and disinfect everything. You may even want to carry your own hand sanitizer to use if needed. As we get closer to summer, we may be addressing some of these issues as well.

Are you able to care for yourself and your family? - If you are here at Watson's Resort, you must be able to care for yourself weather you are healthy or not. Single or in a family. You can not rely on Watson's Resort management or staff to take care of you. That is not the type of business we are in. We are here to help as needed but it is not our responsibility to provide individual care for tenants. You need to be somewhat self dependent during these times. Bring your own food and supplies and try to have plenty on hand without hoarding. Have plenty of food in the event that you do have to be quarantined in your unit if you are a full time resident but please do not go to our local stores and horde things like so many have been doing for the last few weeks.

Limit your trips to the store, Clinic, etc. Much of this is all about lowering odds and averages. So instead of going to the store three times a week, go once a week. You are lowering your odds of picking something up and bringing it back to your home or in this case, back to Watson's Resort. Come prepared. Hunker down here and make as few trips to town as you can.

You have to determine where the best place is for you to be. For some that may be here at Watson's if this is your full time residence and summer home; and for others, it may mean staying at your permanent residence away from Watson's Resort. This needs to be kind of up to you to figure out. As stated, we will be here to help and to get through this but we are not here to personally care for anyone who is isolated, sick, etc..

Please realize that we are trying to make your units available to you. As stated, the easy thing to do would be to just postpone the opening of Watson's Resort for another month or so. That would indeed be the easiest and safest thing to do for all of us, our employee's and tenants, but

we also realize that your unit needs to be cared for and checked on. Hopefully all of our tenants will take this issue serious and take these adjusted rules serious. If you don't, we will not be very happy with you and you will most likely be asked to leave the resort at once.

If you have any questions or want more detail, please feel free to contact me. The best way is to email me at watsonsresort@gmail.com If you need to, you can call us at (509)687-3720 or 1(800)697-3720. You may need to leave a message.

Thank you for your cooperation and lets have a fun, safe and healthy summer.

Sincerely.

Robert H. Watson Jr.
Watson's Harverene Resort Inc.

please sign and return the next page to Watson's.

Covid – 19 Watson's Resort Newsletter Signature Page

“These are our updated rules per our understanding of the guidelines but all tenants are ultimately responsible for obeying the current Washington State laws and recommendations”.

I have read and agree to the rule changes made by Watson's Resort during the Covid 19 pandemic. I realize that if any member of my family are noticed not abiding by these rules and/or rule changes, that we may be asked to leave the premises and return to our homes until authorized to return back to Watson's Resort at a later date.

Tenant Name (print) _____

Unit or space Number - _____

Tenants Email Address - _____

Tenants Signature _____

Date _____

Names of family members and their ages residing in your home who will or may be coming to Watson's Resort with you.
