

WELCOME LETTER

Welcome to the Morningside at Martin's Run Homeowners' Association, Inc.!

Now that you have settled into your beautiful new Dwelling Unit, I'm sure you are anxious to begin enjoying the lifestyle you anticipated as a Morningside resident.

As the Campus & Lifestyle Director, I will be meeting with you to complete the Clubhouse orientation. I will also be available to introduce you to the active, adult lifestyle at Morningside by explaining the calendar, clubs, events, and trips to you.

I want to help you discover all that Morningside has to offer.

The community website www.morning-side.com will provide you with information on educational programs, health and wellness activities, social events, and group meetings. The Activity Desk at the Clubhouse serves as a communication center; it is the place where you can sign up for events and access resident information.

I look forward to getting to know you and to meeting your expectations for an active, adult lifestyle. If you have any questions or concerns please stop by the Clubhouse, send me an email at Chokan24@gmail.com, or phone me at 440-282-2905.

Sincerely,

Debbie Chokan

Campus & Lifestyle Director
Morningside
Phone: 440-282-2905
[Email: chokan24@gmail.com](mailto:chokan24@gmail.com)

RESIDENT DIRECTORY

DIRECTORY PHONE and E-MAIL RELEASE for EACH RESIDENT

Management is requesting resident information **for internal use only**. All information is kept confidential within the Morningside Community, and may never be used for any purpose outside of Morningside.

Please also indicate below your preference regarding listing your phone numbers and e-mail address in the Resident Directory.

PLEASE PRINT:

Name: _____

Address: _____

Home Phone: _____ **Mobile Phone:** _____

E-Mail Address: _____

Previous Town/City Residence: _____

Date: _____

I HEREBY AUTHORIZE Morningside at Martin's Run Homeowners' Association, Inc. to list my phone number and e-mail address in the Morningside Resident Directory. This Directory is for resident use only.

SIGNATURE: _____

OR

I **DO NOT** give permission to list my phone number or e-mail address in the Morningside Resident Directory.

SIGNATURE: _____

CLUBHOUSE LIABILITY WAIVER

I have been advised and understand that there are serious risks involved in being in an exercise program, including sudden illness or even death.

I further understand that regardless of which exercise activity I engage in, Morningside at Martin's Run Homeowners' Association, Inc. and its associated recreational facilities, parent and affiliated companies, successors, officers, directors, and employees are not liable for injuries or damages, including without limitations to those injuries or damages resulting from activity or passive negligence. The undersigned hereby expressly releases and forever discharges Morningside at Martin's Run Homeowners' Association, Inc., its successors and assigns, as well as its owners, officers, employees and agents, from all such claims, injuries or damages.

By signing below, I certify that I have complete understanding of the addressed issues listed above.

Signature: _____

Print Name: _____ Date: _____

Campus & Lifestyle Director: _____ Date: _____

3665 Morningside Way, Lorain, Ohio 44053 Phone 440-282-2905 Fax 440-282-2906
www.morning-side.com

KEY FOB / Key Card

Dear Morningside Owner,

For your convenience, the association is providing access to the Morningside Clubhouse via a Key FOB. This Key FOB provides Residents with access to a secure building at all times.

During your Clubhouse orientation, you will be provided a Key FOB. Each Resident of the Dwelling Unit is issued a Key FOB. These Key FOBs are the property of Morningside at Martin's Run Homeowners Association, and privileges can be revoked and or de-activated by Management. You must have title to your Dwelling Unit and be a member in good standing to be able to use the Clubhouse and participate in any activities. If your Dwelling Unit is leased all Clubhouse privileges shall be transferred to the tenant. Clubhouse activity rooms and recreational facilities are open to all individual use when not being used by activity groups. Officially scheduled groups shall have priority over individual use when scheduled through Management. No rooms shall be reserved for individual member's private use.

If the Key FOB is lost, stolen, or damaged, please contact the Lifestyle Activity Coordinator, Debbie Chokan at 440-282-2905 to immediately cancel the activation.

Replacement will be at your own expense. Replacement costs are \$25.00 per Key FOB.

Thank you for your cooperation,

Resident Signature

Printed Name

Campus & Lifestyle Director

Date