

**Tropical System and Hurricanes
Rules and Regulations
Carol Homeowners' Association
2023 Storm Season**

To: All residents, their family members, and caregivers
From: Board of Directors, Carol Condominium Association
Date: June 05, 2023 (via email, website & hard copy under doors)
Re: Important Information concerning tropical systems and hurricanes

As we enter the 2023 Storm Season, we wish for all residents and their families to be prepared.

Following you will find important information regarding The Carol for the storm season:

We ask that everyone;

- **Expect** the unexpected and **plan** for the unexpected.
- Have a contingency plan **now**, and be prepared to implement it.
- Do not stay in the building if you have special needs.
- Respect our staff who sacrifice every time there is a storm.
- Consider getting out of harm's way before the storm.
- Prepare to leave afterwards if the storm is worse than anticipated.
- **Know that The Carol staff cannot be responsible for your emergency needs and plans.**

Please closely read the attached documents:

1. Overview.
2. Rules and Regulations
3. Mandatory evacuations
4. Recommendations

- **Tropical systems are rarely 100% predictable.** Even so-called "small" tropical storms can dump an immense amount of rain that causes widespread street flooding. Floodwaters may remain on the streets for an extended period of time, potentially making it impossible to leave the area. "Small" storms can also quickly intensify into Category-5 hurricanes. Storms don't always go where they are predicted to go.

- **Remember Ida! Electrical systems and other systems are not infallible. If the building loses electricity, individual units will have NO air-conditioning, and NO electricity.** Our generators provide power to our engine room, one elevator and to hallways and the lobby for 3

days, but generators may fail unexpectedly, and fuel is not readily available during and after a storm event. **Should the generator stop running for any reason, there will be NO elevator, NO lights in the hallway or in the lobby, and NO potable water to the units.**

The Board strongly encourages everyone to ***expect the unexpected*** and to ***prepare*** for the **unexpected.**

Our employees have been directed to leave the building if the government issues a mandatory evacuation order or if the Building Engineer and/or the Board declares our building uninhabitable. In those situations, the building will be closed, locked and various systems such as cooling/heating and plumbing must be shut off. All residents must leave as the building will not meet occupancy requirements as stated in Parish and State regulations.

The Carol cannot provide any assistance. We cannot be responsible for your safety and well-being, we cannot ensure the availability of utilities and water, and we cannot prevent isolation of residents.

During past storms, there have been a few residents who did not make any pre-planning and had no place to go before or after a major storm. The Board and Management spent countless hours away from our own families, trying to deal with the situations. That was avoidable with preparation. **The Carol staff and Board cannot and will not be responsible for resident evacuation/emergency plans and needs.**

Please have a contingency plan ready.

Thank you for your cooperation.

CAROL CONDOMINIUM ASSOCIATION TROPICAL SYSTEMS AND HURRICANES

SECTION 1: INTRODUCTION

The Association asks everyone to make plans well in advance of a storm.

If you have a medical condition or special needs or limited mobility, we strongly urge you to make arrangements elsewhere even if the government does not issue a mandatory evacuation order. Please speak with your family or close friends as early as possible, as soon as a tropical system is predicted to enter the Gulf. Please make them aware that:

- **You will have NO electricity in your unit, NO air-conditioning in your unit, NO operable refrigerator in your unit if the building loses power.**
- **You could be trapped in the building for several days if the streets flood and the city's drainage system fails.**
- **If the building loses power, the generator will operate the engine room, one elevator, hallway lights, the lobby, and the fire alarm system for a maximum of 3 days.**
- **There will be no power anywhere in the building if the generator fails.**
- **When the generator runs out of fuel, or if it fails, all systems will shut down, including the domestic water pumps, resulting in loss of water supply to all units. Toilets will not flush.**
- **If the Building Engineer and/or the Board declare the building uninhabitable or if the government issues a mandatory evacuation order, the building will be closed and locked, and everyone (including all employees) will be required to leave.**

Thank you very much for your cooperation.

SECTION 2:

HURRICANE AND TROPICAL STORM RULES AND REGULATIONS¹

RULE #1: CANDLES, KEROSENE LAMPS, AND OPEN FLAMES ARE STRICTLY PROHIBITED. Please use flashlights.

RULE #2: DO NOT TAPE YOUR WINDOWS. The Association will have plywood on hand in case any windows are broken or blown out.

RULE #3 (Water faucets): MAKE CERTAIN THAT YOU TURN OFF ALL WATER FAUCETS AND REMOVE ALL STOPPERS AND ITEMS FROM SINK.

RULE #4 (Refrigerator/freezer): WHEN YOU EVACUATE, PLEASE EMPTY YOUR REFRIGERATOR/FREEZER, DISPOSE OF ALL FOOD AND EMPTY ICE FROM THE ICEMAKER.

RULE #5 (Garbage): WHEN YOU EVACUATE, REMOVE ALL GARBAGE FROM YOUR UNIT. Please take your trash and garbage directly to the outside dumpsters if possible. Please do not leave any garbage in your unit.

RULE #6 (Air-conditioning): When you evacuate, turn your air-conditioning unit off.

RULE #7 (Window area): Please close all of your draperies, window coverings, shades and blinds. We recommend that you remove all objects that are located near your windows, particularly breakable items.

RULE #8 (Wall receptacles): Please unplug all computers and small electronic devices.

RULE #9 (Please inform management and provide contact information): Please inform management that you are leaving the building, and please provide your updated contact information, including your cell phone number and email address. If you do not have a personal email address, please provide the address of someone to receive important information. Also, please regularly check our website, www.TheCarolCondominium.com.

¹ Adopted By The Board Of Directors of the Carol Homeowners Association on May 24, 2013 and amended July 23, 2019 and June 2, 2020 to be included in the Rules And Regulations of the Carol Condominium Association.

SECTION 3: MANDATORY EVACUATION ORDERS AND UNINHABITABLE BUILDING RULES AND REGULATIONS

These rules and regulations apply if:

- 1. The government issues a mandatory evacuation order, or**
- 2. The building engineer and the board declare the building to be uninhabitable.**

The Carol will comply with all mandatory evacuation orders issued by the government.

- **Once the mandatory evacuation issued by the government goes into effect, all residents of The Carol **MUST** evacuate the building.**
- **If the government does not issue a mandatory evacuation order, but the Building Engineer and the Board declare the building to be uninhabitable, all residents of the Carol **MUST** evacuate the building.**

IF YOU REFUSE TO LEAVE THE BUILDING YOU ARE PUTTING YOUR HEALTH AND SAFETY IN JEOPARDY.

IF YOU REFUSE TO LEAVE THE BUILDING YOU ARE ACKNOWLEDGING ALL OF THE FOLLOWING:

- A. There will be NO staff, employees, or management left in the building.**
- B. The building and garage will be closed, locked and secured.**
- C. If you leave the building you will not be able or allowed to re-enter.**
- D. There will not be an engineer in the building.**
- E. If there is no engineer, mechanical systems will be inoperable. There will be no air-conditioning, electricity, or plumbing. Toilets will not flush.**
- F. There will be no elevators.**
- G. If the elevators are inoperable then Emergency Medical Services (EMS) access to units may be limited.**
- H. There will be no janitorial, maintenance or other services.**
- I. The building will be a very uninhabitable environment.**
- J. If you refuse to leave, you will be putting your health and safety in jeopardy and you shall be solely responsible for your own well being.**
- K. If you refuse to leave, you consent to being held responsible and liable for any damage, injury or loss that may be caused by your negligence, your acts, or your failure to act.**
- L. If you refuse to leave, you agree to hold harmless, indemnify and defend the Carol Condominium Association and management for any claims against them that you caused by your negligence, your acts, or your failure to act.**

RETURNING FROM A MANDATORY EVACUATION:

You should only return to the building when:

- (1) The City has given official notice that you are allowed to return, **AND**
- (2) You confirm with management that services in the building have returned. You can regularly check The Carol's website at www.TheCarolCondominium.com and please regularly check your email.

SECTION 4: RECOMMENDATIONS

- Make plans prior to each hurricane season, and then review your options whenever a storm is approaching the Gulf or predicted to approach the Gulf.
- Secure all documents, papers and valuables in a waterproof container or Ziploc bag, and safely store them.
- Have a battery-operated radio, flashlights, plenty of extra batteries, a cell phone, and extra rechargeable external batteries for your cellphone.
- Have an ample supply of non-perishable food and bottled water, and purchase these items well in advance of a storm.
- Turn your refrigerator to the coldest settings.
- Fill your bathtub with water, and have a bucket handy for flushing your toilet. Then make sure that you turn off the water valves after it is filled.
- Have an ample supply of both prescription and non-prescription medications, including allergy medicine, laxatives and anti-diarrhea medicine.
- If you have special or medical needs, or limited mobility, PLEASE leave the building and stay with family or friends for your own personal health and safety. We care about you!
- Regularly check our website (www.TheCarolCondominium.com) and check your email for information and updates.

The Board and the staff cannot provide medical assistance, cannot be responsible for your safety and well-being, cannot ensure the availability of utilities and water, and cannot prevent isolation of residents on the upper floors if the elevator becomes inoperable. We urge everyone to keep all of this in mind if you make the decision to remain in the city or in The Carol in the event of a tropical system.