

**ENHANCED ASSISTED LIVING RESIDENCE
ADDENDUM TO
RESIDENCY AGREEMENT**

This is an addendum to a Residency Agreement made between Stonebrook Properties, LLC (the "Operator"), _____ (the "Resident" or "You"), _____ (the "Resident's Representative", if any) and _____ (the "Resident's Legal Representative", if any). Such Residency Agreement is dated _____. This addendum adds new sections and amends, if any, only sections specified in this addendum. All other provisions of the Residency Agreement shall remain in effect, unless otherwise amended in accordance with this agreement. This Addendum must be attached to the Residency Agreement between the parties.

I. Enhance Assisted Living Certificates

The Operator is currently certified by the New York State Department of Health to provide Enhanced Assisted Living at Champlain Valley Senior Community located at 10 Gilliland Lane, Willsboro, NY 12996.

II. Physician Report

You have submitted to the Operator a written report from your physician, which report states that:

- a. Your physician has physically examined You within the last month prior to your admission into this Enhanced Assisted Living Residence; and
- b. You are not in need of 24-hour skilled nursing care or medical care which would require placement in a hospital or nursing home.

III. Request for and Acceptance of Admission

You have requested to become a Resident at this Enhanced Assisted Living Residence, (the "Residence") and the Operator has accepted your request.

IV. Specialized Programs, Staff Qualifications and Environmental Modifications

Attached as EALR #1 and made a part of this agreement is a written description of:

- a. Services to be provided in the Enhanced Assisted Living Residence;
- b. Staffing Levels;
- c. Staff education and training work experience, and any professional affiliations or special characteristics relevant to serving persons in the Enhanced Assisted Living Residence; and
- d. Any environmental modifications that have been made to protect the health, safety and welfare of persons in the Residence.

V. Aging in Place

The Operator has notified You that, while the Operator will make reasonable efforts to facilitate your ability to age in place according to your Individualized Service Plan, there may be a point reached where your needs cannot be safely or appropriately met at the Residence. If this occurs, the Operator will communicate with You regarding the need to relocate to a more appropriate setting, in accordance with law.

VI. If 24-hour Skilled Nursing or Medical Care is Needed

If you reach the point where You are in need of 24-hour skilled nursing care or medical care that is required to be provided by a hospital, nursing home or a facility licensed under the Mental Hygiene Law, the Operator will initiate proceedings for the termination of this Agreement and to discharge You from the residency, UNLESS each of the following conditions are met:

- a. You hire appropriate nursing, medical or hospice staff to care for you increased needs; AND
- b. Your physician and a home care agency both determine and document that with the provision of such additional nursing, medical or hospice care, you can be safely cared for in the Residence, and would not require placement in a hospital, nursing home or other facility licensed under Public Health Law Article 28 or Mental Health Hygiene Law Articles 19, 31, or 32; AND
- c. The Operator agrees to retain You as Resident and to coordinate the care provided by the operator and the additional nursing, medical or hospice staff; AND
- d. You are otherwise eligible to reside at the Residence.

VII. Addendum Agreement Authorization

We, the undersigned, have read this Addendum Agreement, have received a duplicate copy thereof, and agree to abide by the terms and conditions therein.

Dated: _____

(Signature of Resident)

Dated: _____

(Signature of Resident's Representative)

Dated: _____

(Signature of Resident's Legal Representative)

Dated: _____

(Signature of Operator or Operator's
Representative)

EALR #1

- I. Services to be provided in the Enhanced Assisted Living Residence include:
 - a. Transfer assistance
 - b. Assistance with mechanical lifts
 - c. Physical assistance with walking
 - d. Assistance with Feeding
 - e. Colostomy Care
 - f. Assistance with Oxygen
 - g. Assistance with Nebulizers
 - h. Management of incontinence
 - i. Turning and Positioning
 - j. Total Assistance with ADLs
 - k. Nursing Needs including (provided by Champlain Valley Senior Community nursing staff except for viii)
 - i. Eye Drops
 - ii. Injections
 - iii. Catheter Care
 - iv. PRN Medication Administration
 - v. Skilled observations which are to be reported to physician
 - vi. Nursing Assessment
 - vii. Dressing changes
 - viii. Wound Care
 - ix. Urinary Catheterization
 - x. Comfort Care
 - xi. Other nursing services consistent with the Nurse Practice Act (*will be provided by a qualified outside services agency – additional cost may apply. Resident has a choice of providers*)
 - l. Physical, Occupational and Speech Therapy (*will be provided by a qualified outside services agency – additional cost may apply. Resident has a choice of providers.*)
- II. Staffing Levels – the staffing levels for Enhanced Assisted Living Residence are as follows:
 - a. Administrator – 40 hours per week, on call 24/7
 - b. RN
 - i. An RN will be scheduled as determined necessary and documented by the resident's medical evaluation and/or the resident's Individualized Service Plan (ISP).
 - c. DAY SHIFT (7a-3p)
 - i. 1 LPN
 - ii. 1 Resident Care Aide

- iii. Additional staffing consisting of LPNs, HHAs and RCAs is available and will be assigned as needed to provide EALR services in meeting the changing care needs of residents.
- d. EVENING SHIFT (3p-11p)
 - i. 1 LPN (3 p-7p – until 11p if needed per the actual utilization of EALR services and EALR policies)
 - ii. 1 Resident Care Aide
 - iii. Additional staffing consisting of LPNs, HHAs and RCAs is available and will be assigned as needed to provide EALR services in meeting the changing care needs of residents.
- e. NIGHT SHIFT (11p-7a)
 - i. 2 Resident Care Aides
 - ii. Additional staffing consisting of LPNs, HHAs and RCAs is available and will be assigned as needed to provide EALR services in meeting the changing care needs of residents.

III. Staff Education, Training and Work Experience

- a. Registered Nurses with active RN license
- b. LPN with active LPN license
- c. Certified Home Health Aides (HHAs)
- d. Monthly in-services and ongoing additional in-service education as needed for all staff (RNs, LPNs, HHAs, Resident Care Aides (RCAs)
- e. 40-hour initial orientation program for all resident care staff

IV. Environmental Modifications Made to Protect the Health, Safety and Welfare of persons in the Enhanced Assisted Living Residence:

- a. Emergency call bells in Resident rooms and bathrooms
- b. Smoke corridors
- c. Supervised smoke detection systems for Resident safety
- d. Installation of sprinkler system for entire building
- e. Addition of smoke detector devices in each resident room