

**SPECIAL NEEDS ASSISTED LIVING RESIDENCE
ADDENDUM TO
RESIDENCY AGREEMENT**

This is an addendum to a Residency Agreement made between PINE HARBOUR INC. (the “Operator”),
_____, (the “Resident” or “You”),
_____, (the “Resident’s Representative”),
_____, (the “Resident’s Legal Representative”).

Such Residency Agreement is dated: _____.

This addendum adds new sections and amends, if any, only the 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. Special Needs Assisted Living Certification.

The Operator is currently certified by the New York State Department of Health to provide Special Needs Assisted Living at Pine Harbour located at:
15 New Hampshire Street, Plattsburgh, New York 12903

II. Request for and Acceptance of Admission

You or Your Resident Representative or Legal Representative have requested that You become a Resident at this Special Needs Assisted Living Residence (the “Residence”) and the Operator has accepted such request.

III. Specialized Programs, Staff Qualifications and Environmental Modifications

Attached as Exhibit S.N.# 1 and made a part of this Agreement is a written description of:

- Specialized services to be provided in the Special Needs Residence;
- Staffing levels

- Staff education and training and work experience, and professional affiliations special characteristics relevant to serving persons with specific special needs;
- Any environmental modifications that have been made to protect the health, safety and welfare of Residents.

IV. 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.

(Signature of Resident)

(Date)

(Signature of Resident's Representative)

(Date)

(Signature of Resident's Legal Representative)

(Date)

(Signature of Operator or Operator's Representative)

(Date)

EXHIBIT S.N. 1

Specialized Programs, Staff Qualifications and Environmental Modifications

Pine Harbour Inc., (“The Operator”) as operator of Pine Harbour Assisted Living and Memory Care (“The Residence”), is licensed by the New York State Department of Health to operate 15 New Hampshire Street, Plattsburgh, NY 12903, certified to operate at this location a Special Needs Assisted Living Residence. This additional certification may permit individuals who may develop conditions or needs that would otherwise make them no longer appropriate for continued residence in a basic Assisted Living Residence to be able to continue to reside in the Residence.

Specialized Services

- Detailed evaluation by case manager in conjunction with resident’s primary care provider and resident representative.
- Informative Social History Collection “Life History” about each resident to develop a person-centered strategy designed to provide life enrichment programs to each resident.
- Individualized service plan tailored to meet the unique individual needs specific to the resident.
- Social encouragement that can be engaged in different comforting common areas.
- Family engagement and partnership to provide ample information sharing in order to achieve optimal resident functioning and a high quality of life.
- Family meetings on a regular basis to keep families updated on pertinent updates in the Special Needs Residence.
- Specialized Activity Programming tailored specifically for those with Cognitive Impairment.
- Snacks are available 24 hours per day to promote adequate intake and a more home-like setting.

Staffing Levels, Education, and Training

- Sufficient and appropriately trained staff to provide all services, supervision, and protections to a maximum of 20 residents.
- All staff will receive an initial Dementia Training during Orientation, as well as continued education, in-services and focused in-services on behaviors in seniors with Cognitive Impairment.
- Staff receive activity training and training on the unique needs of those with Cognitive Impairment annually.
- Staff will also be afforded opportunities as they avail, to have paid participation in conferences, workshops, seminars and webinars to further experience and knowledge of working with people with Dementia.
- Pine Harbour works closely with the regional and national Alzheimer’s Association as well as The Mood and Memory clinic, local neuropsychologist and Dementia Expert.
- Pine Harbour employs Full Time Licensed Practical Nurses, Activity Directors and Activity Assistants and Case Manager, who all dedicate time to ensure needs of residents with Special Needs are met.

Environmental Standards

- Pine Harbour Specialized Needs Residence was built specifically for persons with Cognitive Impairment, Memory Loss, and Dementias.
- The Specialized Needs Residence is self-contained and has several delayed egress doors all located on ground floor level.
- Large Hallways for unobstructed walking areas.
- The Neighborhood is divided into two sections with a common area in the middle.
- It contains a Dining area in each of the two sections to provide a homelike atmosphere to promote adequate nutritional intake and relaxed dining atmosphere.
- Each section has a kitchen with specialized safety features to promote life skills and provide staff to engage in cooking / baking activities.
- There is a fenced in courtyard with an entry/exit in each section. The courtyard has paved walkways, seating areas, a covered gazebo with inviting seating, 2 areas for outdoor dining, areas for raised flower beds / gardening. The residents are free to enter and exit the courtyard safely and freely.
- All 20 rooms are individual and private with own half bath.
- Each room has special “memory boxes” by each door that can be tailored and personalized to promote recognition of room.
- Window openings are limited to prevent accidents and elopement.
- Pine Harbour is a non-smoking campus.