



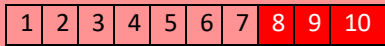
Guidelines for Association Common Areas & Amenities

GUIDELINES FOR ALL COMMUNITY ASSOCIATION, COMMON AREAS & INTERACTIONS

Risk Level

Suggestions for Consideration

High Risk



- HOA's take extreme precautions
- Minimize face-to-face interactions
- Essential interactions in groups up to **10**
- Management operates remotely
- Face coverings worn at all times in common areas
- Leave home infrequently, stay 6 feet away from others when outside the home
- Eliminate unnecessary travel and cancel or postpone in-person meetings

Phase 1

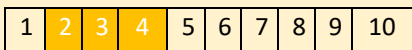
Moderate Risk



- HOA's take extreme precautions
- Minimize face-to-face interactions
- Essential interactions in groups up to **20**
- Management operates remotely
- Face coverings worn at all times in common areas
- Leave home infrequently, stay 6 feet away from others when outside the home
- Eliminate unnecessary travel and cancel or postpone in-person meetings

Phase 2

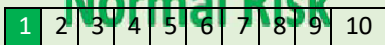
Low Risk



- Community Associations take **reasonable** precautions
- Essential interactions in groups up to **50**
- Management operates remotely
- Face coverings worn at all times in common areas **for interactions** that take place within a 6-foot distance
- Limit unnecessary travel

Phase 3

Normal Risk



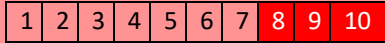
- Community Associations take **reasonable** precautions
- Certifications may be encouraged for Common Areas; certification may have to be displayed to the public

PLAYGROUNDS

Risk Level

Suggestions for Consideration

High Risk



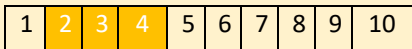
- **CLOSED (post signs)**

Moderate Risk



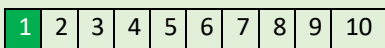
- **CLOSED (post signs)**

Low Risk



- **May** open - post signs with, but not limited to:
 - "All Users Must Have Signed Liability Release on File With Community Association"
 - "Do Not Use if Symptomatic or if Exposed to Virus in Last 14 Days"
 - "Playground Equipment is Power-Washed w/ Disinfectant _____ per _____"
 - "Use at Your Own Risk"

Normal Risk



- **May** open - post signs with, but not limited to:
 - "All Users Must Have Signed Liability Release on File With Community Association"
 - "Do Not Use if Symptomatic or if Exposed to Virus in Last 14 Days"
 - "Playground Equipment is Power-Washed w/ Disinfectant _____ per _____"
 - "Use at Your Own Risk"

CLUBHOUSES

Risk Level

Suggestions for Consideration

High Risk

1	2	3	4	5	6	7	8	9	10
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- **CLOSED**

Moderate Risk

1	2	3	4	5	6	7	8	9	10
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- **May** open - reservation of groups up to the lower of 20 or one attendee per 36 square feet
- Attendees use at their own risk; Post sign at entrances: "All Users Must Have Signed Liability Release on File With Community Association; Do Not Use if Symptomatic or if Exposed to Virus in Last 14 Days" and "Use at Your Own Risk"
- Reserving resident responsible to get Signed Liability Release from non-resident guests
- Attendees responsible to completely disinfect facility **BEFORE & AFTER** use

Low Risk

1	2	3	4	5	6	7	8	9	10
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- **May** open - reservation of groups up to the lower of 50 or one attendee per 36 square feet
- Attendees use at their own risk; Post sign at entrances: "All Users Must Have Signed Liability Waiver Release on File With Community Association; Do Not Use if Symptomatic or if Exposed to Virus in Last 14 Days" and "Use at Your Own Risk"
- Reserving resident responsible to get Signed Liability Release from non-resident guests
- Attendees responsible to completely disinfect facility **BEFORE & AFTER** use
- At least two (2) hours between reservations

Normal Risk

1	2	3	4	5	6	7	8	9	10
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- Attendees use at their own risk
- Attendees responsible to completely disinfect facility **BEFORE & AFTER** use

POOLS/HOT TUBS

Risk Level

Suggestions for Consideration

High Risk

1	2	3	4	5	6	7	8	9	10
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- **CLOSED**

Moderate Risk

1	2	3	4	5	6	7	8	9	10
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- **May** open pools at 50% capacity of posted bather load (up to a maximum of **20** people)
- Attendees use at their own risk; Post sign at entrances: "All Users Must Have Signed Liability Waiver Release on File With Community Association; Do Not Use if Symptomatic or if Exposed to Virus in Last 14 Days" and "Use at Your Own Risk"
- No congregating on pool decks
- Limit pools to residents only – NO GUESTS
- NO pool deck chairs, loungers, tables
- Hire Pool Attendant to 1) notify patrons of capacity issues and 2) disinfect all rails, door knobs, gate handles and bathroom surfaces regularly
- Pool Attendant is not a police officer, if strict compliance desired, contract with security company

Low Risk

1	2	3	4	5	6	7	8	9	10
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- Same as Moderate Risk above but **may** pools at 50% capacity of posted bather load (up to a maximum of **50** people)

Normal Risk

1	2	3	4	5	6	7	8	9	10
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- Normal bather load
- Restore previous Guest Policy
- Return pool deck chairs, loungers, tables
- Pool Monitors as budgeted

SPORTS COURTS – TENNIS, PICKLE, BASKETBALL, ETC.

Risk Level

Suggestions for Consideration

High Risk

1	2	3	4	5	6	7	8	9	10
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- **CLOSED**

Moderate Risk

1	2	3	4	5	6	7	8	9	10
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- **May** open but limit the number of users in the facility at one time to 1 person per 120 square feet
- Attendees use at their own risk; Post sign at entrances: “All Users Must Have Signed Liability Waiver Release on File With Community Association; Do Not Use if Symptomatic or if Exposed to Virus in Last 14 Days” and “Use at Your Own Risk”
- 10 feet of distance at all times between users
- HOA provides cleaning supplies and post signs encouraging patrons to clean all equipment BEFORE and AFTER each use
- If supplies remain limited, and HOA cannot supply, CLOSE facility

Low Risk

1	2	3	4	5	6	7	8	9	10
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- **May** open but limit the number of users in the facility at one time to 1 person per 120 square feet
- Attendees use at their own risk; Post sign at entrances: “All Users Must Have Signed Liability Waiver Release on File With Community Association; Do Not Use if Symptomatic or if Exposed to Virus in Last 14 Days” and “Use at Your Own Risk”
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Normal Risk

1	2	3	4	5	6	7	8	9	10
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- Community Association provides cleaning supplies and post signs encouraging patrons to clean all equipment BEFORE and AFTER each use
- If supplies remain limited, and Community Association cannot supply, instruct users to provide own supplies

FITNESS ROOMS/GYMS

Risk Level

Suggestions for Consideration

High Risk

1	2	3	4	5	6	7	8	9	10
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- **CLOSED**

Moderate Risk

1	2	3	4	5	6	7	8	9	10
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- **CLOSED**

Low Risk

1	2	3	4	5	6	7	8	9	10
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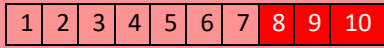
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- If supplies remain limited, and Community Association cannot supply, instruct users to provide own supplies

ELEVATORS, COMMON RAILINGS, MAILBOX CLUSTERS, DUMPSTERS

Risk Level

Suggestions for Consideration

High Risk



ELEVATORS

One rider at a time

COMMON RAILINGS

Disinfected daily

MAILBOX CLUSTERS

Disinfected daily

DUMPSTERS

Disinfected daily

Moderate Risk



ELEVATORS

One rider at a time

COMMON RAILINGS

Disinfected daily

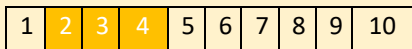
MAILBOX CLUSTERS

Disinfected daily

DUMPSTERS

Disinfected daily

Low Risk



ELEVATORS

Face coverings

COMMON RAILINGS

Disinfected weekly

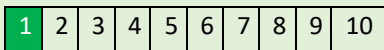
MAILBOX CLUSTERS

Disinfected weekly

DUMPSTERS

Disinfected weekly

Normal Risk



ALL

Normal disinfecting schedule