

## **TRAILWOOD MAINTENANCE ASSOCIATION TEMPORARY FACILITY USE RULES**

The following Temporary Facility Use Rules are intended to make Association facilities accessible to the membership while promoting good hygiene and proper social distancing. Please understand that the risk of infection associated with COVID-19 is an unknown and, while the Association is taking precautions to minimize the risk, there is no way for the risk to be completely eliminated. Thus, please understand that **USE OF THIS ASSOCIATION FACILITY IS AT YOUR OWN RISK!** Also, please understand that the Association's ability to keep its facilities open and to mitigate the risk related to COVID-19 is dependent upon everyone working together with social distancing and doing their part to keep everyone as safe as possible.

To preserve the health of our members and prevent the spread of COVID-19 the following Emergency Rules have been adopted by the Board of Directors for a length of time yet to be determined. As the situation evolves, the Trailwood Maintenance Association's Board of Directors will remain flexible and adaptive to further guidance provided by the City of Irvine, the County of Orange, and the State of California. At this time, the Board has determined to phase the reopening of certain common area facilities on a trial basis. In the event that it appears that the rules are not being followed or social distancing is not being maintained, the Board will consider reclosing the facilities and advanced notice of the decision may not be possible. As an initial step, the Trailwood Maintenance Association Pool will be reopened for recreational enjoyment by individual households, subject to the rules below.

### **CORONAVIRUS COMMON AREA USE ADVISORY**

**Risk of Use:** The Coronavirus (COVID-19) pandemic is a worldwide risk to human health. COVID-19 is highly contagious and has a mortality rate many times greater than the flu. COVID-19 can spread easily and exponentially. While people of all ages are at risk of catching COVID-19, persons especially at risk are those with compromised immune systems and the elderly. Persons over 65 years of age may be at particular risk.

**Stay at Home Order:** In order to reduce the spread of COVID-19, the State of California, as well as many California cities and counties have issued "Safer at Home" orders, with exceptions for essential activities.

**Acceptance of Risk:** By entering into the common area, the member agrees as follows:

- a. Use of the common area amenities could expose you or others to COVID-19.
- b. The Association has made efforts to sanitize these areas periodically, but cannot guarantee that airspace or surfaces will be virus-free.
- c. When using the common area amenities, members should take all reasonable and necessary precautions to protect yourself and others from the spread of COVID-19. Further, it is your responsibility to exercise care to protect yourself, such as assessing your own risks, which may include age, underlying health conditions, possible exposure to COVID-19, doctor's recommendations, or local, state and federal recommendations.

### **General Rules Regarding Pool Facility**

1. Anyone using an Association facility is required to adhere to all of the rules contained herein, as well as existing rules that do not conflict.
2. No person may access an Association facility that is sick, that has a fever or a confirmed case of COVID-19. Any person visiting a facility should wash their hands regularly and/or use sanitizer.
3. Access to any Association facility is restricted to residents and their household only (unless authorized by the association, in writing and in advance).
4. Any facility may be closed at any time, without notice. Residents are required to respect the instructions of any Association agents relating to when the facility is open or closed, as well as any instructions pertaining to proper hygiene or social distancing.
5. Any portion of the facility that is closed may not be accessed or used at any time.
6. All residents accessing the facility are required to bring either disposable sanitary wipes or similar cleaning materials to use on any surfaces in the facility that the resident intends to come into contact with (e.g. to disinfect a door handle before entry or to wipe down a chair). Residents are encouraged to wipe down equipment and/or furnishings both before and after each use as a courtesy to neighbors.
7. Residents are required to maintain the minimum safe distance as currently required by the CDC between themselves and any other resident or group. Residents should be respectful of the sentiments of neighbors relating to social distancing.
8. The furnishings available within any facility have been placed in a manner to promote proper social distancing. Residents may not move or rearrange any furnishings in a manner that interferes with social distancing or that encourages larger groups. Only one family may occupy any seating area regardless of whether there is additional space available.
9. Access to the bathroom at any facility is restricted to one household at a time.
10. Use of the wader is limited to one person or one household at a time.

Any person entering an Association facility assumes any and all risks of illness or injury associated with his or her access to a facility. Neither the Association nor any agent or staff member is responsible for any illness or injury suffered by any person as a result of accessing an Association facility.