

## **SEACOVE PLACE HOMEOWNERS ASSOCIATION POOL AND SPA AREA REOPENING RULES AND PROCESSES**

As a result of the continuing COVID-19 situation, the following are emergency Pool Rules, consistent with guidelines published by the Orange County Health Care Agency (Environmental Health Division) for reopening of community pool facilities. Please be aware that use of the pool facility carries an inherent risk of infection with the COVID-19 virus. While the following rules may reduce the risk of infection, there is no way for the risk to be completely eliminated. **USE OF THE POOL FACILITY IS AT YOUR OWN RISK. ALL USERS ASSUME THE RISK OF POSSIBLY CONTRACTING THE COVID-19 VIRUS.**

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 residents working together by maintaining social distancing and carrying and using disinfectant wipes and sprays prior to and after touching surfaces.**

All residents who wish to use the pool area must read and accept these rules and the waiver that is part of the online reservation process. **Please see [seacoveplace.com](http://seacoveplace.com) to access the reservation system.**

### **COVID-19 POOL REOPENING RULES – Revision #1 - September 30, 2020**

#### **1. General Rules**

- a. Persons using the pool area must comply with all COVID-19 Pool Reopening Rules. Adults are responsible for the behavior of children in their household in the pool area.
- b. Any person who feels sick and/or has COVID-19 symptoms, including sore throat, temperature of 100°F or above, runny nose, chills, sneezing, coughing, shortness of breath or difficulty breathing, muscle pain, abdominal pain, loss of taste or smell, or diarrhea is not permitted to enter or use the pool/spa facility.
- c. Any person who has tested positive for COVID-19, even if they do not have any symptoms, or have recovered, is not permitted to enter or use the pool/spa facility.

#### **2. Pool Area Access and Limitations**

- a. Pool/spa hours are Monday-Thursday, 6am - 10pm, and Friday-Sunday, 6am-11pm.
- b. **Reservations are REQUIRED.** Instructions on making reservations appear on the last page.
  - i. Reservations are available in **60-minute increments, with ten (10) minutes between the end of one reservation and the start of the next.** All persons must clear the pool area ten (10) minutes before the next reservation begins. Do not stay overstay the reserved time.
  - ii. **Residents may make up to two (2) reservations for the same day, per unit. Daily limit is 120 minutes per unit.**
  - iii. Reservations may be made for two (2) consecutive time slots, if available, not to exceed the daily limit.
  - iv. Only three (3) units may reserve the same increment of time on the same day.

- v. If unable to use a reservation, residents should cancel ASAP before the start time.
- c. **No guests allowed** -- only owners, tenants, and resident members of their family. No “gatherings” of persons, other than household members, is permitted.
- d. Proof of residency (driver’s license of an adult resident) may be requested at any time.
- e. **Reduced capacity: Maximum five (5) members of a single household** allowed in the pool area at the same time. **No more than fifteen (15) people TOTAL** in the pool area at the same time.
- f. **Reduced spa capacity: Maximum two (2) persons at a time**, and they must be from the same household. Time in the spa is limited to 15 minutes when others are waiting. **NO CHILDREN UNDER THE AGE OF 12 ARE ALLOWED IN THE SPA.**
- g. **Prohibited items:** Inflatable items such as rafts and balls, and other items that could be tossed into another unit’s section of the pool deck.  
**Allowed items:** Small children may use flotation devices in the pool, for their safety, and underwater toys are allowed.

### 3. Cleaning and Sanitizing Requirements

- a. Wash hands frequently with soap and water and use hand sanitizer often. Bathrooms may be used only for their intended purpose and not for bathing or body cleaning.
- b. Users are required to bring hand sanitizers (at least 60% alcohol-based) and use it immediately after touching any furniture, equipment, fixtures, gates, handrails, or other surfaces.
- c. Users are required to bring either sanitary wipes or similar cleaning materials to clean and sanitize any surface in the pool/spa facility before they come in contact with such surface areas.
- d. The Association’s janitorial service provides sanitizing and cleaning of the bathrooms once each day. However, surfaces may immediately become contaminated when touched, so users should wipe down commonly touched surfaces (e.g., gates, latches, doors, knobs, handrails, tables, , restroom fixtures, light switches, etc.) before use, and after each use as a courtesy to others.
- e. Lounges and chairs have been removed from the pool area. Users may bring chairs if they wish. Chairs must be removed when residents who brought them depart the pool area.

### 4. Social Distancing Requirements

- a. Users are required to maintain the minimum safe distance of 6 feet between themselves and non-family members, as currently required by the CDC.
- b. Fully cover your mouth and nose area when coughing or sneezing.
- c. Zones have been designated on the pool deck and should be used to ensure a safe distance between residents of different units. **Do not attempt to defeat social distancing** by arranging chairs, lounges, or beach towels less than 6 feet from the area used by another unit’s residents.
- d. Except when in the water, **a cloth face mask must be worn when within 6 feet of persons who are not members of the same household**. This includes when walking in the common area to or

from the pool area or passing through the gate area.

**5. Cause to revoke access to pool and spa area**

Permission to access may be revoked at any time. Pool and spa users' full cooperation in protecting everyone's safety is essential for this plan to work. Each adult who uses the pool agrees to notify the community manager upon seeing anyone not complying the rules, providing the date/time and general description of the incident. **Anyone seen, observed, or reported deliberately violating the rules may have their key fob deactivated**, at the discretion of the Board of Directors. Please note that there are multiple security cameras in the pool and spa area, and key fob use is tracked.

**a. AN INDIVIDUAL UNIT'S KEY FOB AND ACCESS TO RESERVATION SYSTEM WILL BE TURNED OFF if any of the following situations occurs, is observed, or reported. Penalties may include:**

- > **First violation: one week suspension of access.**
- > **Subsequent violation: suspension of access FOR THE REMAINDER OF 2020 and**
- > **Monetary fines as described in the Association's governing documents.**

- i. Rules not followed, including all posted signs, general rules, cleaning and sanitizing, and social distancing sections above.
- ii. Causing the pool area to be accessed without proper authorization, as defined in these rules. This includes, but is not limited to:

- 1. accessing the pool area without a reservation**
- 2. overstaying the reserved time-slot**
- 3. entering the pool area without swiping key fob at gate sensor**
- 4. admitting others into the pool area without their key fob being swiped at the gate sensor**
- 5. jumping the fence**
- 6. allowing non-household members into the pool area**

b. THE POOL AND SPA WILL BE CLOSED TO ALL RESIDENTS if any City, County, or State government agency or department deems shared pools unsafe for any reason.

**ANY PERSON ENTERING THE POOL/SPA AREA ASSUMES ANY AND ALL RISKS OF COVID-19 ILLNESS OR INJURY ASSOCIATED WITH ACCESS TO AND USE OF THE FACILITY AND IS ADVISED TO TAKE ALL PRECAUTIONS RECOMMENDED BY HEALTH AUTHORITIES IN CONNECTION WITH USE OF THESE FACILITIES.**