

MORENO VALLEY RANCH COMMUNITY
ASSOCIATION

RULES FOR LIMITED REOPENING OF COMMON AREAS
FACILITIES AND POOLS DURING COVID-19 PANDEMIC

1) **USE LIMITS:**

- a. Only residents may use the common area facilities and pools; **guests are not permitted.**
- b. Maximum occupancy will be 70 residents on a first-come basis, this includes all common area facilities and the pools.
- c. Pool users must maintain a safe distance of 6 feet or greater from each other and when possible, only swim or use the pool with members of the same household.
- d. The facilities will be open for three (3) hour windows and closed for one (1) hour in-between for cleaning.
- e. Spas, splash pads, wading pool, play structures and basketball courts will remain closed.
- f. Pool furniture will be spaced at least 6 feet apart.
- g. Social gatherings and parties are prohibited.
- h. Residents should not share items, including food or beverages, towels, goggles, etc., with other residents who are not of the same household.
- i. Any person that is sick or showing symptoms of illness will be prohibited from entering or using the facilities.
- j. Any person who has tested positive for the coronavirus in the last thirty (30) days, or resides with a person who has tested positive for the coronavirus in the last thirty (30) days, is not permitted.
- k. Users will be required to sign waivers of liability which will be

kept on file.

1. **ALL PERSONS USING THE COMMON AREA FACILITIES AND POOLS DURING THE COVID-19 PANDEMIC DO SO AT THEIR OWN RISK.** The Association will not be liable or responsible for any illness that may occur from the use of the common area facilities and during the pandemic.

m. All existing rules and restrictions will continue to apply.

2) **FACE COVERINGS & SOCIAL DISTANCING REQUIRED**

- a. Face covering must be worn throughout the common area facilities except when in the pool.
- b. Any person waiting to use the pools or other facilities must practice social distancing of at least 6 feet apart and comply with any markers in designated wait areas that note where someone should stand to wait for use.

3) **WASH HANDS, WIPE DOWN AND SANITIZE**

- a. Residents must regularly wash their hands for at least 20 seconds.
- b. While the Association will perform regular cleaning, residents must wipe down and sanitize high touch areas such as handrails and doorknobs before and after each use.
- c. While sanitizer dispensers will be installed, resident should bring their own hand-sanitizer that is at least 60% alcohol-based.
- d. Residents must bring their own towels.

4) **VIOLATORS SUBJECT TO FINES.**

- a. Violators of the above guidelines will be subject to fine under the Association's current fine policy and procedures in the amount of \$60.00 - \$300.00 and may lose common area privileges.

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- 1) The Association will create and adopt a written disinfection plan that identifies frequently touched surfaces, a cleaning schedule (at least daily), and the designated person to complete the disinfection tasks. Examples of relevant surfaces include gates, latches, tables, chairs, drinking fountains, pool handrails and countertops, restroom door handles, light switches, toilets, faucets and dispensers.
- 2) The Association will only use EPA approved disinfectant on commonly touched surfaces such as: gates, latches, tables, chairs, drinking fountains, pool handrails, countertops, door handles, light switches, toilets, faucets and dispensers.
- 3) The Association will regularly check restrooms to ensure they are stocked with hand soap and paper towels.
- 4) The Association will employ physical guides and visual cues (for example, tape floors and sidewalks) and signs to ensure that staff, patrons, and swimmers stay at least 6 feet apart throughout the common area facilities.
- 5) The Association will ensure pool furniture is spaced to provide at least 6 feet for social distancing.
- 6) The Association will ensure all common area and pool equipment is in proper working order.
- 7) The Association will ensure water chemistry and clarity in the pool is within appropriate levels; with proper disinfectant levels (1-10 parts per million free chlorine or 3-8 ppm bromine) and pH (7.2-8).
- 8) The Association will follow all mandates and directives concerning COVID-19 imposed by the federal, state, and city officials and reserves the right to impose more stringent or other requirements specific to the community and for the health and safety of its residents.