

# TIERRA SHORES HOMEOWNERS ASSOCIATION

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## Notice of Adoption of Rules for Limited Reopening of Common Area Facilities and Pool During COVID-19 Pandemic

Dear Homeowners and Residents:

Your Board of Directors for The Tierra Shores Homeowners Association. (“Association”) has adopted the enclosed Rules for Limited Reopening of Common Area Facilities and Pools During COVID-19 Pandemic and Guidelines for Limited Reopening of Common Area Facilities and Pool.

In light of the changing restrictions in Riverside County and the State of California, and feedback from owners, the Board is moving to reopen the common area facilities and pool on a limited basis with specific restrictions on the use of the common area recreational facilities as set forth in the attached Rules and Guidelines.

The Rules and Guidelines will follow the State’s tier system and guidelines on reopening as permitted for gyms and fitness centers and playgrounds. Since the Rules and Guidelines are merely following and repeating the guidelines by the State and Center for Disease Control related to COVID-19, they will be effectively immediately with this notice. (See Civ. Code § 4355(b)(4) and (b)(5).)

Note that as of this notice, California is in the orange tier.

The Board reserves the right to amend or revise these rules as it deems necessary based on the evolving nature of the coronavirus pandemic and governmental responses thereto.

Please read the Rules and Guidelines carefully and note limited use and restrictions. Please direct all questions to management.

Sincerely,

Board of Directors – Tierra Shores Homeowners Association

Enclosures

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Los Angeles: 21250 Hawthorne Boulevard, Suite 700 \* Torrance \* CA \* 90503 \* (310) 218-4010

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# **TIERRA SHORES HOMEOWNERS ASSOCIATION**

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

### **1) USE LIMITS:**

- a. Maximum occupancy will depend the State's tier system for reopening as noted below.

Yellow Tier – 50% (spas can open)

Orange Tier – 25% (spas will remain close)

Red Tier – 10% (spas will remain close)

- b. 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.
- c. The common area facilities and pool will be open between 8:00 a.m. and 10:00 p.m.
- d. Pool furniture will be spaced at least 6 feet apart if possible or otherwise stored.
- e. Residents should not share items, including food or beverages, towels, goggles, etc., with other residents who are not of the same household.
- f. Any person that is sick or showing symptoms of illness will be prohibited from entering or using the facilities.
- g. Any person who has been tested positive for the coronavirus in the last thirty (30) days, or reside with a person who has tested positive for the coronavirus in the last thirty (30) days, is not permitted.
- h. ALL PERSONS USING THE COMMON AREA FACILITES AND POOL 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 common area facilities and during the pandemic.
- i. All existing rules and restrictions will continue to apply.

## **2) FACE COVERING & SOCIAL DISTANCE 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. 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 and may lose common area privileges.

- 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 use EPA approved disinfectant on commonly touched surfaces such as: gates, latches, tables, chairs, drinking fountains, pool handrails and countertops; restroom 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 or stored away to prohibit use of the furniture to prevent social gatherings.
- 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 are 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.