

## **Casta del Sol Homeowners Association Community Emergency Rules – Recreational Facilities Use/Common Areas**

To preserve the health of our members, staff and to prevent the spread of COVID-19 the following Emergency Rules have been adopted by the Board of Directors for 120 days, starting September 17, 2020. The first version of the Emergency rules was approved on June 4, 2020, this version was modified. According to the Orange County Health Care Agency, effective at 12:00 a.m. on Wednesday, May 27, 2020, and continuing until further notice, it is strongly recommended that all Orange County residents who are 65 years old or older; have serious underlying medical conditions (for example, chronic lung disease, moderate to severe asthma, serious heart conditions, severe obesity, diabetes, chronic kidney disease undergoing dialysis, liver disease); or have a compromised immune system should remain at home consistent with guidance provided by the California Department of Public Health (CDPH). As the situation evolves, the Casta del Sol Board of Directors will remain flexible and adaptive to further guidance provided by the City of Mission Viejo, the County of Orange, CDC, the State of California and other governmental agencies.

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.

Use of the common areas and recreation facilities could expose you or others to COVID-19. The Association has made efforts to sanitize these areas periodically but cannot guarantee that airspace or surfaces will be virus-free. When using the common areas and recreation facilities, members should take all reasonable and necessary precautions to protect themselves 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.

### **Community Emergency Rules Regarding Recreation/Common Area Use**

1. Everyone using the Association facility and common areas is required to adhere to all the rules contained herein.
2. Resident(s) and or Caregivers must sign an Association Facility Use Liability Waiver and Release before using the association facilities.
3. You, or anyone in your household, may not use the common areas and recreation facilities if (i) you or anyone in your household have knowingly, within the last fourteen (14) days, been in contact with someone afflicted with COVID-19, (ii) you, or anyone in your household, are experiencing a fever, signs of respiratory illness such as cough, shortness of breath or difficulty breathing, or other COVID-19 symptoms, or (iii) you believe that you, or anyone in your household, are likely to transmit or contract COVID-19 or any other communicable disease.
4. When visiting the common areas and recreation facilities, residents must use protective equipment, such as face coverings, hand sanitizer, etc.

5. Personnel Protective Equipment, such as masks, gloves, sanitizing wipes, etc. must be disposed of into trash cans.
6. Residents must practice social distancing in all cases when in common areas or at the clubhouses, by keeping at least six feet (6') between yourself and others.
7. Access to any association facilities is restricted to members only, non-residents will not be admitted (unless authorized by the Association in writing in advance).
8. Residents are not permitted to move or rearrange any clubhouse furnishings.
9. Any portion of the facility that is closed (e.g., Gym, etc.) may not be accessed or used at any time. Any facility may be closed at any time, without notice. The Association may implement time slots on the busiest days to control the flow of users of the Association facilities so that the mandated safe social distancing of 6 feet can be kept. 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 and social distancing.
10. Guidelines for select amenities, (e.g., Tennis, Lawn Bowling, etc.) must be followed in all circumstances.

In addition to or instead of a monetary penalty, the Board may suspend the rights of the owner, resident or lessee to use Association property (facilities) for a period of up to thirty days for each violation, or may impose both a fine and a suspension, as stated in section 3.09 of the CC&R's.

These emergency rules may not specifically be identified with a monetary penalty, however there may be a monetary fine for violation listed above and will be determined by the Board of Directors within the monetary amounts specified for similar violations (Which is currently stated in the CdS rules adopted January 2019).

The preceding CdS facilities rules are intended to make association facilities accessible and as safe of an environment as possible to the membership while promoting good hygiene and proper social distancing. All other rules and regulations remain in effect. 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 Casta del Sol recreation facilities 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 and doing their part to keep everyone as safe as possible.

CdS Board Approved: September 17, 2020