

Mabel Bridge Residents,

Once again, we would like to thank you for your patience and cooperation as we work through a difficult situation that none of us anticipated.

As previously [communicated](#)¹, the Board of Directors has been working in collaboration with the HOA's legal counsel, insurance carrier and Leland Management to finalize an Amenity Facilities Reopening Plan that is in accordance of applicable state and county guidance. *(Please note, Mabel Bridge Amenity Facilities includes the pool area, the pool area playground, the pocket park playground on Chateaubriand Ave, the putting greens, and the soccer field.)*

To best maintain the safety of our residents, the reopening plan includes controls and procedures recommended by the CDC and other regulatory agencies as well as the aforementioned parties. We have been executing a phased reopening plan to ensure appropriate due diligence, oversight, and sanitation measures.

WITH THIS COMMUNICATION, WE ARE PROVIDING REOPENING DATES, SHARING DETAILS OF SAFETY EFFORTS AND IMPORTANT NEW RULES FOR USE OF AMENITIES DURING THIS TIME.

PHASE 1 - PREPARATION

The first phase of reopening is the preparation phase. During this phase, steps are taken to ensure residents' physical safety and to mitigate risk. In an effort to reopen amenities as soon as possible, the Board has already completed the steps for Phase 1. If you want to learn more about what that entailed, visit <http://www.mabelbridgehoa.com/covid19/>

PHASE 2 – REOPENING OF AMENITY FACILITIES

- **Mabel Bridge Pool will REOPEN AT 10 AM MONDAY, JUNE 8, 2020. All other HOA Amenities will reopen at 8 AM SATURDAY, JUNE 6, 2020 subject to the following:**
 - All residents are to read and adhere to posted signage at the Amenity Facilities
 - Attendance at all Amenity Facilities is limited to homeowners and community residents. **NO GUESTS PERMITTED**
 - Proper social distancing etiquette of 6' is to be practiced by all users at any Amenity Facilities.
 - Pool area capacity is limited to a **MAXIMUM OF 50 PEOPLE** inside of the gated pool area as long as social distancing can be adequately maintained.
 - Pool lounge chairs are to be spaced apart for social distancing. Tables with seating for up to four people are only to be used by residents from the same household. **DO NOT MOVE FURNITURE under any circumstances.**
 - **DO NOT bring personal chairs.** Reserving chairs for residents who are not present is not permitted.
 - Residents must come prepared and dressed to swim. Restroom access will be limited to actual restroom use and hand washing. No changing will be permitted. Outdoor showers are available for showering before and after pool usage.
 - No food is permitted in the pool area.
 - The water fountain WILL NOT be operational during this time. Bringing bottled water is encouraged (plastic bottles only).
 - Pool hours are unchanged. The pool area is open from dawn to dusk.
 - It is recommended for residents to wear face masks at the Amenity Facilities when they are not in the water (e.g. on the pool deck, at playgrounds, in restrooms, etc.).
 - Residents are encouraged to bring their own sanitizing wipes to wipe down any surfaces before and after use, including the chairs and tables.

By choosing to use the Amenity Facility, you agree to the following:

- You understand that you are using all Amenity Facilities **AT YOUR OWN RISK.**
- Pool area restrooms are cleaned and sanitized only once per day. Playgrounds received a one-time cleaning and sanitization. For products used, visit <http://www.mabelbridgehoa.com/covid19/>
- You accept posted risk warnings and agree to use the Amenity Facilities pursuant to the rules and regulations that are posted.
- You will follow the CDC guidelines, including social distancing and not congregate in groups. For more information go to: <https://www.cdc.gov/coronavirus/2019-ncov/index.html>
- You understand that you are responsible to protect yourself and any minors that accompany you by following posted instructions, practicing social distancing and proper hygiene.
- You will NOT enter or use Amenity Facilities if you: exhibit any coronavirus symptoms, such as a fever, cough, difficulty breathing, or other symptoms identified by health experts, or if you have been in contact with someone with COVID-19 in the last 14 days.
- You will wash your hands and/or disinfect your hands frequently and in accordance with CDC recommendations.
- You will not bring any non-resident guests to the Amenity Facilities at this time.
- You will limit your time at the playground or pool if you see others are waiting for access.
- If you fail to adhere to any guidelines, you may be requested to leave the Amenity Facility immediately and your Amenity Facility privileges may be suspended.

IN ORDER TO ENSURE THE POOL REMAINS SAFE TO USE

We need your complete cooperation to keep the amenity facilities open. Failure to comply with CDC Guidelines for social distancing as well as existing and updated Association Rules may result in the closure of amenities and the exposure to COVID-19.

Allow Vendors Adequate Space and Time to Perform Tasks

Please be advised that there will be times when the pool and/or restrooms will be unavailable because they are being serviced. We apologize, but we cannot provide exact times for these activities.

The pool vendor cleans and services the pool daily. If you are in the pool area when the pool vendor arrives, for their safety and yours, you will be required to exit the pool and maintain a distance of 10ft away from the pool edge while cleaning and service takes place. The vendor will NOT service the pool if anyone is in it or closer than 10ft.

A separate vendor cleans and sanitizes the restrooms and furniture **once per day**. They also restock disinfectant wipes (and hand sanitizer, where available) once per day. There may be times when hand sanitizer or wipes are temporarily out of stock. Therefore, we encourage residents to bring their own wipes and sanitizer and to frequently wash your hands.

Observance of Social Distancing and Capacity Limits

If social distancing and overall cooperation is not practiced, the HOA will have no choice but to close the amenity facilities again. We are a strong community and have confidence that with your responsible participation, residents can begin to enjoy the amenities again.

If you observe someone in violation of these or any posted rules, please call Leland Management at **866-263-3987**. This number is also posted on the bottom of the large *Pool Rules* signs near the showers.

Your safety is our top priority. We look forward to seeing our community together again.

Thank you for your cooperation.

Mabel Bridge Board of Directors

¹ – Previous communications can be read on www.mabelbridgehoa.com/COVID19