

**DEL WEBB ORLANDO
COVID-19 RE-OPENING PHASE 5**

The COVID-19 virus is still present. The Centers for Disease Control's (CDC), State and Local guidance on social distancing, wearing of masks in public settings and regular handwashing are still extremely important to help stop the spread.

**DEL WEBB ORLANDO
COMMUNITY RULES, REGULATIONS AND GUIDELINES**

1. Owners are required to abide by all Federal, State, and Local Guidelines.
2. Residents are required to adhere to all standard Community Rules and Regulations when using the facilities as well as these additional COVID-19 Rules and Regulations. Where a conflict arises between the standard community Rules and Regulations and the COVID-19 Rules and Regulations, the COVID-19 Rules and Regulations shall control.
3. Residents found not to be adhering to the rules and regulations for the facilities may be subject to removal and/or suspension of their use rights as determined by the Board of Directors.
4. Residents, and members of their household, who are currently under quarantine due to having tested positive for COVID-19 are not permitted to use the HOA's facilities or outside amenities until cleared by a physician. Anyone exposed, or had contact with anyone confirmed to have the COVID-19 virus within the past two weeks is not permitted to use the HOA's facilities or amenities until a two week period has passed and is not showing any symptoms. Anyone who has traveled internationally or via a cruise is not permitted to use the HOA's facilities or amenities until a two week period has passed and is not showing any symptoms.
5. Residents experiencing symptoms of Covid as outlined in CDC guidelines (or any other contagious illness) are not permitted to use the facilities or equipment.

****Participation and usage of all reopened facilities shall be each individual's personal decision and shall be at your own risk. Participation is limited to residents only, unless otherwise stated. ****

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**DEL WEBB ORLANDO ADDITIONAL GUIDELINES
FOR NEW ANNOUNCED OPENINGS**

The Board of Directors reserves the right to modify these guidelines, conditions or hours at any time if Covid 19 conditions change in the community, including closing any and all amenities.

1. Masks must be worn while entering or moving within the clubhouse. Masks may be removed when exercising or when stationary with six (6) foot separation is attainable.
2. Maintain a six (6) foot distance in interactions with staff including the main desk area.
3. Handwashing is paramount as residents move from space to space. Hand sanitizers are available at strategic areas within the Clubhouse and all are encouraged to use them often.
4. Cleaning supplies will be available in the Gym area. Wipe equipment prior to its use and immediately following.
5. There will be no cleaning or cleaning supplies available for the outdoor facilities outside of regular maintenance.
6. Participation and usage of all reopened facilities shall be each individual's personal decision and shall be at one's own risk. Participation is limited to residents only, unless otherwise stated.

Montecito Clubhouse: Without reservation, the Clubhouse will be open for residents to utilize the library and computers, checkout videos, purchase coffee from the machine and enjoy socially distance conversation with neighbors. Residents will be required to scan their badges as they enter the Clubhouse. The staff will regularly maintain and clean these areas on a daily basis, and while cleaned, is not sanitized. Residents must use this space at their own risk and monitor social distancing guidelines. **Beginning September 14, 2020, the Clubhouse hours and amenities will be open from:**

- Monday – Saturday (8:00AM – 8:00PM)
- Sunday (10:00AM – 7:00PM)

The Tavern: Open seating will be available for not more than ten (10) residents during Montecito Clubhouse hours. The staff will regularly maintain and clean these areas on a daily basis, and while cleaned, is not sanitized. Residents must use this space at their own risk and monitor social distancing guidelines.

Tavern "To-Go Orders" Only: A limited menu will be available Thursdays – Sundays from 12:00pm until the Montecito Clubhouse closes. Residents may place "To Go Orders" only by calling in to the Tavern at (863) 419-8044 or by ordering in-person with Tavern staff.

Meeting Space: Advisory Committee members and Club officers may reserve room space by appointment for Committee members and Club officer meetings. General attendance will not be allowed at this time unless required by statute. The total capacity of members

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or officers may not exceed ten (10) per meeting per room. HOA Club or Special Interest Group activities may not be scheduled at this time. The Board reserves the right to make special exceptions for use of meeting space when it is found to be to the benefit of the health and well-being of residents.

Gym and Upstairs Walking Track: The Gym will be open for use during the Montecito Clubhouse hours. Reservations are no longer required. In addition to the daily cleaning services, the Board will close the Gym at the following daily times for cleaning purposes at:

- 11:00am – 11:30am and
- 2:00pm – 2:30pm.

Residents should use the wash cloths and spray bottle sanitizer to clean equipment before and after each use. Residents must use this space at their own risk and monitor social distancing guidelines.

Yoga / Dance Room: will be **open during the Montecito Clubhouse hours**. No reservations are needed. Rooms are for individual use only and not club or class use. The total capacity may not exceed five (5) residents per room. Residents must use this space at their own risk and monitor social distancing guidelines.

Billiard Tables / Ping Pong Area: This second floor equipment will be available during the Montecito Clubhouse hours. No reservations are needed. Residents must use this facility at their own risk and monitor social distancing guidelines. The total capacity may not exceed eight (8) residents within this area. In addition to the daily cleaning services, the Board will close this area at the following daily times for cleaning purposes at:

- 11:00am – 11:30am and
- 2:00pm – 2:30pm.

All Other Clubhouse Spaces: The remaining spaces will be **open during the Montecito Clubhouse hours**. No reservations are needed. Rooms are for individual use only and not club or class use. The total capacity may not exceed ten (10) residents per room. Residents must use these spaces at their own risk and monitor social distancing guidelines.

Indoor Pool and Hot Tub: The indoor pool and hot tub will be open for use during the Montecito Clubhouse hours. The capacity of the indoor pool will be no more than 50 residents at any time. The pool temperature will be maintained at 82 degrees. The capacity of the hot tub will be no more than 5 residents at a time. Women's shower facilities are not available at this time. The indoor pool and hot tub may need to temporarily close in the near future for completing construction repairs to shower areas. Residents must use this facility at their own risk and monitor social distancing guidelines.

Outdoor Hot Tub: The hot tub is open during the Montecito Clubhouse hours. The hot tub is open at 50% capacity, which is not to exceed five (5) residents. Residents must use this facility at their own risk and monitor social distancing guidelines.

Real Estate Appointments: By appointment only, real estate agents may bring up to two guests into the Montecito Clubhouse to view the amenities available. Agents and their guests must wear masks, remain socially distant and complete the tour within a half hour.

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EARLIER UPDATED OPENINGS AND ANNOUNCEMENTS

****Use at your own risk****

The Gazebo / Pavilion. Residents will be able to utilize the screened in gazebo area behind the Clubhouse. This will be for use *at your own risk* and we remind everyone that social distancing needs to be observed. The gazebo will only be cleaned during its normal schedule and while cleaned, is not sanitized.

The Fire Pit. Residents will be able to utilize the fire pit area for socializing. Again, this will be for use *at your own risk* and we remind everyone that social distancing needs to be observed. Additionally, the fire pit will only be lit by request to the management staff, and will not be lit past the current Clubhouse closing hour. The fire pit will only be cleaned during its normal schedule and while cleaned, is not sanitized.

Children's Playground. Residents and their guests will be able to utilize the playground *at their own risk*. Again, we kindly remind everyone that social distancing needs to be observed. The playground will only be cleaned during its normal schedule and while cleaned, is not sanitized.

Sports Courts. All sports courts as well as the sports courts restrooms are open for use by residents and play is *at their own risk*. This includes the tennis courts, pickleball courts, bocce ball courts, and basketball court.

Bark Park Dog Park. The dog park is open.

Outdoor Pool. The outdoor pool is open at 50% capacity, which is 60 residents. The pool is available during Montecito Clubhouse hours. The only approved items for use inside the pool are noodles and eye goggles, unless accompanied with a doctor's note. Pool volleyball play is Monday, Wednesday and Friday play from 5PM – 7pm.

Appointments: To schedule an appointment for HOA matters please contact the office, at (863) 424-5050.

Staff. Members of the FirstService Residential team are required to wear a face mask / face covering when interacting with residents. Residents are asked to practice social distancing and maintain a six foot distance when interacting with staff and each other.