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AMENITY GUIDANCE **Updated June 9, 2020**

This Amenity Guidance is based on the Sixth Amended Public Health Order 20-28 Safer at Home issued June 5, 2020, along with information from the CDPHE website. Amenities can be reopened in accordance with the guidelines from the State, for specific situations, please consult with the firm directly. Failure to comply with State guidelines could result in fines against ownership, management, and employees.

From the Sixth Amended Order 20-28 Safer at Home Subsection H:

- a. Playgrounds and outdoor sports facilities, such as tennis and pickleball courts, may be open for use for no more than 10 people at a time. High touch areas should be cleaned and disinfected frequently.
- b. Outdoor swimming pools may open at 50% capacity, limited to no more than 50 people, with the bathrooms and showers open but the lockers remain closed. Frequently touched surfaces, shared objects, and bathrooms should be cleaned and disinfected every hour.
- c. Omitted.
- d. Gyms, recreation centers and indoor pools may open at 25% capacity, not to exceed 50 people, whichever is less, per room, maintaining 6 feet distancing. Sharing of equipment is discouraged, and equipment must be cleaned and disinfected between uses. Restrooms and showers are open, while lockers remain closed.

General Guidance from Colorado Department of Public Health:

<https://covid19.colorado.gov/safer-at-home/recreation>

For Participants:

- Continue to physically distance, staying at least 6 feet from members of other households.
- Stay home other than getting tested if you are sick or have [COVID-19 symptoms](#).
- Avoid recreating in public spaces if anyone in your household is experiencing COVID-19 symptoms.
- Encouraged to wear a mask while recreating.
- Bring hand sanitizer to clean hands when soap and water is not available.

General guidance for different indoor facilities.

- Limit indoor facilities to up to 25% capacity, or 50 people, whichever is fewer, per room, so long as people can stay 6 feet apart from each other.
- Limit the pool to 25% capacity, or up to 50 people.
- It is strongly encouraged to limit pool activity to lap swim. If you permit open swim, make efforts to reduce in-pool interactions between people not in the same household.
- Teams participating in organized recreation against one another, and as a result, experiencing greater contact, should still observe the limit of 25 players, excluding coaches.
- Use a reservation system or use pre-existing electronic capacity monitoring systems if feasible to space out and limit participants gathered at one time.
- Discourage use of any shared equipment, and ensure all equipment is cleaned and disinfected in between each use.
- Take steps, such as closing off a series of lockers to promote physical distancing and reduce gatherings in restrooms, showers, and locker rooms.

- Maximize ventilation by using fans and opening windows, wherever possible.
- Provide access to hand sanitizer.
- Request staff members and patrons wear face coverings when they can do so safely.
- Conduct symptom and temperature checks for employees and refer symptomatic employees to the [CDPHE Symptom Tracker](#) ([Additional Guidance](#)).
- Employees who exhibit COVID-19 symptoms should not come to work.
- Employees who develop [COVID-19 symptoms](#) while at work should immediately notify their supervisor and be separated from others, sent home, and referred to state or company support services.
- Post signs for employees and customers outlining good hand/respiratory hygiene and safety measures being taken. Signs should be in languages customers will understand. ([CDC examples](#))

Specific Guidance For Outdoor Pools:

This includes any pool open to the public, including but not limited to municipal pools, homeowner association pools, pools at fitness centers, hot tubs, and developed hot springs. Full CDC guidance on COVID-19 pool safety can be found [here](#).

- Limit the pool to 50% capacity, up to 50 people, whichever is fewer.
- Encouraged to establish a reservation system to space out visitor attendance, aid in contact tracing if exposures occur, and to allow for equitable use of the facility.
- Take steps, such as closing off a series of lockers, to promote physical distancing and reduce gatherings in restrooms, showers, and locker rooms.
- It is strongly encouraged to limit pool activity to lap swim. If you permit open swim, make efforts to reduce in-pool interactions.
- All frequently touched surfaces and shared objects such as handrails, chairs, and tables should be disinfected every hour between use.
- Surfaces in restrooms and locker rooms should be routinely cleaned every hour.
- Provide physical cues or guides (for example, lane lines in the water or chairs and tables on the deck) and visual cues (for example, tape on the decks, floors,

or sidewalks) and signs to ensure that staff, patrons, and swimmers stay at least 6 feet apart from members of other households, both in and out of the water.

AMENITIES FAQ

General

1. Just because an amenity can be open do I have to open the amenity?

No, you do not. In fact, it may be more prudent to limit the opening times for the amenities.

2. Do tenants using amenities have to wear a mask?

That is recommended.

Pools

3. Can the pool be open?

Yes, with the implementation of the rules required by the State.

4. Can I ask tenants to clean the pool area that they use?

It is ok to request that tenants clean up after themselves after using a common area, but it is not recommended to rely upon this as the sole method of cleaning. The spirit of the guidance from the CDPHE is that the pool operator is responsible for the cleaning.

5. The State guidance is for public pools, does this apply to apartment communities?

There is no separate guidance for apartment communities; a conservative interpretation is the same guidance would apply.

6. Can I open the pool and keep the restrooms closed?

No. The Fifth Amended Safer at Home Order requires restrooms to be open.

7. How often do I have to clean the restrooms?

Once an hour.

8. What needs to be cleaned each hour besides the restrooms?

Any high touch surfaces, doors, rails to pool, chairs, and tables if any.

9. Can I remove chairs and tables from pool areas?

Yes, this can be done to limit surfaces to clean.

10. What are the consequences of failing to comply with these rules?

Potentially, fines, loss of license to operate a pool, or criminal charges for violating a public health order. Fines can be levied against individual employees, owners, and management companies.

11. Who is going to enforce these rules?

Everyone with a smartphone can document and make a complaint, whether that results in a fine or a citation. It depends on the government enforcement agency.

12. What is the guideline for cleaning?

See, CDPHE guidance <https://covid19.colorado.gov/cleaning-guidance>

13. Do I have to hire a third-party vendor to do cleaning?

It is not required to have a third-party vendor. It may be cost prohibitive to do so.

Dog Park

14. Can a dog run be open?

Yes.

15. Are there any restrictions?

It would be advisable to limit the dog park area to 10 people at a time, similar to playground limitations. Signs should also be posted to encourage social distancing.

16. Is there any cleaning requirement?

High touch areas should be cleaned regularly. I.E. Entry gate handle.

Barbeques

17. Can a Barbeque be open?

Yes, again cleaning regularly is required.

18. Are there any restrictions?

It would be advisable to limit the area to 10 people at a time, similar to playground limitations. Signs should also be posted to encourage social distancing.

19. Is there a cleaning requirement?

High touch areas should be cleaned on a regular basis. If the barbeque is part of the pool area, they should be cleaned hourly.

20. What about reservations?

Reservations are encouraged.

Gyms

21. Can Gyms be open?

Yes.

22. Are there restrictions on who can be in the gym?

Yes, indoor facilities to up to 25% capacity, or 50 people, whichever is fewer, per room, so long as people can stay 6 feet apart from each other.

23. Are there restrictions on use of equipment in the gym?

Yes, there should be no sharing of equipment and equipment should be cleaned after each use.

24. What about reservations?

Reservations are encouraged.

25. Do we have to provide hand sanitizer?

Yes.