

Out of an abundance of caution for the safety of residents and team members related to COVID-19, TAA is offering sample supplemental language that your property may consider incorporating as changes or additions to your existing community rules.

Governor Abbott's Executive Order GA-21 provides that all persons should use good-faith reasonable efforts and available resources to follow the minimum standard health protocols recommended by the Texas Department of State Health Services (DSHS) when delivering or obtaining essential or reopened services. The protocols can be found at www.dshs.texas.gov/coronavirus. Additionally, the Centers for Disease Control and Prevention (CDC) has issued various publications to assist business owners through this challenging period.

Paragraph 19.1 of the TAA Lease allows owners to make reasonable changes to written rules. Rules can become effective immediately, if they are distributed to all residents, apply consistently to all residents and do not change the dollar amounts on page 1 and 2 of the lease.

Whether and to what extent you want to adopt and enforce rules is up to you. If you do adopt new rules, consider reminding residents we are all in this together and that complying with rules that encourage (1) social distancing, (2) good hygiene and (3) environmental cleanliness and sanitizing will help minimize the transmission of the virus and will help us all.

These sample rules are suggestions only and are not intended to be used as-is, but rather are designed for owners to consider when adopting supplemental rules. You should also consider how you will enforce any rules you adopt and respond to alleged violations.

Usage of amenities and common areas

We all have a role in limiting the spread of COVID-19. These rules related to common areas and amenity usage have been developed with the health and safety of residents and team members in mind and in accordance with state/local orders and guidance from public health authorities.

Follow health and safety guidance from state/local government and public health authorities. Additional resources can be found online at:

- World Health Organization – www.who.int/en
- Centers for Disease Control and Prevention – www.coronavirus.gov
- Texas Department of State Health Services – www.dshs.state.tx.us
- Governor Greg Abbott's Report to Open Texas – www.gov.texas/opentexas

Residents must:

- Comply with all posted signs and published rules relating to specific common area or amenities, including occupancy limits and protective measures.
- Maintain safe physical distancing (at least 6 feet from others, except members of the same household). If such distancing is not feasible, other measures such as face covering, hand hygiene, cough etiquette, cleanliness, and sanitation should be rigorously practiced. Avoid group gatherings.
- Self-screen before utilizing any amenity or entering any enclosed common area for any of the following new or worsening signs or symptoms of possible COVID-19: cough, shortness of breath or difficulty breathing, chills, repeated shaking with chills, muscle pain, headaches, sore throat, loss of taste or smell, diarrhea, feeling feverish or measured temperature greater than or equal to 100 degrees Fahrenheit, or known close contact with a person who is lab-confirmed to have COVID-19.
- Utilize reservation system (if applicable) and respect any time limits that apply for usage.
- Wash or disinfect hands upon entry into any common area and after using any amenities or interacting with other individuals not within the same household.
- Be prepared to clean equipment, furniture or high-touch surfaces that are shared before and after use.
- Leave any outdoor furniture where it is; do not move furniture.
- Consider wearing face cloth coverings (over nose and mouth) when entering a common area or amenity.

Always assume that anyone could have COVID-19.

_____ (property name)
makes no representation or warranty that our common areas or amenities are free of COVID-19 or that persons using the common areas or amenities are not infected with COVID-19.