



Swann Keys Civic Association Covid Pool Guideline and Restrictions.

Revised – June 25, 2020

Summary of Precautions

The Swann Keys Civic Association, Board of Directors has planned for and taken all precautionary measure to open our pool within the guidelines and parameters established by the State of Delaware and the Center for Disease control. The Board of Directors has had numerous planning sessions to develop the plan with the primary goal to protect the health and safety of all residents using SKCA Pool.

SKCA has contracted with Premier Lifeguard and Pool Management to provide Lifeguards and Pool testing/maintenance. Premier is responsible for the hourly testing and quality of the pool water and safety of pool occupants. pH and disinfectant residual is being measured every one (1) hour in order to ensure proper level to inactivate the virus in the water.

Premier Lifeguard and Pool Management (Pool Monitor, Not Lifeguard) & Swann Key volunteers are responsible for enforcing COVID-19 guidance on the pool deck area during all operating hours.

Beachside Cleaning and Property Maintenance, has been contracted to perform pool, pool deck and bathroom sanitization at least every 2 hours during operating hours.

SKCA has written guidelines, rules and signage that will be used in conjunction with opening the pool.



COVID-19 Guidance: Reopening Phase for Public and Community Swimming Pools

Effective on May 22, 2020, the State of Delaware lifted restrictions on public swimming pools regulated by the Division of Public Health (DPH), as well as community pools that operate as private pools by DPH definition, subject to strict social distancing requirements and other restrictions. This guidance was updated on May 28, 2020, and the following requirements are effective, June 1, 2020. Private pools at single-family homes are not covered by this guidance.

Public Swimming Pools:

- The pool must have a written plan documenting how high touch surfaces will be properly disinfected, a schedule of disinfection, and who is designated to perform the disinfection. This must be available upon request from DPH either remotely or during on-site inspection.
- All high touch surfaces should be disinfected every 15 minutes to two hours with an [EPA-approved disinfectant](#).
 - Swimming pool area – entrance gate, handle, tables, chairs, all pool handrails, including slides, and drinking fountains
 - Restroom and storage area – dressing room, wall lockers, benches, door handles, flush handle, faucets, light switches, and paper towel dispensers
- Lower pool (deck area and water) occupancy to reduce crowding and to maintain 6 feet separation in and out of pool:
 - Indoor Pools – total not to exceed 30% of fire capacity
 - Outdoor pool – 30% total capacity based on square footage of pool area:
 - Area must be fenced or closed to allow monitoring of number of guests at entry and exit points
 - Total capacity is calculated based on 30 square feet per person. Example: 1,000 square-foot pool area divided by 30 square feet per person will allow 33 occupancies.
 - Area that can be used in these calculations is capped at 15,000 ft²
 - Usable capacity is currently 30% of total capacity.
- pH and disinfectant residual shall be measured every one (1) hour in order to ensure proper level to inactivate the virus in the water.
- Lifeguards, pool staff or others tasked by the facility with enforcing COVID-19 guidance must be on pool deck during all operating hours.
- Smaller facilities can opt to monitor pool area and chemistry at least twice per day in lieu of staging staff at pool but must also reduce overall pool capacity to less than 10.
- Aquatic classes are permitted if participants can maintain distance and any shared equipment is disinfected after use. This includes Mommy and Me type classes where a parent and child are in the pool together but can distance from other pairs.
- Swim lessons and swim team gatherings may resume if they can do so while maintaining social distance, with the exception of life-saving activities, and comply with lap swimming guidance. Shared equipment must be disinfected after each use.
- Pools may designate times for lap swim if lanes are a minimum of 6 feet wide. During lap swim times, two swimmers may use the same lane only if they do not enter, exit or rest within 6 feet of each other. Two swimmers from the same household may share the same lane without distancing.
- Must ensure employee health monitoring and documentation for COVID-19.
- Maintain at least 6 feet separation inside and outside of the pool from others not within family or party.

Revised 5.28.2020



- Recommend face covering when not swimming and when unable to maintain 6 feet distancing. Children age 2 years or younger must not wear a face covering because of the risk of suffocation. Face coverings are recommended but not required for children ages 2-12.
- Bathers should review signs and symptoms of COVID-19 before heading to the pool. They should be advised to not enter the pool area if they are experiencing symptoms.
- Encourage all staff, patrons, and swimmers to wash hands often and cover their coughs or sneezes.
- Have hand sanitizers available for employees and guests.
- Post signage instructing employees and swimmers about maintaining 6 feet distance, hand washing, covering coughs and sneezes and to stay home if they are experiencing symptoms of COVID-19.
- Permitted pools must maintain and adhere to all the provisions in the Delaware Public Swimming Pools Regulations.

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1. Waiver form must be signed by Association Member.
2. One Waiver per Household. (One time only)
3. Strict Social Distancing must be followed.
4. Stay Safe Stay 6 feet apart. Wash hand frequently.
5. Do not enter Pool Area if you have Flu-Like Symptoms.
6. Pool time is limited to 2 Hours. See Schedule.
7. Do not reserve furniture.
8. All must leave the Pool at the end of the 2 Hours.
9. All belongings must be removed from the pool when closed.
10. The pool will be sanitized during Closed Periods.
11. Follow the direction of Pool Monitors and Lifeguards.
12. Only 1 bathroom is open. Lock the door behind you.
13. Showers in bathrooms are CLOSED.
14. Food is not allowed in the pool area.
15. No chairs, umbrellas, furniture can be brought into area.
16. If the pool is close to capacity, you may not be allowed to re-enter if the pool is at maximum capacity.
17. We reserve the right to ask you to leave the pool if you are not following the above rules.

Please be courteous and understand we are doing our best to accommodate all during these difficult times.

Pool Days and Hours are subject to change based on required staffing.

- 11am – 1:00pm - Pool Open
- 1:00 – 1:30pm - Closed - Sanitization
- 1:30 – 3:30 pm - Pool Open
- 3:30 – 4:00pm - Closed - Sanitization
- 4:00 – 6:00pm - Pool Open
- 6:00pm - Closed for Final Sanitization
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- 1. All High-Touch surfaces will be sanitized every 2 hours.**
- 2. An EPA Approved Sanitizer will be used to spray/clean all surfaces.**
- 3. The Pool Area must be cleared before Sanitization occurs.**
- 4. No personal articles are to be in Pool area during cleaning.**
- 5. No one is allowed back into pull area until Sanitization is completed.**
- 6. Sanitization Check List will be completed during Sanitization Process.**
- 7. All sanitized surfaces must be dry before re-occupancy.**
- 8. Beachside Cleaning and Property Maintenance, 37080 Canvasback Road, Selbyville, DE 19975, will provide all cleaning / sanitization services.**
- 9. Beachside Cleaning and Property Maintenance contact person and responsible person is Angela Forry, President.**

Pool Monitors

Pool Monitors will be required to open the pool for residents and guests. The Pool Monitors will be resourced via a combination of Volunteers, Contracted Labor or Service Organizations. The resource model will be evaluated and determined based on the best qualified resources and budgetary constraints.

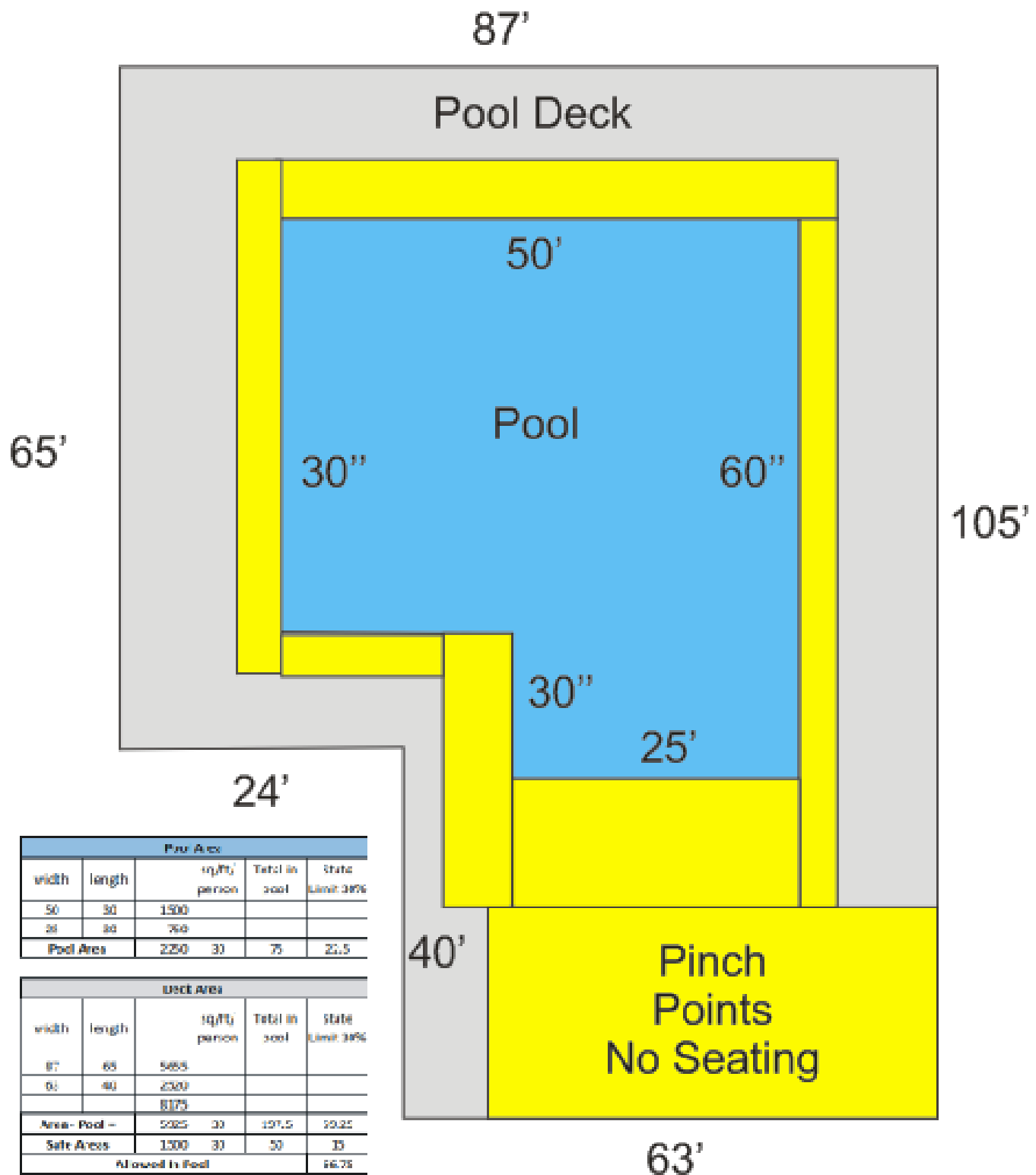
The role of the Pool Monitor includes:

- **Checking-in residents and collecting Waiver Forms**
- **Keeping head count of individual in pool areas**
- **Discontinuing access when maximum attendees is reach**
- **Subtract from the current occupants list as people depart the pool area**
- **Observe occupants for social distancing and other rule compliance**
- **Remind offenders of rules when violations of the rules occur**
- **Others to be defined**

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Initial Maximum Capacity: 66



Waiver Policy

- **Every Owner, Renter, or Guest of a SKCA Property must sign a Waiver Form.**
- **One waiver form is to be signed by a Consenting Adult of the Property.**
- **A waiver form is in effect until January, 2021.**
- **No admission into the Pool Area until a form is signed or verified.**
- **Insurance / Attorneys require this form.**
- **This policy is subject to change.**

ADDRESS: _____

The undersigned is an owner, tenant or guest of a tenant or owner of a Lot at Swann Keys ("**Community**"), a residential community in Selbyville, Delaware with community amenities, including a community pool and park area (collectively "**SKCA Amenities**"), operated and managed by the Swann Keys Civic Association ("**SKCA**"). There is presently a worldwide COVID-19 pandemic. The Centers for Disease Control and Prevention ("**CDC**") considers COVID-19 to be highly contagious and a serious public health threat. On March 12, 2020, Delaware Governor John C. Carney declared a State of Emergency and has extended and regularly issued modifications of that State of Emergency, including provisions relating to community pools and gathering in public or semi-public places. I understand that there are many unknowns relating to the spread and transmission of COVID-19, and further understand that the SKCA has taken a number of recommended precautions and procedures to minimize the risk of such spread and transmission. By signing below, I am confirming that the SKCA has made its COVID-19 protocols and procedures available for review prior to my execution of this waiver and use of the SKCA Amenities. I further agree to comply with all SKCA policies and rules regarding the use of the SKCA Amenities.

The waiver, release and other representations and covenants set forth below are given by me in consideration for the SKCA permitting me to have access to and use of certain common amenities in the community, including, without limitation, the community pool.

1. Acknowledgement and Assumption of Risk. I am fully aware that there are a number of risks associated with using the SKCA Amenities, including, but not limited to the community pool, during the COVID-19 pandemic. Those risks include, without limitation, that I could contract COVID-19 from (a) interactions with others, (b) from contact with surfaces at an SKCA Amenity contaminated with the virus, and/or (c) other means of transfer not yet understood by the CDC or other health officials. Contracting COVID-19 could result in a serious medical condition requiring that I be quarantined, seek medical treatment in a hospital or could possibly lead to death. I knowingly and freely assumes all such risks, both known and unknown, relating to using the SKCA Amenities, including, but not limited to, the community pool.

2. Release. I, for myself and on behalf of my family, spouse, estate, heirs, executors, administrators, assigns, and personal representatives, hereby forever release, waive, relinquish, and discharge the SKCA, along with its officers, directors, managers, officials, trustees, agents, employees, or other representatives, and its successors and assigns (collectively, the "**SKCA Representatives**"), from any and all claims, demands, liabilities, rights, damages, expenses, and causes of action of whatever kind or nature, and other losses of any kind, whether known or unknown, foreseen or unforeseen, related to or involving COVID-19 (collectively, "**Damages**") as a result of my use of the SKCA Amenities, including, but not limited to, the community pool and including, but not limited to, those related to the above described personal injuries, death, disease or property losses, or any other loss, and including but not limited to claims based on the alleged negligence of the Community or SKCA Representatives.

3. Covenant Not to Sue; Indemnification. I further promise not to sue the Community or any SKCA Representatives, and agree to indemnify and hold them harmless from any and all Damages resulting from my use of the Community's common amenities.

READ CAREFULLY.

BY SIGNING THIS DOCUMENT YOU MAY GIVE UP IMPORTANT LEGAL RIGHTS.

I have read, reviewed, and agreed to the terms and conditions of the foregoing Waiver and Release of Liability Related to COVID-19. In the case of any person who is under the age of 18 or is subject to legal guardianship, such review and agreement has been attested to and executed on such person's behalf by his/her parent or legal guardian, respectively.

SIGNATURE: _____ **DATE:** _____

PRINT NAME: _____

Print Child/Minor's Name: _____

Check one:

____ SKCA Owner ____ SKCA full-time renter ____ SKCA Seasonal renter ____ SKCA guest

Seasonal renter or guest pool use dates: From ____/____/2020 To: ____/____/2020

Seasonal renter or guest address: _____

Phone: _____