

**SKYE CANYON COMMUNITY ASSOCIATION
SUPPLEMENTAL RULES FOR COMMON ELEMENT FACILITIES USAGE**

WHEREAS, the Skye Canyon Community Association (“Association”) is a Nevada non-profit corporation duly organized and existing under the laws of the State of Nevada;

WHEREAS, NRS 116.3103 (1) provides that the Board acts on behalf of the association, are fiduciaries and shall act on an informed basis, in good faith and in the honest belief that their actions are in the best interest of the association.

WHEREAS, NRS 116.3102 (1) (a) provides that subject to the declaration, an association may “adopt amended rules and regulations.”

WHEREAS, Article XI, Section 11.1 of the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Skye Canyon ("Declaration") provides as follows:

Declarant grants to each Owner a nonexclusive right and easement of use, access, and enjoyment in and to the Common Elements, subject to:

(a) The Governing Documents and any other applicable covenants;

....

(c) The Board’s rights set forth under Section 7.4, above, including, but not limited to, the Board's right to:

(1) Impose reasonable Rules and Regulations with regard to use of any recreational facility situated upon the Common Elements, including rules limiting the number of Family or guests who may use the Common Elements;

(2) Suspend the right of an Owner to use any recreational facilities on the Common Elements:

....

(B) For a period not to exceed 30 days for a single violation or for a longer period in the case of any continuing violation, of the Governing Documents after Notice and Hearing;

(3) Permit use of any recreational facilities situated on the Common Elements by persons other than Owners and Residents and their respective Families and Invitees, permit use of any recreational facilities situated on the Common Elements by only Owners and/or Residents, and impose use fees in such amounts that may be established by the Board from time to time for any such use;

....

(e) The right of the Association to require Members (and/or their Families and guests) to present activity or use privilege cards, as may be issued by the Association, for access and use of recreational facilities on the Properties.

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WHEREAS, Article III, Section 3.2 of the Declaration provides as follows:

Subject to the Governing Documents, NRS Chapter 116, and the Board's duty to exercise business judgment and reasonableness on behalf of the Association and its Members, the Board may modify, cancel, limit, create exceptions to, or expand the Rules and Regulations and may create, modify, and enforce reasonable Rules and Regulations governing the use of the Properties, consistent with other provisions in the Governing Documents.

WHEREAS, the Coronavirus COVID-19 pandemic has become both a national and a local concern and the Board had to take the necessary and reasonable steps to stop the spread of the virus and minimize the exposure of the virus to its residents and guests, the Board previously voted to close several Common Elements, but reserved the right to reassess and reopen areas as restrictions and directives from authorities having jurisdiction changed.

NOW, THEREFORE, The Board of Directors hereby opens the Association's facilities, including, but not limited to, its swimming pool, **effective July 1, 2020**, subject to the FOLLOWING supplemental rules and guidelines governing the use of the Association's facilities:

1. Residents are prohibited from using or accessing any of the Association's Common Element facilities if they:
 - (a) currently have any symptoms of COVID-19: mild to severe respiratory illness with fever, cough and difficulty breathing, or other symptoms identified by the CDC;
 - (b) have been exposed to or in proximity with a person diagnosed with COVID-19 in the past 14 days;
or
 - (c) are presently in quarantine for potential exposure to COVID-19.
2. Signs will be posted at the entrance of each of the Common Element facilities regarding social distancing, a list of COVID-19 symptoms and what to do if symptomatic. Signs will also be posted that notify the residents the Association does not insure against the spread of infectious diseases, including COVID -19.
3. Any resident that fails to adhere to these guidelines, including, but not limited to the obligation to return an executed Waiver to the Association, will have their Common Element privileges immediately suspended, and a hearing notice will be issued.
4. If the number of residents violating these guidelines is, in the Board's sole discretion, excessive and unreasonable, then the Board may exercise its right to close the Common Element facilities.

A. POOL:

1. The pool will be opened Wednesday through Sunday from 10 a.m. to 7:45 p.m.

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2. The pool will be opened for two (2) hour blocks of time, with a period of cleaning after each block of time, as follows:

Block 1 10:00 am – 12:00 pm
Clean 12:00 – 12:30 pm
Block 2 12:45 – 2:45 pm
Clean 2:45 – 3:15 pm
Block 3 3:15 – 5:15 pm
Clean 5:15 – 5:45 pm
Block 4 5:45 – 7:45 pm
CLOSED

3. Reservations are required. Due to occupancy restrictions, reservations may be made 48 hours in advance for a specific time block. Only one reservation per Unit, per day. Walk-ins will only be accepted if space allows. Once the occupancy limit is reached, no more reservations will be taken for that time block. To make a reservation, visit <http://www.signupgenius.com/go/SkyePoolReservations>.
4. Anyone using the pool, or any other Common Element facility, will be required to sign a Waiver before admittance each time of use.
5. The initial check-in will occur at Skye Fitness, wherein waivers will be signed, temperature checks will occur, and daily wristbands will be issued. The pool area monitor will be located at the stand located at the fitness center gate to confirm wrist bands.
6. Occupancy in the pool area is subject to the continuing mandate for social distancing and is limited to the number of people identified at the entrance of each facility. Currently, the maximum number of occupants in the pool area, at any one time, is 50 people.
7. In addition to the limit on the total number of occupants that may use the pool, only residents are permitted to use the pool area. **No guests are permitted to use the pool.**
8. Residents are required to practice social distancing both inside and outside the pool area.
9. The pool furniture will be removed from the pool deck. Residents may bring their own chair and towel.
10. No food or drinks, except water, are permitted in the pool area. The water fountains will be temporarily disabled. Residents are encouraged to bring their own water.
11. The bathrooms in the pool area will be open. Any resident using the bathroom is required to wipe down the components that were used. In addition, the Association will clean the bathroom after each block of time, and after the pool closes in the evening.
12. On-site staff will wear masks when in the pool area. Residents are required to wear masks except when they are actually in the pool.

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B. FITNESS ROOM:

1. The fitness room will be opened Monday through Friday from 6:00 a.m. to 7:00 p.m.
2. The fitness room will be opened for one (1) hour blocks of time, with a period of cleaning after each block of time, as follows:

Block 1	6:00 – 7:00 am
Clean	7:00 – 7:25 am
Block 2	7:30 – 8:30 am
Clean	8:30 – 8:55 am
Block 3	9:00 – 10:00 am
Clean	10:00 – 10:25 am
Block 4	10:30 – 11:30 am
Clean	11:30 – 11:55 am
Block 5	12:00 – 1:00 pm
Clean	1:00 – 1:25 pm
Block 6	1:30 – 2:30 pm
Clean	2:30 – 2:55 pm
Block 7	3:00 – 4:00 pm
Clean	4:00 – 4:25 pm
Block 8	4:30 – 5:30 pm
Clean	5:30 – 5:55 pm
Block 9	6:00 – 7:00 pm
CLOSED	

3. Reservations are required. Due to occupancy restrictions, reservations may be made 48 hours in advance for a specific time block. Only one reservation per Unit, per day. Walk-ins will only be accepted if space is allowed. Once the limit is reached, no more reservations will be taken for that time block. To make a reservation, visit <http://www.signupgenius.com/go/SkyeFitnessReservations>.
4. Anyone using the fitness room, or any other Common Element facility, will be required to sign a Waiver before admittance each time of use.
5. The initial check-in will occur at Skye Fitness, wherein waivers will be signed and temperature checks will occur. Residents are required to wear masks except when physically exerting themselves.
6. Sanitizing stations are located at the entries in the fitness room. Each resident using the fitness room shall be required to wipe down the equipment before and after use. In addition to the resident cleaning, the Association will clean the fitness room after each block of time, and again after the fitness room closes.
7. Occupancy in the fitness room is subject to the continuing mandate for social distancing and is limited to the number of people identified at the entrance of each facility. Currently the maximum number of occupants in the fitness room, at any one time, is 16 people, with no more than four (4) people in each of the smaller rooms. The Yoga Studio and Youth Room may be used for additional equipment.

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8. In addition to the limit on the total number of occupants that may use the fitness room, only residents are permitted to use the fitness room. **No guests are permitted to use the fitness room.**

C. GENERAL GUIDELINES.

Consistent with the Governor's Directives, the Common Element facilities must operate in a manner that is consistent with social distancing guidelines. If those guidelines cannot be satisfied, then the Common Element facilities shall be closed. Accordingly, the Association shall open and provide access to the Association's Common Elements under the following recommendations and suggestions:

1. Protection Against Infections:

a. Wash your hands with disinfectant soap and water (for 20 seconds or longer), or use a hand sanitizer if soap and water are not readily available, before going to the Association's Common Element facilities;

b. Clean and wipe down any equipment or furniture. Do not share equipment or furniture including, but not limited to, towels.

c. Bring your own water bottle or other method of hydration. The water fountain will be shut down and covered so it cannot be used.

d. Consider taking extra precautions such as wearing gloves.

e. If you need to sneeze or cough, do so into a tissue or upper sleeve.

f. Avoid touching gates, fences, benches, and other equipment if possible.

2. Social Distancing Precautions:

a. Try to stay at least six (6) feet apart from individuals from other households in the Common Element facilities. Do not make physical contact with others (such as shaking hands).

b. Avoid sharing towels and personal equipment.

3. Procedures After Use of the Common Element Facilities:

a. Leave the Common Element Facilities as soon as reasonably possible.

b. Wash your hands thoroughly or use a hand sanitizer immediately after leaving the Common Element Facilities.

c. While the Common Element facilities bathrooms are open, it is recommended that residents avoid the use of the community bathrooms, if at all possible.

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d. No extra-curricular activity or social activity should take place. No congregating in the Common Element facilities.

The Board, in its sole discretion, retains the right to close any Common Element facility at any time, for any reason. Acceptance of a reservation and entrance into a Common Element facility is not a guarantee that the facility will remain open for any prescribed period of time.

These Supplemental Rules for Common Element Facilities Usage are implemented immediately.

IN WITNESS THEREOF, the undersigned directors have executed this unanimous consent as of June 29 2020.

SKYE CANYON COMMUNITY ASSOCIATION


Bernadette Womack, President


Ingrid Mancuso, Secretary


Paul Kenner, Treasurer