



*Condominium Association No. 1
1730 Avenida del Mundo
Coronado, California 92118
(619) — 435-2281*

Updated: 7/28/2020

Emergency Rule Change. If the Board determines that an immediate rule change is required to address an imminent threat to public health or safety, or an imminent risk of substantial economic loss to the association, it may make an emergency rule change; and no 28-day noticed waiting period is required. An emergency rule change is effective for 120 days, unless the rule change provides for a shorter effective period. ([Civ. Code §4360\(d\).](#))

To fully exercise the Board's duty, the following emergency rules have been adopted by the Cabrillo Board. Please note that these emergency rules will remain in force in addition to the existing building rules until the imminent threat to public health and safety(COVID19) is deemed under control by governing authorities.

1. The lobby is closed to all persons with the exception of essential building staff. Everyone must enter and exit through the multiple garage entries.
2. One person in the elevator, the only exception is family or vendors from the same company. Please stand behind the blue tape after you call the elevator in an effort to maintain social distancing.
3. **A face covering must be worn in building common areas by everyone**; this is based on the CDC's findings that there is significant community-based transmission.
4. Due to California's "Stay at Home Order", we continue to encourage residents to **not have any guests at this time** and to follow CDC (Centers for Disease Control) recommendations on social gatherings. Currently, State Health Orders prohibit social gatherings (Order of the Health Officer of the County of San Diego- Dated 7/21/2020-copies are available at the front desk)
5. All renters arriving at Cabrillo **are asked to self isolate for fourteen (14) days upon arrival in their unit at Cabrillo Tower.** Please plan to have enough supplies to remain in your unit for fourteen (14) days or arrange for a delivery service.

6. All packages received at the front are being taken to a table by the upper Lobby elevator landing and placed for owner pick up; the packages are being sprayed with a Lysol solution immediately upon arriving at the building. Food deliveries follow the same procedures but are not sprayed with Lysol. N-95 particulate masks and hand sanitizer are available at the front desk, on a first come, first served basis.

8. Housecleaning, real estate, furniture moving and other related "turnover" services will be allowed starting Tuesday June 2, 2020. All vendors are subject to new rules for entering Cabrillo Tower enacted by the CSCA#1 Board of Directors at the May 29, 2020 executive meeting and updated at the July 28, 2020 executive meeting as follows:
 - All approved vendors will be subject to entry screening protocols including: A temperature reading, completion of the Visitor Screening Form (Addendum #1) and signing of a Assumption of Risk Agreement (Addendum # 2). All vendors must wear gloves and masks upon entering Cabrillo Tower.
 - These service providers will only be allowed to enter the building Monday through Friday between the hours of 8:00am to 4:00pm. No exceptions.
 - All vendor services are by appointment only and must have Manager approval. Please call Jesse Meyer at 619-435-2281 to schedule an appointment.
 - Housecleaners must use the laundry facilities on the same floor as the unit they are cleaning. We will not allow housekeepers to move from floor to floor in search of machines not in use.
 - No housecleaners from COVID-19 hot spots will be allowed into the building

The Board encourages owners **to not rent** their units during this COVID-19 national health crisis. All amenities in the Coronado Shores Complex are closed (Pools, Health Club, Beach Club, Roeder Pavilion, etc.). The Coronado Beach is currently open for exercise related activities only, by order of the City of Coronado until further notice.

Cabrillo Management must be given at least two weeks' notice prior to a unit being occupied by a renter.

Cabrillo's staff continues their efforts to mitigate the spread of the virus. We ask all residents to respect the social distance guidelines with all staff members.

We thank you for your cooperation and understanding during these unprecedented times.

CSCA#1 Board of Directors

CSCA#1 EMERGENCY RULES

ADDENDUM #1

Vendor Screening

Name of visitor _____ Unit Visiting _____

Temperature reading: _____ Date of Visit _____

****Any reading over 100.4F will result in access to the building being denied****

1. Do you have or have you had any of the following symptoms in the past 14 days?

- Difficulty breathing
- Cough
- Sore Throat
- Chest pain or pressure
- Flu like symptoms
- Fever

2. Have you traveled out of state or country in the past 14 days? Yes No

3. If yes, please list those locations:

4. Have you had contact with anyone confirmed to have COVID-19 in the past 14 days?

- Yes No **** If Yes, you are required to self isolate for 14 days and will not be allowed entry**.**

5. Do you agree to notify the staff if you develop symptoms of COVID-19 or test positive? Yes No

Sign _____ Date _____ Phone # _____

Print your name _____

Company name, if applicable _____

Please **DO NOT** continue into the building until this form has been reviewed by management and/or staff.

Staff initials _____

**CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 1
Assumption of Risk Agreement**

By entering the residential condominium building for Coronado Shores Condominium Association No. 1 ("Association"), I agree to the following:

1. I understand that a public health emergency has been declared in the State of California and the County of San Diego with respect to the Coronavirus/COVID-19 pandemic, that Coronavirus/COVID-19 is highly contagious and can spread easily and exponentially, and that all persons are at risk of catching Coronavirus/COVID-19.
2. I understand and agree that, due to the ongoing Coronavirus/COVID-19 pandemic, there exists a potential risk that I may become infected with Coronavirus/COVID-19 (and possibly pass that infection on to others), as a result of my entry into the Association's building and surrounding areas (collectively, the "Association Building"), and that there can be no guaranty of complete safety when inside the Association Building.
3. I understand and agree that I am only permitted to enter the Association Building at my own risk, which risk I voluntarily assume and evidence by my execution of this Assumption of Risk Agreement.
4. I agree to take all recommended and reasonable actions to protect myself and others from exposure to Coronavirus/COVID-19 and agree to follow the guidelines set forth by the local and State governmental entities, including the Centers for Disease Control and Prevention which includes but not limited to, maintaining a minimum six-foot distance from other people, washing hands often for at least 20 seconds, wearing personal protective equipment, covering coughs and sneezes, and cleaning and disinfecting any surfaces that I touch.
5. I understand and agree that no one, including the Association and its employees can guarantee that I will not be exposed to or contract Coronavirus/COVID-19.
6. I agree that I will not hold the Association, nor any Board Member of the Association or its employees, responsible or liable for any actual or potential damages (whether physical, emotional, financial, or otherwise), directly or indirectly related to any infection of the Coronavirus/COVID-19, which I may acquire or transmit, whether or not such could be causally connected with my entry into the Association Building.
7. I agree that, should any third party claim to have acquired a Coronavirus/COVID-19 infection from me, as a result of my entry into the Association Building, I will defend, indemnify and hold harmless the Association, Board Members of the Association, and its employees (collectively "Indemnitees"), from any claim or action that may be made or filed by such third party against the Indemnitees.

With my signature, below, I agree to all of the above statements and understand that my entry into the Association Building is conditioned upon my agreement and adherence to all of the above statements.

Print Name

Signature

Date

CONTRACTOR RULES - CSCA#1 EMERGENCY RULES ADDENDUM #3

EFFECTIVE 7-28-2020

- 1) Scheduled permitted working hours are from 8:00am to 5:00pm Monday through Friday.
All work inside the units must be completed by 1/1/2021 at 5:00pm.
- 2) Contractors are not permitted in the common areas for any purpose other than traveling to or from a unit. All lunch and other breaks must be taken inside the unit. No exit / reentry is permitted. Exceptions may be made if moving of materials or crew size requires more than one trip. Materials may only be moved through the common areas between 8:00am and 9:00am,
- 3) All passage through the common area elevator to the unit must be scheduled with the doorperson no later than 5:00pm the day before. Names of all workers entering the building the following day are to be given to the doorperson at this time. Keys to units will only be given out when all scheduled workers are present.
- 4) When moving in supplies, equipment or materials which would necessitate multiple uses of the elevator, contractors need to schedule with building staff at least 48 hours in advance.
- 5) All contractors must check in with building staff, present valid ID and submit to the taking of their temperature daily before entering the building. Any contractor or their employees who doesn't have valid ID, is ill, sick or experiencing any symptoms of a cold or Flu or COVID-19 (i.e.; coughing, fever, difficulty breathing, etc.) or with a temperature reading above 100.4 is not permitted to enter the building.
- 6) If a test to determine the presence of COVID-19 becomes readily available, the Association has the right to require all contractors to be tested at the unit owners expense.
- 7) All contractors must wear PPE (Personal Protective Equipment) including masks and gloves at all times inside the building. No bandanas or scarf's, etc. **Association approved masks only.**
- 8) The Association has the right to limit the number of people in the elevator at any time.
- 9) The unit under construction must have a working toilet and a hand washing station at all times during the renovation. No association bathroom is available to contractors at any time for any reason.

- 10) All contractors must practice Federal, State and Local guidelines for preventing the spread of COVID-19 including social distancing.
- 11) Hallways must be protected with Ram Board or a suitable material each day the job is underway and must be removed by 5:00pm each day. Contractors are responsible for keeping the hallway carpets clean and will be charged if cleaning is necessary anytime during or after the completion of the renovation.
- 12) Any violation of these contractor rules or any condition specified above may result in the suspension of the contractors' right to access the association's common areas. Unit owners are solely responsible for their contractors' adherence to these rules.
- 13) CSCA#1 reserves the right to close down the construction on any unit at any time given the unknown future of the Pandemic. CSCA#1 reserves the right to make this decision in the event the Board of Directors determines that the safety of the building residents or staff is in jeopardy or could be compromised.

Owner signature: _____

Contractor signature: _____

Date: _____

EFFECTIVE 9-1-2020

RELEASE AND ACKNOWLEDGEMENT RE REMODEL REQUEST DURING COVID
19 PANDEMIC

I, _____, own Unit ____ ("Unit") at Coronado Shores Condominium Association No. 1, ("Association") and acknowledge and agree as follows:

1. I have applied for and have obtained approval to remodel my Unit ("Remodel"). I understand that no construction, demolition, or related activity may begin before September 1, 2020, under the Association's Rules and Regulations.

2. I understand and acknowledge that the novel coronavirus, COVID-19, has been declared a worldwide pandemic by the World Health Organization, the State of California and the County of San Diego. I understand and acknowledge that the County of San Diego issued an Order of the Health Officer and Emergency Regulations ("County Order") and updates this Order from time to time. I understand and acknowledge that the State of California Public Health Officer issued guidelines for Essential Critical Infrastructure Workers ("State Order") and updates this order from time to time. I have familiarized myself with the current versions of the County Order and the State Order.

3. As a condition of the approval of my Remodel, I will require that all contractors, sub-contractors, material suppliers, and all other persons entering the Association's building at any time comply with all provisions of the current County Order and State Order.

4. I understand that COVID-19 is extremely contagious and can cause serious and potentially life-threatening illness and death. I understand that the incidence of COVID-19 in the County of San Diego and the City of Coronado may change rapidly; community outbreaks of COVID-19 may occur; the County Order and State Order may be revised without notice to further restrict activity; and that unforeseen and unforeseeable circumstances may occur which will require new and different precautions to be taken at the State, County and City level, in the Coronado Shores community, and at the Association.

5. In particular, I understand and acknowledge that circumstances may require that all remodeling and construction work, including my Remodel, cease immediately. **I further acknowledge and agree that the Board of Directors of Coronado Shores Condominium Association No. 1 has the sole and absolute discretion to order that all remodeling and construction work, including my Remodel, cease immediately, whenever in the judgment of the Board of Directors such is necessary for the health, safety and well-being of any person.**

6. I agree that my Remodel, including all construction, demolition, or other related activity, will cease immediately, and in any event, within four (4) hours of an order by the Association to cease work. I will assure that any provisions I deem necessary to implement this agreement will be included in all contracts I have with contractors and others. I agree that the failure to cease work as agreed to in this paragraph will constitute a violation of the Association's CC&Rs and other governing documents and may be enforced as provided in the governing documents.

7. I have been advised that the Association will perform essential rehabilitation of one elevator in or around January 2021, that the elevator rehabilitation project will limit or prevent the remodeling of units, and that the elevator rehabilitation project is expected to extend until summer, 2021. **I understand and acknowledge that if my Remodel is halted I will be unable to resume my Remodel until on or after September 1, 2021.**

8. I understand and acknowledge that halting my Remodel pursuant to the order of the Association may result in inconvenience, and additional expense and damages to myself, my contractors, and third parties. I agree to be responsible for any such expense and damage.

9. On my own behalf and on behalf of my employees, agents, successors, heirs and assigns, I agree: a) to release and hold harmless the Association, its directors, management, employees, agents and successors in interest from any and all claims and damages arising out of or in any way related to any order halting my Remodel, with such release extending to claims made by contractors and third parties, claims that are unforeseen and unforeseeable, and claims for monetary damages, non-monetary damages, attorneys' fees, and costs; b) to indemnify and defend the Association, its directors, management, employees, agents and successors in interest from and against any claim or demand and every liability, loss, damage, or expense of any nature whatsoever arising out of or in any way related to any order halting my Remodel.

Dated: _____

Signature: _____

Printed name: _____

Phone: _____

Email: _____