

## **PROTOCOLS FOR REOPENING SHORT TERM RENTING AT HAMILTON COVE AND FOR ALL PERSONS ENTERING HAMILTON COVE**

The County of Los Angeles Department of Public Health is adopting a staged approach, supported by science and public health expertise, that is aligned with California's roadmap to allow the safe reopening of lodging which includes Short Term Renting at Hamilton Cove. The Board of Directors has the responsibility to protect the health and interests of **ALL** Owners not just the interests of Renting Owners as well as the health and interests of the Association's employees and anyone else permitted to come into Hamilton Cove.

### **A. INDEMNITY AGREEMENTS TO PROTECT ALL OWNERS BY PROTECTING HAMILTON COVE FROM CIVIL LIABILITY TO SOMEONE WHO ALLEGES HE OR SHE CONTRACTED THE COVID-19 VIRUS AT HAMILTON COVE**

- All Renting Owners engaging in Short Term Renting and all Rental Agencies assisting Renting Owners must comply with all applicable State of California, County of Los Angeles and City of Avalon laws, orders and protocols including the State of California COVID-19 Industry Guidance: Hotels, Lodging and Short Term Rentals (the "Guidance"). A copy of the Guidance is available on the Association's website or at <https://covid19.ca.gov/pdf/guidance-hotels-lodging-rentals.pdf>
- All Owners who send Short Term Renters or cause Short Term Renters to come to Hamilton Cove must execute and deliver the Short Term Renter Indemnity Agreement prior to sending renters to Hamilton Cove.
- All Owners who send Guests unaccompanied by an Owner ("Unaccompanied Guests") to Hamilton Cove must execute and deliver the Unaccompanied Guests Indemnity Agreement, prior to sending such Guests to Hamilton Cove.

### **B. ASSURANCE THAT RENTERS DO NOT HAVE THE COVID-19**

**VIRUS OR HAVE NOT BEEN EXPOSED TO SOMEONE WITH THE COVID-19 VIRUS DURING THE PROCEEDING 14 DAYS PRIOR TO SEEKING ENTRY TO HC.**

- Renting Owners and Rental Agencies have control over who rents at HC. The Association has no control. By causing Short Term Renters to come to HC, a Renting Owner and a Rental Agency, if one is involved, represent that the Short Term Renters do not have the COVID-19 virus and that they have not been exposed to someone suffering from the virus during the proceeding 14 days.
- By causing Unaccompanied Guests to come to HC, an Owner represents that the Unaccompanied Guests do not have the COVID-19 virus and that they have not been exposed to someone suffering from the virus during the proceeding 14 days
- Owners, Long Term Renters, Authorized Users, Renting Owners and a Rental Agency, if one is involved, are responsible for assuring that Short term Renters and Unaccompanied Guests comply with social distancing protocols including the wearing of masks. Owners may be fined for non-compliance.

**C. PRACTICES TO PROTECT THE HEALTH OF EVERYONE AT HAMILTON COVE**

- HC screens its employees using the same protocols set out below. To protect the health of everyone at Hamilton Cove, HC may screen the individuals indicated below by taking their temperature whenever they enter at the Guard Gate and verbally inquiring as to any exposure to the COVID-19 virus when necessary:
  - Owners
  - Authorized Users
  - Long Term Renters
  - Anyone accompanying an Owner, Authorized User or Long Term Renter
  - All Short Term Renters

- All Unaccompanied Guests
- All Rental Agency Employees including maids
- All other persons seeking entry to Hamilton Cove
- Any person with a temperature reading RED or over 100.4 degrees on the Association's may be denied entry to HC.
- At the discretion of the Association, the Association may conduct a verbal symptom check of a person seeking entry to include questions concerning cough, shortness of breath or fever and any other symptoms the person may be experiencing. If the person is displaying symptoms indicating the possibility that the person may be experiencing a COVID-19 infection, the person may be denied entry.
- All persons at Hamilton Cove must wear a mask outside of a Unit when in contact or likely to encounter others. HC employees are held to the same requirement.
- Employees of the Association will not enter a rental Unit while people are present for any purpose. Renting Owners and Rental Agencies should advise renters to contact the Renting Owner or Rental Agency and not employees of the Association regarding problems with the rental Unit.
- Complaints concerning the rental Unit or renters occupying a rental Unit, such as excessive noise, will not be handled by Association employees. Such complaints will be directed to the Renting Owner or the Rental Agency for immediate resolution.

**Dated: 6/8/2020**

**HAMILTON COVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS**