

Highland Meadows Estates Homeowners' Association, Inc.

Managed by SBB Management Company, AAMC®

2020 Pool Opening Information

Attention Highland Meadows Estates HOA Owners,

SBB Management Company and the Board of Directors have been working diligently to facilitate the opening of the community pool despite the current COVID-19 pandemic and operation restrictions that are in place during this challenging time. Below is specific information regarding access and operation limitations that will be required in order to open the pool.

Waiver of Liability: In order to gain access to the pool, SBB Management Company and the Board of Directors will require that each Owner/Tenant sign and return the included waiver along with a copy of the signer's photo ID. This waiver will release the respective directors, officers, agents, employees, contractors, and SBB Management Company from liability, claims, demands, losses, or damages from any liability for anyone that would potentially contract the COVID-19 virus while using the community pool. Returning the waiver is an acceptance that access to the pool is done so at each residents own risk. ACCESS TO THE POOL WILL NOT BE GRANTED UNLESS THE WAIVER IS SIGNED AND RETURNED ALONG WITH A COPY OF YOUR PHOTO ID.

Access to the Pool: Once SBB Management Company receives the signed waiver and a copy of the photo ID, SBB Management Company will have the pool card reactivated within 3- 5 business days. No guests will be allowed until the HOA is able to resume normal operation procedures. During this time social distancing is not a recommendation but a requirement.

Delinquency Restrictions: Any owner that is past due on assessments will receive a separate PC209 letter, notifying them that access to the pool will be suspended until the account is brought to current status (unless current on an approved payment plan).

Pool Capacity Limitations: Tarrant County has limited the number of pool occupants to 25% of the bather load for each individual pool. Due to this restriction, the Highland Meadows pool will only be allowed to admit 22 residents at any time. Residents using the pool will be required to monitor the number of people at the pool and try to limit their use to accommodate other residents waiting for access.

Pool Furniture and Bathrooms: Please note that the bathrooms will be open but that sanitizing before and after use is required by each owner using the facility. Please be prepared to bring your own cleaning wipes and clean up after yourselves. Since the HOA is only allowed to have 22 people in the pool area at one time, there will be a limited amount of pool furniture placed at the pool. Each resident will also be responsible for sanitizing the furniture before and after each use.

Thank you,

Megan Mitchell
SBB Management Company
Community Association Manager