



May 22, 2020

Update #18
Knox County Issues Phase # 2 Community Re-Opening Guidance

Friends:

Today, Knox County issued guidance on procedures and protocols for Phase # 2 of the Community Reopening Plan. Phase # 2 will begin on Tuesday, May 26, 2020 and specifically addresses fitness centers and pools as well as providing guidelines for contractors or maintenance personnel who might be entering tenant units. The complete Knox County Phase # 2 Reopening Plan is available on our Landlord portal. The CDC has published Covid-19 signage that can be displayed with or near amenities. The signage is also available in the Landlord Portal.

General Guidelines for Everyone throughout All Phases

Phase # 2 emphasizes the guidelines that have previously been issued - social distancing, frequent hand washing or sanitizing, covering coughs or sneezes, and disinfection of commonly touched surfaces. As your amenities begin to reopen, apartments should maintain hand sanitizer at entrances to common areas and frequently disinfect surfaces and shared equipment throughout the day and between users.

Gathering Size Increase from 10 to 50 People

In Phase # 2, the maximum gathering size increases from 10 people to 50 people, but people who do not live in the same household should stay a minimum of 6 feet from the others.

Workers who Enter Homes or Facilities, like Maintenance Personnel

Phase # 2 provides specific guidance for those workers who may be required to enter homes or facilities, such as maintenance technicians in the apartment setting. When 6 feet of physical distancing cannot be continually maintained, workers and residents should wear face coverings. Workers should sanitize surfaces and items between users and treat every resident or worker as if they are potentially infectious. Workers should self-screen for exposure and illness daily and ask whether anyone in the home or facility has been exposed to Covid-19 or ill before entering. While maintenance personnel should complete maintenance requests when possible, your complex should consider whether to continue using an “emergency request only” policy during Phase # 2, whereby maintenance personnel will only enter residences to complete emergency maintenance requests.

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Fitness Centers

Phase # 2 permits gyms to be open if they can be staffed. Accordingly, unstaffed fitness centers must remain closed. If you elect to implement staffing for your fitness center, Phase #2 includes the following guidance:

- Residents and employees should be screened for illness prior to working out or working in the fitness center;
- When a distance of 12 feet cannot be maintained between each person, persons should wear face coverings;
- Surfaces, items and equipment should be sanitized between every user. Gym personnel and residents can sanitize equipment before and after every use;
- Signage should be displayed explaining the distancing and face covering measures in place;
- Doors or windows should be opened as allowed and outdoor spaces should be utilized when possible;
- Guest use is not allowed;
- Restriction of equipment so residents can only use equipment that is appropriately distanced.

Pools

Pools can be reopened under Phase #2, but you must follow the guidelines as defined in the plan. Residents using the pool should maintain a distance of at least 6 feet from anyone not in their immediate household. If 6 feet of distance cannot be consistently maintained outside of the water, face coverings should be worn. Swimming or playing in the water with a face covering is prohibited as it is hazardous, but every effort should be made by residents who are swimming to maintain physical distance. Management should ensure that signage is displayed regarding physical distancing and cleaning shared surfaces. Management is responsible for having cleaning products available for residents to self-clean shared surfaces like chairs or railings before and after each use. Use cleaning products that are appropriate for aquatic venues. You should modify the lay out of the deck, tables, and chairs to allow for at least 6 feet of physical distancing. If your pool is staffed, the employee shall be responsible for maintaining safety protocols and cleaning. Limit the occupancy of the pool as necessary to allow for free movement and social distancing. Whirlpools or hot tubs can only be used by one household at a time.

As part of this update, I am including a word version of a Covid-19 Amenity Risk Disclosure and Waiver. **NOTE: The URLTA prohibits landlords from requiring tenants to sign leases where the landlord disclaims liability for the landlord's acts. The waiver is drafted as broadly as I believe Tennessee law will allow.**

Should you have any questions, you can review the full plan on our landlord portal or reach out to one of us at the contact information below.

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Sincerely,

Mike

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