

TALEGA GALLERY
COMMUNITY ASSOCIATION

September 21, 2020

**To All Members/Owners of Talega Gallery
Community Association:**

RE: TALEGA GALLERY COMMUNITY ASSOCIATION
– Notice of Emergency Rule Change

Dear Members/Owners:

The Board of Directors has adopted an Emergency Rule change for Talega Gallery Community Association.

This letter is being sent to you pursuant to Civil Code Section 4360(d).

The Talega Board of Directors voted to adopt an emergency rule change to modify the reopening of the interior clubhouse amenity guidelines effective immediately at the September 21, 2020 Board meeting. The Emergency Rule was adopted to comply with imminent public health and safety measures regarding COVID-19. Please be aware that this emergency rule went into effect as of September 21, 2020. This Emergency Rule is to allow access to all the outdoor amenities as outlined in the specific amenity guideline for and modified access to the indoor amenities in the clubhouse as outlined in the guidelines effective immediately.

Emergency Rule Change Purpose: *An imminent threat to public health or safety.*

Temporary Emergency Clubhouse Rule Change:

This is a temporary emergency rule change that will be in effect for a maximum of 120 days from the effective date of September 21, 2020. This Temporary emergency rule change may be lifted sooner than the 120 days if the imminent public health and safety measures regarding COVID-19 have been lifted by Federal, State, local government agencies or other agencies. Owners will have access to the following amenities with restrictions

- Multi-Purpose Room (MPR) (by reservations, please see guidelines for all details)
- **The Lounge & Cardroom are not allowed to be reopened under the State's current Tier 2 (Red) status. When we are authorized to open these areas, we will do so.**
- Bocce courts (by reservations, please see guidelines for all details)
- Pickleball (doubles play allowed) (by reservations, please see guidelines for all details)
- Putting greens (single play only no groups)
- Pool (by reservations, please see guidelines for all details)
- Fitness Center (by reservations, please see guidelines for all details)
- Billiard / Library room (by reservations, please see guidelines for all details)
- Clubhouse restrooms

Owners will have temporary access to the clubhouse/ club facilities which includes but is not limited to the spa, the remaining clubhouse areas (Office, MPR, billiards and fitness center) etc. Should the Board need to extend this emergency rule past the 120 days, a notice will be sent via email blast to the membership for a 28-day period for commenting. Attached is the rules & guidelines for each of the opened amenities. These guidelines will be posted at each amenity. Owners must sign the common area waiver attached to this letter for use of the club facilities.

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In addition to the enclosed requirements, please continue to monitor information published by health agencies and follow their recommendations closely for best practices. The Board will also be monitoring and evaluating the situation daily, to the extent that further changes in operations may be necessary.

In an effort to limit the Association's copying and mailing costs, the emergency rule change is provided electronically above in this notice. You are strongly encouraged to retain this copy of the rules.

Please review the attached guidelines before use of the pool, fitness center, Multi-Purpose Room, billiard/library room, putting greens, pickleball, and bocce courts.

Should you have any questions or require a copy of the temporary emergency rule, please contact me at (949) 361-4685 or via email at lauren.donovan@seabreezemgmt.com.

Sincerely,
On behalf of the Board of Directors
General Manager, Lauren Donovan, AMS®, CMCA®
cc: TGCA Board of Directors