



**Abaris Realty, Inc.**

7811 Montrose Road, Suite 110, Potomac, MD 20854

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Web Site: [www.abarisrealty.com](http://www.abarisrealty.com)



March 31, 2021

Dear Tanyard Springs HOA Homeowner,

We want all residents to know that the Tanyard Springs pool is being prepared for its scheduled opening on Saturday, May 29, 2021. Due to COVID-19, there will be no guests permitted or furniture provided at the pool this summer due to the State and County mandated reduced capacity and sanitization requirements. Additional COVID-19 related rules which are included in this packet are being implemented to comply with all State, County and CDC guidelines for the safe operation of the pool. These COVID-19 rules supersede the general rules which are also enclosed in the event that all restrictions are lifted during the pool season. Please note that wherever there is a conflict between the general pool rules and the COVID-19 rules, the COVID-19 rules will be enforced until the State, County and CDC restrictions are lifted during the pool season in which case we will revert back to the general rules, normal capacity and unlimited use of the pool during the hours of operation. We will keep you posted as we get closer to opening and updates will be posted on the HOA's website throughout the spring and summer. To ensure we are fully prepared for the 2021 Pool Season, we would like to bring to your attention changes to the pool pass/registration system.

1. The old pool pass system has been replaced with a new system called Member Splash.
2. Use of the pool will be by reservation only through the Member Splash online reservation system in two-hour blocks of time. Residents can book reservations up to one week in advance.
3. Enclosed are detailed directions on how to complete the registration of each homeowner's occupants within the new Member Splash system.
4. This information will then be validated by Abaris Realty as the pool administrator who will oversee and approve all registrations that meet the following criteria:

**All Residents and Nonresident Pool Members from Stonehouse Run** who are current in their HOA fee accounts with no delinquent balance are eligible to use the pool.

**A Resident is defined as someone who permanently resides within Tanyard Springs HOA.** Your street address is your primary residence and where you officially receive mail and are registered to vote. Abaris Realty, Inc. reserves the right to request a valid government issued ID to confirm residency.

**Renters/Tenants pool membership is associated with one family per street address.** An owner of the property must declare in writing to Abaris Realty, Inc. whether an identified renter/tenant may be granted a pool membership for the season instead of the owner. If the owner chooses to use the pool membership for the season, the renter/tenant will not be eligible to apply for pool membership. **For all tenants, a copy of the current rental lease is required in order to be validated within the system.**

If you believe a household member has been denied validation in error, please provide a valid government issued ID to Kaitlyn Ambush at:

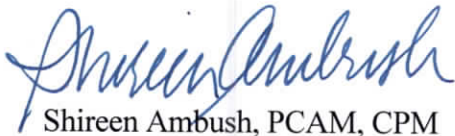
**Abaris Realty, Inc.**  
**Attention: Kaitlyn Ambush**  
**7811 Montrose Road Suite 110**  
**Potomac, MD 20854**  
**Fax: 301-468-0983**  
**Email: [kambush@abarisrealty.com](mailto:kambush@abarisrealty.com)**

**General Pool Rules:** Enclosed are the general pool rules that will go into effect in the event that all COVID-19 restrictions are lifted during the pool season.

**COVID-19 Rules and Pool Participant Waiver Form:** Enclosed are the 2021 COVID-19 Rules and Pool Participant Waiver Form that is required to be signed by every person over the age of 18 using the pool facility. Waivers for persons under 18 may be signed by a parent or legal guardian. **No pool registration will be processed without a signed COVID-19 waiver and no person will be allowed entry into the pool facility without a signed waiver on file in Member Splash.**

On behalf of the Board of Directors, I hope you have a great summer at the pool and please stay safe!

Sincerely,



Shireen Ambush, PCAM, CPM  
Property Manager

## ANNOUNCING MEMBER SPLASH!

Tanyard Springs is pleased to announce that we are launching a new online pool membership management system. As part of the pre-launch process, we have imported the current Tanyard Springs owner roster from Abaris Realty's owner database into the new Member Splash system. Due to differences in formatting and how information is stored there will be some records that are incomplete or need to be adjusted. We ask that when you first log into the new system you please take a moment to verify all of your account information and make any corrections needed. Renters who have owner permission to use the pool will need to contact Abaris and provide a copy of the lease agreement in order to be activated within the system. No registration will be processed without a signed COVID-19 waiver on file for every member of the household. If you have any questions or need assistance making changes, please contact us at:

**Abaris Realty, Inc.**  
**Attention: Kaitlyn Ambush**  
**7811 Montrose Road Suite 110**  
**Potomac, MD 20854**  
**Fax: 301-468-0983**  
**Email: [kambush@abarisrealty.com](mailto:kambush@abarisrealty.com)**

To log into your new account please complete the following steps:

1. Go to <https://tanyardsprings.membersplash.com/>

This will take you to a login screen.

2. **The default username for your account is your street address all lowercase, no spaces and do not spell out or include any reference to: drive, lane, way, corner, court, avenue, street, circle, place, etc.**

**For example:        6920heritagecrossing**

**The default password is: tanyardsprings**

Upon first log-in you will get a message in a yellow box at the top of the screen directing you to provide additional information.

Your account is missing the following required information. You'll need to update it before proceeding.

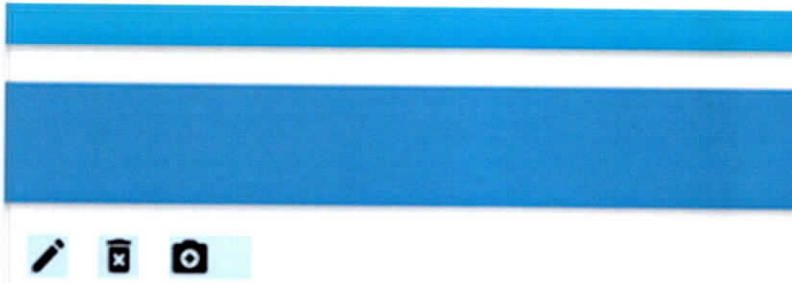
Your password needs to be updated.

An email address is required for the billing member on the account.

3. At a minimum you will be prompted to pick a new password. Please take a moment to update it to something secure and be sure to store that password in a safe place for future reference. If you ever lose your password you can use the password reset link,

but this requires a valid email address on file. You can store one email address per adult member by clicking **Edit** next to their name on the account management screen. Each household will have their own password, multiple passwords per household are not needed.

4. Edit, add, and delete members. To edit a member, click on the pencil icon. To add a member, click on the plus icon. To delete a member, click on the trashcan icon. To upload a picture, click on the camera icon.



5. ***PLEASE NOTE: a maximum of 5 household members can be listed under each household account. Any household with more than 5 household members, must complete the enclosed registration application and submit it to Abaris Realty via email at [kambush@abarisrealty.com](mailto:kambush@abarisrealty.com) for verification. Please remember, all resident members must have the same permanent Tanyard Springs or Stonehouse Run street address.***
6. **You must upload a face shot of each individual in your family membership under their name.** To do so, click on Manage Account, Account Details, add each photo by clicking on the camera icon after each member's name. Please use a close-up headshot or cropped face photo.
7. Add emergency contact information. To do so, click on the red pencil icon next to emergency contact info and add the information.

Thank you for taking the time to complete your on-line pool registration within the new Member Splash system. We hope you have a safe and fun summer at the pool!

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**

**MANDATORY COVID-19 AGREEMENT FOR USE OF THE AMENITIES**

I, \_\_\_\_\_, a resident of Tanyard Springs Homeowners Association, Inc. ("Association"), having the street address of \_\_\_\_\_, \_\_\_\_\_, Maryland, hereby agree to the following terms of use of the Amenities, as hereinafter defined, operated by the Association:

1. All persons using the Amenities do so at their own risk. For purposes of this Agreement, "Amenities" is defined as the Association's Clubhouse, gym, pools, meeting rooms, and all other common space located within or serving the Association.
2. It is the responsibility of each person using the Amenities to consult with his or her physician, and such person should be in good physical condition and have no physical, medical or psychological conditions, disabilities, impairments, or ailments, chronic or otherwise, which would preclude, impair, or prevent the person from using the Amenities. Each person assumes the full risk of loss and responsibility for damage to their health if the foregoing representations are not and do not continue to remain true.
3. All persons using the Amenities shall adhere to the regulations of the Association, including regulations regarding proper attire, behavior, and use of the Amenities.
4. The Association shall not be liable for any personal property that is damaged, lost or stolen from the Amenities. Each individual using the Amenities shall be liable to the Association for any damage to the Amenities and any equipment, furniture or fixture located thereon caused by that person or any of his/her guests.
5. Until further notice, every person in the Amenities shall adhere to the guidelines and recommendations of the State of Maryland and of the Centers for Disease Control and Prevention on the prevention of COVID-19 infection, including:
  - a. Maintaining a distance of at least six feet between individuals using the Amenities;
  - b. Using sanitizing agents on all common surfaces before and after the use of any equipment; and
  - c. Limiting the number of individuals in the Amenities at any one time.
6. No person shall use the Amenities if they have any symptoms of COVID-19, including cough, shortness of breath, fever, chills, muscle pains, sore throat, or loss of taste or smell, or if any individual in that person's household has symptoms of COVID-19.

7. I ACKNOWLEDGE THAT USE OF THE AMENITIES AND EQUIPMENT INVOLVES AN INHERENT RISK OF PERSONAL INJURY TO MYSELF, INCLUDING (I) INJURIES ARISING FROM USE OF THE AMENITIES; (II) INJURIES, DISEASE, INFECTION, OR MEDICAL DISORDERS RESULTING FROM USE OF THE AMENITIES, INCLUDING HEART ATTACKS, STROKES, HEAT STRESS, SPRAINS, BROKEN BONES, AND TORN OR DAMAGED MUSCLES, LIGAMENTS, OR TENDONS; AND (III) ACCIDENTAL INJURIES WITHIN THE AMENITIES. I VOLUNTARILY AGREE TO ASSUME ALL RISKS OF ILLNESS AND/OR PERSONAL INJURY TO MYSELF, AND WAIVE ANY AND ALL CLAIMS OR ACTIONS THAT I MAY HAVE AGAINST THE ASSOCIATION AND ANY OF ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, SUCCESSORS, AND ASSIGNS FOR ANY SUCH ILLNESSES AND/OR PERSONAL INJURY TO THE FULLEST EXTENT PERMISSIBLE UNDER APPLICABLE LAW.

I acknowledge that I have carefully read this Agreement and fully understand its contents.

By signing this release, I acknowledge that I understand and agree with its content.

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

## COVID-19 Rules

- ***Anyone entering the pool area must follow all staff directions including but not limited to the items below and all the previously stated pool rules that we have in a "regular" season. Staff will allow one warning and any refusal to follow directions/violation of rules after that will result in an immediate suspension of pool privileges for the remainder of the season.***
- A maximum of 155 people will be allowed in the pool area during each 2-hour reservation block of time.
  - The Member Splash on-line reservation system is responsible for maintaining the reduced maximum capacity.
  - While at the pool, patrons must maintain a safe 6 feet of social distance apart from each other if you are not in the same family.
  - The pool will be closed for 15 minutes between each 2-hour time block to allow the lifeguard to perform water testing, inspection of the pump room and sanitizing of all touch points at the pool itself (railings, ladder).
  - The bathrooms will be sanitized twice per day by an independent contractor as required by CDC guidelines.
  - Everyone must sign in and out with each person's full name, contact information and street address as we are required to have a log of who was at the pool at any given time for contact tracing notification purposes if someone should test positive for the virus after visiting the pool per CDC guidelines.
  - No guests will be allowed to use the pool during Phase 2 due to capacity restrictions. This is to provide maximum opportunity for our owners/residents to use the amenity.
  - Each person who uses the pool area will be required to sign the attached mandatory COVID-19 waiver for themselves and their children. The waiver will remain on file in the Member Splash system along with your full registration. **No application will be processed and no entry into the pool facility will be allowed without a signed COVID-19 waiver.**
  - Pool toys that can be passed from one person to another are not permitted and no floatation devices will be provided for use by residents. You may bring your own floatation device as long as you do not share it with any other person, and you take it back home with you when you leave.
  - No pool furniture will be provided during Phase 2. If you would like a chair you may bring your own and take it back with you when you leave.
  - Face masks/coverings must be worn inside the bathrooms and on the pool deck if you are walking around.



**Tanyard Springs Homeowners Association**

**General Pool and Facilities Rules and Regulations**

In conjunction with the Tanyard Springs Declaration and Governing documents, this form sets forth the policies and rules for use of the pool, pool deck, pool areas and all related amenities of the Association.

**POOL OPERATING PERIOD:** Memorial Day through Labor Day.  
(Date and times are subject to change by the Board of Directors)

**HOURS:**           Monday – Friday                           11:00 a.m. to 8:00 p.m.  
                          Weekends & Holidays               11:00 a.m. to 8:00 p.m.

**Pool Rules:**

**Owners and their guests use the pool facilities at their own risk.** The Association, Board of Directors, Developer, or its Agents, neither assigns nor assumes any responsibility for any type of accident(s) or injury in connection with, or use of facilities, for any type of loss or damage to personal property.

- 1. Commencing Memorial Day, May 29, 2021, residents of Tanyard Springs HOA 13 years of age and older will be required to apply for pool access through the new online portal, Member Splash using the enclosed registration instructions. After registering, photos of every household member should be uploaded into the Member Splash system. Residents must register in order to access the pool. No access will be permitted without prior registration.**
- 2. All users of the Tanyard Springs pool facilities must register with the pool life guards by providing their name and address.**
- 3. Proof of residency may be requested upon entry or at any time while on pool grounds, at the discretion of the lifeguards.**
- 4. Lifeguards reserve the right to deny entry to the pool, or have residents and/or their guests removed from the pool at their discretion, if the Tanyard Springs pool rules are not being followed by the residents and/or their guests.**

5. Homeowners in delinquency status as result of failure to pay dues or fines owed to Tanyard Springs Homeowners Association will not be permitted to enter the pool grounds.
  6. Each pool season, homeowners will receive 10 guest admissions per residential address in the HOA. Additional guest admissions may be purchased at a cost of \$10 per 5 admissions at the Management offices during normal business hours. Payment must be made by a check or money order only. Cash will not be accepted.
  7. Any guest(s) **MUST** be accompanied at all times, by the Tanyard Springs resident/tenant while in the pool area, for the duration of the pool visit.
  8. Guest(s)” are defined as person(s) who do not reside at Tanyard Springs. “Tenants” are defined as person(s) who have an active lease agreement with a Homeowner of Record at Tanyard Springs.
  9. No one is permitted in the swimming pool area / pool facility unless it is officially open and the lifeguards are on duty.
  10. Lifeguards are hired to perform lifeguarding skills and services and shall not be regarded as babysitters. Parents are responsible for their children at all times in the pool areas and clubhouse facilities.
  11. Children 12 and under, are not required to register for pool access, but must be accompanied by a parent or approved guardian/supervisor, aged 16 years or older.
  12. The Association requires that children who are not toilet trained wear a swim diaper covered by tight fitting, waterproof pants or a swim suit in either pool. Changing of diapers on the pool deck is strictly prohibited. Diaper changing areas are available in the locker rooms.
- PLEASE NOTE: Lifeguards do not monitor the wading pool. Parents are solely responsible for all children in the wading pool at all times. Only children 6 years old and younger may use the wading pool. Children must stay within arm’s reach of their parents/guardian at all times while in and around the water.**
13. Alcohol and glass drink containers are prohibited. Plastic bottles are allowed. Food may not be consumed on the pool deck, however, is permitted behind designated areas. Cooking or grilling in or around the pool, deck or pool area is prohibited, unless prior Board of Directors approval is granted for special HOA sponsored events.
  14. Pets are prohibited in the clubhouse and swimming pool areas, with the exception of service animals.
  15. Smoking or vaping is prohibited in the clubhouse and swimming pool areas.
  16. Radios, CD Players, iPods, laptops, and similar electronic devices may be used with earphones at a volume not to disturb other pool users.

17. Members are responsible for their guests. Running, rough housing, throwing pool toys, sports balls, profanity, misconduct, etc. in the pool area, is strictly prohibited.

18. All flotation devices must have a 'United States Coast Guard Approved' label. Any floating device may be checked by the pool lifeguards at any time, and prohibited from use in the pool. Each floating device must have an official label directly on the device, designating it as, "Coast Guard Approved" and eliminating any doubt that it is acceptable for use.

19. No diving at any time.

20. Chairs may not be reserved for persons who leave the pool area or who are expected to arrive later. They are available on a first come, first served basis. Please return chairs to their original position and clean area around you before leaving the pool area.

21. Proper respect and cooperation is due to the lifeguards, who are to provide for the safe and orderly operation of the pool.

22. Pool hours will be posted at the pool. The pool may be closed at any time due to weather (rain, thunder, lightning, etc.), breakdown of equipment, operational defects or other unavoidable causes.

23. For the protection of all Residents, Guests, and Tenants, admission to the pool area may be denied for those with open lesions, sores, infections, skin abrasions or contagious conditions.

24. Patrons must shower before entering the pool area. Towels must be wrapped around wet bathing suits when purchasing something from the snack vending machine(s) and otherwise wet bathing suits are not permitted in the Clubhouse.

25. Lifeguards may demand any patron leave the pool area if the rules are not being followed and/or pool/clubhouse privileges may be revoked.

26. Pool Rules are subject to modification and/or change by the Board of Directors.

27. Changes to the Pool Rules and Regulations are at the sole discretion of the Board of Directors of Tanyard Springs HOA.

**DISCLAIMER OF LIABILITY:**

*All persons making use of the Pool and Clubhouse and Guest Pass privileges and using any of the Community Area recreational facilities agree to abide by the rules and regulations for use of the facilities. Use of facilities is at the user's sole risk and responsibility. The Association and the Declarant do not assume responsibility for any occurrence, accident or injury in connection with such use. No Owner shall make any claim against the Declarant and the Board of Directors, the Association, their servants, agents, or employees, for or on account of any loss or damage to life, limb or property sustained as a result or in connection with any such use of any of the recreational or common facilities. Each Owner shall hold the Declarant, the Board of Directors, the Association and Managing Agent harmless from any and all liabilities and any action of any nature by any tenants, guests, invitees or licensee of such Owner growing out of the use of the recreational or common facilities, except where such loss, injury or damage can clearly be proved to have resulted from and been proximately caused by the direct negligence of the Board, the Association or their agents, servants or employees in the operation, care or maintenance of such facilities. Any damage to the building, recreational facilities, or other Community Areas or equipment caused by an Owner or such Owner's guests shall be repaired at the expense of the Owner.*

**TANYARD SPRINGS HOA**  
**2021 POOL REGISTRATION APPLICATION FORM**  
**TO BE COMPLETED AND RETURNED TO ABARIS REALTY ONLY IF THERE ARE**  
**MORE THAN 5 MEMBERS IN YOUR HOUSEHOLD**

**Resident Name:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Work Phone:** \_\_\_\_\_

**Home Phone:** \_\_\_\_\_

**Cell Phone:** \_\_\_\_\_

**E-Mail:** \_\_\_\_\_

**Circle one:**      **RESIDENT OWNER**                      **TENANT**

**Household Members**

**Adult's Names  
(18 and over)**

**Date of Birth  
Required for all children  
Until the age of 26.**

- |          |       |
|----------|-------|
| 1. _____ | _____ |
| 2. _____ | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |

**Minor's Names**

- |          |       |
|----------|-------|
| 1. _____ | _____ |
| 2. _____ | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |

**I am a resident of Stonehouse Run check here:** \_\_\_\_\_

**PLEASE NOTE: Include a picture or copy of a current Government Issued ID for all adults over the age of 18.**

**PLEASE NOTE: Enclosed is the 2021 COVID-19 Pool Participant Waiver Form that is required to be signed by every person over the age of 18 using the pool facility. Waivers for persons under 18 may be signed by a parent or legal guardian. No pool registration will be processed without a signed COVID-19 waiver and no person will be allowed entry into the pool facility without a signed waiver on file.**

**PLEASE NOTE: For all tenants, a copy of the current rental lease is required in order for pool passes to be issued.**

**I attest that the above has been read and fully understood**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Completed Applications should be sent to: Abaris Realty, Inc  
7811 Montrose Road Suite 110  
Potomac, MD 20854  
Fax: 301-468-0983  
Email: [kambush@abarisrealty.com](mailto:kambush@abarisrealty.com)**