

CLARCONA RESORT CONDOMINIUM ASSOCIATION INC.
MAGNETIC GATE CARD POLICY

THE ASSOCIATION CURRENTLY HAS A POLICY IN PLACE WHICH PERMITS AN OWNER (OR AUTHORIZED REPRESENTATIVE OF THE OWNER, *SEE NOTE 1) OF A LOT TO OBTAIN UP TO, BUT NOT MORE THAN TWO MAGNETIC GATE CARDS FOR THE OWNERS PERSONAL USE ONLY (NOT FOR TENANTS USE).

THE NEW POLICY WOULD PERMIT OWNERS (OR OWNERS AUTHORIZED REPRESENTATIVE) THAT ARE IN GOOD STANDING WITH THE ASSOCIATION TO PURCHASE AND DISTRIBUTE MAGNETIC GATE CARDS TO THEIR TENANTS THAT ARE IN GOOD STANDING WITH THE ASSOCIATION.

NEW MAGNETIC GATE CARD POLICY:

1. THE ASSOCIATION SHALL PERMIT AN OWNER (OR OWNERS AUTHORIZED REPRESENTATIVE) TO OBTAIN A MAXIMUM OF TWO (2) ADDITIONAL MAGNETIC GATE CARDS PER LOT THAT HAS A LONG-TERM TENANT ON THE LOT. THE OWNER (OR OWNERS AUTHORIZED REPRESENTATIVE) AND TENANT MUST MEET THE FOLLOWING REQUIREMENTS:
 - a. THE OWNER (OR OWNERS AUTHORIZED REPRESENTATIVE) OF THE LOT MUST BE IN GOOD STANDING WITH ALL RULES OF THE ASSOCIATION INCLUDING VIOLATIONS AND UP TO DATE WITH ALL FINES, DUES, ELECTRIC BILLINGS AND ANY MONETARY OBLIGATION TO THE ASSOCIATION.
 - b. THE OWNER (OR OWNERS AUTHORIZED REPRESENTATIVE) AND TENANT HAS NO HISTORY OF CAUSING PROBLEMS (DRUG AND/OR ALCOHOL ABUSE CAUSING DISTURBANCE OF THE PEACE, DOMESTIC VIOLENCE, AND REFUSAL TO OBEY THE RULES AND REGULATIONS OR REPEATED SECURITY, LAW ENFORCEMENT OR MANAGEMENT INTERVENTION TO THE LOT ETC.).
2. THE ASSOCIATION WILL CHARGE \$25 FOR EACH ADDITIONAL MAGNETIC GATE CARD ISSUED, UP TO TWO (2). IF A MAGNETIC GATE CARD IS LOST OR STOLEN, A REPLACEMENT MAGNETIC GATE CARD CAN BE PURCHASED FOR \$50 EACH. IF A MAGNETIC GATE CARD IS LOST OR STOLEN IN EXCESS OF TWO TIMES (within a 12-month period). WITH THE SAME TENANT/HOMEOWNER, A REPLACEMENT MAGNETIC GATE CARD WILL NOT BE ISSUED UNTIL THE NEXT FISCAL YEAR AT THE COST OF \$100.
AN OWNER CAN PURCHASE A THIRD CARD FOR A NEW LONG-TERM TENANT AT A COST OF \$100.
3. THE NAME OF THE PERSON(S) TO WHICH A MAGNETIC GATE CARD WILL BE ISSUED TO ALONG WITH PROOF OF A VALID DRIVERS LICENSE, VEHICLE REGISTRATION AND VEHICLE INSURANCE MUST BE SUBMITTED TO THE MANAGEMENT OFFICE IN ADVANCE OF A MAGNETIC GATE CARD BEING ISSUED.
 - A MAGNETIC GATE CARD THAT IS ACTIVATED FOR A TENANT WILL EXPIRE AT MIDNIGHT ON THE DAY THE TENANT VACATES THE LOT. THE OWNER MUST NOTIFY THE OFFICE IMMEDIATELY OR RISK HAVING THE CARD DEACTIVATED AND NOT BEING REACTIVATED FOR 90 DAYS FOR NON-COMPLIANCE.
 - IF A TENANT OR OWNER MISUSES OR OTHERWISE PROVIDES THE MAGNETIC GATE CARD TO A PERSON IT IS NOT ASSIGNED, THE MAGNETIC GATE CARD WILL BE DEACTIVATED, AND NO FURTHER MAGNETIC GATE CARDS WILL BE ISSUED.

CLARCONA RESORT CONDOMINIUM ASSOCIATION INC.
MAGNETIC GATE CARD POLICY

There are specific rules regarding the use of the cards and rules concerning when all owners and resident must use the attendant side of the gate. There are instances of owners misusing the cards and not following the established gate rules. To ensure that all rules are followed, the Association is instituting this enforcement policy. When an owner has been discovered breaking the following rules, their gate card will be inactivated, and the violation process will begin. The owner will have to use the attended side of the gate until resolved.

1. Owner is delinquent over 60 days and unit has been restricted from the commons.
2. Homeowners give out card to tenant without registering them as a resident.
3. Towing a disabled vehicle into the park.
4. Any unit where the electric has been disconnected for lack of payment.

NOTE *1: AN AUTHORIZED REPRESENTATIVE IS DEFINED AS AN INDIVIDUAL WHO HAS BEEN LEGALLY AUTHORIZED BY THE OWNER (TRUSTEE ETC.) TO MANAGE THE AFFAIRS OF THE UNIT. THE AUTHORIZATION MUST BE PROPERLY SIGNED AND NOTARIZED.