

ELECTRIC GATE AND ACCESS CARD POLICY

Pinnacle Lake Estates Association Inc.

PURPOSE:

1. To allow access (when all assessments are paid) to ONLY those persons who own property in Pinnacle Lake Estates and their immediate families.
2. To assist the Board of Trustees and Security of Pinnacle Lake Estates to protect against vandalism and theft within the boundaries of Pinnacle Lake Estates.
3. To assist in enforcing 1. and 2., the electric gate has the capability of locking out the access card control numbers of any lot owner for violations of RESTRICTIONS, BY-LAWS and/or RECREATION RULES by the lot owner, his/her immediate family and/or guests. In addition, property owners who are in arrears for more than 90 days will also have all PLE gate cards shut off except for one to allow for property access.

POLICY:

1. One (1) gate access card will be issued free of charge, ONE TIME, to the first lot owner named on the deed, who has all assessments paid. This applies to lots with full assessments, not any additional lots.
2. Up to two (2) additional access cards may be purchased by the lot owner at a cost of \$25 each. The additional cards will NOT have the same control number as the primary card, but all cards assigned to a specific lot owner will be "locked out" when deemed appropriate by The Board of Trustees according to #3 above.
3. If a lot owner feels it imperative that he/she have more than the total of three (3) gate cards allowed, he/she may request, in writing, to be allowed more gate cards at a cost of \$50 each. The written request must include the reason that additional cards are necessary, name and relationship of the persons who will be using all cards. **The Board reserves the right to request the lot owner appear before the Board in case there are questions or more information is needed.**
4. Access cards will not be mailed to the lot owner per request from the Post Office. New/replacement gate cards may be picked up at the office during office hours. Otherwise, arrangements can be made to pick new/replacement cards up from Security. In the event a card is lost by the lot owner or family, or stolen, please notify Pinnacle Lake Estates Association as soon as possible so the card number can be locked out of the system and a new number assigned.
5. It is the expectation that the lot owner or his/her immediate family will be on the premises when guests are present, and will meet their guests at the gate. It is not expected that security will be at the gate to let family members or guests in, although arrangement can be made with them for special times.
6. If the lot owner chooses to permit a guest to have access to Pinnacle Lake Estates without the lot owner being present, said guest MUST have a dated guest pass signed by the lot owner.
7. Access cards or codes will be issued to emergency services and utility companies that serve Pinnacle Lake Estates, and certain vendors (such as quarries and concrete delivery) may be issued an access card/code upon approval of the Board of Trustees.
8. It is the responsibility of the lot owner to either be present to let a contractor in, or provide the contractor with a signed and dated guest pass and an access card. If an extended time is expected (more than 2 weeks), such as during construction of a house, the lot owner may request, in writing, to have a special access code assigned to that contractor.

IN THE EVENT A LOT IS SOLD:

1. All previously issued gate cards connected to the sold property will be deleted from the system.
2. If the buyer already owns property at Pinnacle Lake Estates and already possesses gate access cards, see #2 and 3 above.

This policy may be amended at any future date to meet the needs of Pinnacle Lake Estates Association.

PLE (rev 03/18, 10/20, 8/21)