

BROADMOOR HUNTINGTON HARBOUR PEDESTRIAN AND TENNIS COURT GATES RULES AND REGULATIONS

PEDESTRIAN GATE FOBS:

- Broadmoor's keyless gate fob lock systems are installed at 13 locations in the complex: the 10 pedestrian gates along the outer perimeter walls of the complex, the pool gate, and the two common area bathrooms in the pool alcove.
- Each unit has been issued two serial-numbered fobs. **NO MORE THAN TWO FOBS WILL BE ISSUED TO ANY UNIT. Fobs are solely for the use of owners and residents. Guests must be accompanied by a resident.**
- To activate a gate lock, place the fob against the black sensor plate on the door lock and hold it until a "beep" is heard and the green light activates. Turn the door handle once the lock's mechanism is released. Be sure that gate is securely closed behind you.
- **Gates may NOT be left open at any time. The fob lock system will track residents who leave gates open. Violators will be subject to a \$100 fine per incident.**
- In case of failure of any gate system, a manual master key is kept at the guard house. Report any problems to the management company immediately.
- Any defective fob which fails will be replaced at no cost to the owner. Owner must present the defective fob for inspection and replacement. Any fob which is damaged, abused or lost will be replaced at a fee of \$50 each. **It is not recommended that fobs be stored on key rings with metal keys. Over time, constant contact of the plastic fob with metal keys can deteriorate the protective rubber cover or crack the fob. Any such damage is the owner's responsibility.**
- Owners and residents should report any lost or stolen fob to the management company as soon as possible so that fob can be deactivated to prevent unauthorized entry into Broadmoor through the pedestrian gates.
- Owners who have any unpaid monthly assessments, late fees, fines or other charges may have their fobs deactivated until their accounts are paid in full.
- Fobs must be returned to the management company on sale of a unit. The association will impose a \$50 per fob escrow fee, which will be refunded to the seller upon return of the fobs to the management company.

TENNIS COURT KEYS:

- Broadmoor uses Medeco key locks on the tennis court gates.
- Each unit has been issued two numbered Medeco keys. **NO MORE THAN TWO KEYS WILL BE ISSUED TO ANY UNIT.**
- **Keys are solely for the use of owners and residents. Guests must be accompanied by a resident.**
- Tenants must obtain the keys for their unit from their owner/landlord.
- Keys must be returned to the management company on sale of a unit. The association will impose a \$100 per key escrow fee, which will be refunded to the seller upon return of the keys to the management company.