

KENSINGTON COURTS COMMUNITY ASSOCIATION, Inc.

Waterfront Gate Key Card Request & Agreement

The Waterfront Gate control system is set up to permit members to open the gate (for entry) by using a “proximity key card”, which contains a computer chip that the card reader (mounted on a gooseneck pedestal beside the driveway) can read when the card is placed within 2-3 inches of the front of the reader. The key card will open the gate any time **between 5AM and 10PM daily**. As with most public parks, and in response to security concerns expressed by many members, until public consensus indicates that it should be otherwise, our waterfront area will be treated as being closed to traffic outside of those hours.

The key card is not required for exiting, as this system is designed to *automatically* open when a car approaches it to exit from the inside. As a member approaches the gate to exit, they will need to stop at the stop sign located there, in order to permit the gate to fully open before proceeding.

Members are not be “charged” per se *for* a key card, because upon issuance the cards remain KCCA Property, but because these cards contain serial numbered computer chips they are not inexpensive to replace. Therefore, as is customary in similar residential scenarios, and as a cost containment and security measure, it is necessary that \$25 payment is required to obtain a key card. \$5 of this fee is to cover a portion of the cost of the certified mailing of that card to the member’s address, and the remaining \$20 is a refundable deposit, which will be held in a separate account and returned to any member upon return of that (non-destroyed) key at such time as they move out of the community, or waive their access capability.

Also, only one card will be issued per household/member and issuance is contingent upon signing and returning this Waterfront Gate Key Card Request Form. Members may have guests with them in the waterfront area so long as those guests also respect our property, our rules, and the rights of others, but guests may not take a vehicle into the waterfront area, unless they are accompanied by a member, which means that key cards *may not be loaned to non-members*. It is expected that members will retain control of their cards at all times and will ensure that they are not improperly used. Members are responsible for any rule violations by household members or guests (or any person who uses their access card), and, per our covenants, penalties (including fines and/or termination of access capability) can be imposed for violations, especially for dumping, littering, or causing any damage, or a material safety risk to others.

In the event that a card is destroyed or lost, it will be deactivated so that it no longer functions within our system, the deposit will be forfeited and an additional \$25 payment will be required in order to obtain a replacement. In the event that a member’s home is sold, their card should be returned to the Association (whereupon their deposit will be refunded or applied to outstanding Association balances owed), and the purchaser should be informed to contact the Association for issuance of their own card.

Once this attached form is filled out Members are advised to create a duplicate, two-sided copy, to retain for their records, and return the original to the Association.

Regards,

Board of Directors, KCCA

