

Indian Lake Property Owners Association, Inc.

Entrance/Exit Gate Program and Policy

(Adopted May 12, 2017)

(Updated September 1, 2017)

HOURS OF OPERATION

Generally, the entrance/exit gate operation hours will be as follows:

Winter Hours (Labor Day to Memorial Day):

- 6:00am ó 9:00pm ó The gate will be manned by security staff.
- 9:00pm ó 6:00am ó The gate will be unmanned but with sliding gate/barrier gate in operation.
- Hours apply 7 days per week.

Summer Hours (Memorial Day to Labor Day):

- Sunday through Thursday
 - 6:00am ó 10:00pm - The gate will be manned by security staff.
 - 10:00pm ó 6:00am ó The gate will be unmanned but with sliding gate/barrier gate in operation.
- Friday through Saturday:
 - 6:00am ó 12:00pm (midnight) ó The gate will be manned by security staff.
 - 12:00pm (midnight) ó 6:00am ó The gate will be unmanned but with sliding gate/barrier gate in operation.

GATE OPERATION

An additional entrance sliding gate has been installed adjacent to the existing barrier gate. Members will have a proximity card or an RFID (radio frequency identification) tag to operate the barrier gate and the new sliding gate. The proximity card is similar to the card used previously. However, you will not have to slide the card: it requires you to wave the card in front of the operator. The RFID tag is installed on the inside of your windshield. This tag communicates automatically with the gate sensor to open the gate earlier than proximity cards. Our personnel will oversee the installation of that RFID tag in your windshield, insuring that the device is not shared with an unauthorized guest. If a member wishes to have an RFID in lieu of a proximity card, it will cost an additional \$10. The proximity card is issued to Association members at no charge. The RFID can only be used on the vehicle it is assigned to and installed in.

When the gate guard is on duty, the entrance sliding gate will be in the "open position" and only the barrier gate will be in operation. A member can use the Member lane and either wave the proximity card in front of the operator to open the barrier gate or allow the RFID tag to open it.

During the unmanned gate hours, both the sliding and barrier gates will be in the closed position. As a member approaches the entrance using the Member lane, either the proximity card or the RFID tag can be used to open both gates in that lane. It will take approximately 30 seconds for the sliding gate to open. If a guest arrives after hours, they will pull up to the entrance using the Guest lane to access the telephone entry system. Using the telephone entry system, the guest will find the name of the member they wish to visit. Upon finding and selecting the member's name, a phone call will be placed to the member. After

answering the call, the member must enter the issued code 9, triggering the opening of the sliding and barrier gates for the guest to then proceed to the member's property.

The gate system technology provides us with reports that will allow us to see who is coming into our community. In addition, our video cameras will be greatly improved to provide video verification along with system reporting. It also allows us to delete access of those members who may have moved or whose access needs to be deleted for other reasons.

Should a member lose their proximity card, they will be charged a fee of \$25 for the replacement card. The lost card will be removed from the system. If a member requires a replacement RFID (i.e. they sell their car), they will be charged \$35. (RFID's are not transferrable from one vehicle to another, as they are destroyed when removed from the windshield.)

A sliding exit gate has been installed. The exit gate will be in the closed position at all times when not in use. No proximity card or RDIF is required to open it. The opening of the exit gate is triggered when your vehicle passes over sensors in the pavement, which send a signal to the system to open the gate. It will take approximately 30 seconds for the sliding gate to open. Once the gate is entirely open, proceed forward slowly.

DISTRIBUTION OF PROXIMITY CARDS

Proximity Cards will be issued as follows:

Members

Proximity cards will be issued to all Association members at no charge. If a member owns multiple lots in whole or part, they will be issued only one proximity card. An Association member is a person who owns a lot or lots in Indian Hills, is recorded on the official deed, and a copy of that deed is on file at the Association office, as per Article III of the by-laws.

A MEMBER WHO IS NOT IN GOOD STANDING (has not paid their dues, membership has been suspended, etc.) WILL BE REMOVED FROM THE GATE SYSTEM DIRECTORY AND WILL HAVE NO ABILITY TO BUZZ THEIR GUESTS IN FROM THEIR PHONE. OUR BUILDING AND USE RESTRICTIONS, SECTION 9 STATES THAT ANNUAL DUES ARE DUE ON THE FIRST DAY OF MARCH. ON MARCH 2 OF EACH YEAR YOU WILL BE CONSIDERED A MEMBER NOT IN GOOD STANDING IF YOUR DUES HAVE NOT BEEN RECEIVED, WHICH WILL RESULT IN YOUR NAME BEING REMOVED FROM THE DIRECTORY.

If a member wishes to have a proximity card issued to their dependents, additional proximity cards can be purchased for \$25 each or RFID tags for \$35 each. The dependents must present a valid driver's license that contains either the member's lake address or the member's primary address which is registered with the Association office.

If a member requests more devices than there are names on the deed because they have additional cars, they may receive additional devices if 1) they switch all their devices to RFIDs (so that they are not allowed to hand a card to a non-member), 2) they pay for the RFIDs (an additional \$10 per RFID for deed holders and \$35 for each additional RFID), 3) Each car must be registered to a deed holder and proof of that is registered with the office, and 4) The "additional" cards will have to be renewed and paid for annually.

NO EXTRA CARDS WILL BE SOLD UNTIL THE MEMBER HAS PAID THEIR DUES FOR THE YEAR. NO EXTRA CARDS WILL BE SOLD TO ANY MEMBERS NOT IN GOOD STANDING WITH THE ASSOCIATION.

Tenants

If a tenant wishes to receive a proximity card, a copy of the written lease must be submitted to the Association office. The lease must have a minimum term of 6 months. Only tenants listed on the lease will receive proximity cards.

The free proximity cards and RFID's issued to Association members will be good from year to year. Any additional cards you wish to buy for dependents must be renewed each year and will require the payment of the card fee of \$25. These funds will be used to offset the annual expenses of the gate system.

VEHICLE WINDOW STICKERS

Vehicle window stickers will no longer be necessary. But if you wish to have one, the policy will be the same as issuing proximity cards. Additional stickers beyond the deed holders free stickers will cost \$5 each and will only be issued to dependents living in the primary residence verified with the dependent's driver's license. If you receive a window sticker, Association personnel must be present when it is installed in the vehicle assigned to the sticker. This will ensure stickers only go to ILPOA members.

MEMBERSHIP AND GUEST CARDS

Membership and Guest Cards will be issued as before. But a membership or a guest card can no longer be used to operate the entrance barrier gate. Membership and guest cards will be used for identification purposes only, and should be presented when required by Security. If you have a guest card, you can show your card with your driver's license for entrance to the property when a guard is on duty. But when there is no guard, all guests must call the Association member they are visiting to gain access.

EMERGENCY VEHICLE ACCESS

All emergency vehicles will have capabilities to open the entrance gates at any time.

OTHER INFORMATION

In a power outage, a phone call will be made to Security and other personnel, so that they can immediately manually open the entrance gates when the entrance is unmanned.

The new system does not come without some inconveniences. Here are a few to keep in mind:

- **Timing:** It is going to take a very short time for the sliding gate to open. Although it is as fast as technology allows at this point, it is not going to be the quick arm up action like the existing barrier gate that we now have.
- **Cell service:** Cellphone service at Indian Lake is notoriously bad. It may be difficult for your guests to contact you from the gate if you do not have a land line. Microcells can be purchased from most wireless providers.
- It is now **YOUR RESPONSIBILITY** to authorize your guests to gain entrance to the community during the hours when the entrance is unmanned.

- We must physically observe you installing an issued RFID tag or windshield sticker on your vehicle. You will not be allowed to take them home for installation.
- Indian Hills activities are restricted to Members and their guests only. General public access is not allowed for any activities (garage sales, parties, etc.) and will be turned away by our security staff.
- The gate is designed for vehicular traffic only. Pedestrians should NEVER use these gates.

REMEMBER: The gate will generally be manned until at least 9:00pm every night and until 12:00pm midnight on summer weekends. Most members and their guests will therefore most often not be affected by the gate system when entering the community. Everyone will be affected by the gate system at the exit.

Your Board and local law enforcement believe this is a significant step to give the members the gated community you have requested. We expect this to have a positive impact on crime and drug activity that has become all too familiar in our community. Although there are some minor inconveniences associated with this system, there will be minimal impact during the hours when the entrance is staffed by security personnel.