



Fawn Lake Homeowner's Association, Inc.

C/O: Greenacre Properties, Inc.  
4131 Gunn Hwy  
Tampa, FL 33618

A Deed Restricted Community

### Cabana/Pool Access Control Policy

This policy starts on **May 1st, 2022** as the new ATRIUM System has been installed and is up and running. This system is replacing the metal key used to enter the pool and restrooms.

The initial order of 600 key fobs has been received. Each address will receive 2 activated key fobs at no charge. Only 2 key fobs permitted per address. If a key fob is lost or stolen, a charge of \$50.00 per key fob is required. If the key fob is malfunctioning, and has no visible physical damage, then the key fob can be exchanged at no cost.

After the initial key fob distribution campaign performed by the Board of Directors, each homeowner is to contact the property manager to arrange a pick-up of their fob(s) at Greenacre Properties located at 4131 Gunn Highway, Tampa, FL 33618. The homeowner must provide a copy of their driver's license and address in order to receive their 2 key fobs. If the home is rented, the tenant is to provide a copy of their driver's license as well as a current copy of their lease. Same documentation is needed when requesting a replacement or exchange of a key fob.


Each tenant is responsible for turning over their key fobs to the homeowner upon expiration or termination of their lease. Each homeowner is responsible for providing key fob(s) to their new tenant(s). New homeowners will be responsible for obtaining the key fobs from the previous owner, or getting new ones for the replacement cost of \$50.00 each. The request for replacement/exchange has to be submitted in writing to the property manager.

Greenacre Properties is to notify the Board of Directors upon notice received in writing that a homeowner and/or tenant has lost their key fob. An authorized Board Member is to remove that key fob number from the system as soon as possible to secure the property in case the fob was stolen. Fob use can be suspended for delinquency if the owner is at least 90 days delinquent on more than 10% of their annual assessment. In which case, the Board must vote on the suspension at a regular Board meeting and then must mail the owner a notice of the suspension. The suspension lasts until the owner is current on amounts owed.

The Access Control System and Key Fobs were provided by:

Affordable Lock and Security Solutions

This policy was approved by the Board of Directors on April 28, 2022.

  
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President

  
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Treasurer