

GATES

PURPOSE

The gates at Beaverdam Run enhance our privacy and restrict vehicular traffic.

CONTACTS

The Gates Committee's email address, BRCA.Gates@gmail.com is the preferred method of contact, but committee members' names and phone numbers are also available on the BRCA residents' directory.

GETTING IN THE ENTRY GATE

Use the remote that the previous owner should have given you. You can keep this remote in your car or, if available, you can program the code into your car for easy access. Additionally, you can use the 4-digit access code that you should have received during closing (or from your landlord) by entering the code on the entry gate touchscreen and pressing **OPEN**. The permanent code is unique to each unit and **should only be shared with family, friends, and others that may need access to your unit for services you request**. Please, notify the Gates Committee if you suspect unauthorized use of your access code.

If you did not receive either a remote or access code prior to moving in, then contact the Gates Committee for assistance. You can purchase a new remote already programmed to open the gate.

ADMITTING GUESTS AND TRADES PEOPLE

Resident names are listed alphabetically on the directory at the entry gate touchscreen. New residents should receive information about how to add their names on the directory, but if there are any issues about this, please contact the Gates Committee.

When a visitor selects your name on the entry gate touchscreen directory your designated phone(s) will ring. You will receive a video call and/or an audio call, depending on the phone setup that you selected. After you answer the phone, you can then open the gate by pressing "Open" (for a video call) or "*" for an audio-only call.

OPENING THE ENTRY GATE FOR A PARTY

If you are expecting a large number of guests, you may arrange with a Gates Committee member to open the gate for your visitors. Please schedule this service at least 2 days in advance if at all possible. Don't assume that a request by voice mail or email has been received unless you receive a response from one of the Gates Committee members.

DELIVERY OF PACKAGES TO YOUR UNIT

All three major delivery services (FedEx, UPS and USPS) have access codes to our community. However, other delivery companies will not have an access code. You

should include your unit's access code with your delivery instructions when purchasing items on-line and for deliveries from local businesses.

ADMITTING EMERGENCY VEHICLES

Emergency vehicles have access to our community by activating their emergency siren as they approach the entry gate. The gate system has a sound sensor that will open the gate when activated and keep it open for 15 minutes. The emergency vehicles have their own access code to use if the siren is not desired.

EXIT GATE

Approach the exit gate slowly and it will open automatically. Be patient.

SERVICE GATE

The service gate is at the western end of Clubside Drive. It is locked and may be opened only by appointment with a Gates Committee member. If you are expecting a delivery or pickup in a large truck or trailer, contact the committee.

Please **schedule this service in advance** to ensure that a committee member will be on the property to unlock the service gate and re-lock it after your delivery is completed. Don't assume that a request by voice mail or email has been received unless you receive a response from one of the Gates Committee.

TRUCKS AND MOVING VANS

Large tractor-trailer trucks and moving vans are prohibited on condominium property. These trucks must be on- or off-loaded from/to a smaller vehicle at another site, so the smaller vehicle can negotiate the winding roads of Beaverdam Run.

ENTRY GATE BREAKAGE

This is a vexing problem, especially for the Gates Committee members who must remove the broken gate and put a new one in place. **Be mindful that the gate closes after each vehicle, so that only one vehicle at a time may go through the gate.** Do not tailgate thinking you can get through. The gate will come down on your vehicle, likely damaging your vehicle and breaking the gate.

Do not pass someone who is at the touchscreen trying to get in. Be considerate, patient and wait your turn. If someone in front of you continues to have difficulty reaching an owner on the keypad, get out of your car, and ask whom he or she is trying to reach. If they provide a resident's name and address, and if their business seems legitimate, let them in. Then wait and let yourself in. Don't try to let two cars in with one push on the remote. Don't give out access codes.

Don't try to bring a car with a trailer through the entry gate. The gate sensors will interpret the second axle of the towing vehicle as the end, and the gate will start closing on the trailer, resulting in damage to the gate and vehicle. Residents are responsible for the fine for damage to the entry or exit gate whether caused by the Resident or their guest. Commercial Vehicles on the property whether doing business for the Association or for Residents will be fined directly for damage to any entry or exit

gate. The fine is set at \$100 per occurrence. (See Rules and Regulations). If you are involved in a breakage of the gate, whether done directly by you, by a guest of yours, or by a trades-person who enters the property on your behalf, please call a Gates Committee member so that the gate can be repaired or replaced. Similarly if you witness a breakage, contact the committee.

FORGOT YOUR ENTRY GATE CODE (BUZZER CODE) ?

Your unique code used to raise the entry gate is available in your account within the Condo Control Central (CCC) portal. To find it:

- Log in to Condo Control Central
- Click on **My Account** in the column on the left
- Click on the heading: **FOBs, Remotes, Keys and Buzzer Codes**
- Under **Buzzer Code**, you will find your four-digit number.

At the gate, enter that number, press **OPEN** and the gate will rise.

If you have a question contact the Gates Committee at BRCA.Gates@gmail.com.