

CYPRESS RIDGE HOA

KEY FOB RULES AND AGREEMENT

Electronic key Fobs will be available at \$60.00 fee (2 fobs) to all Cypress Ridge HOA owner/residents only.

Homeowners:

Requirements for owners to obtain a Key Fob:

1. Must be the owner of record for the unit.
2. Must be current on assessments.
3. Must not be in violation of any covenant or restrictions of the Community.
4. Must sign the agreement to abide by the Pool Rules
5. Must sign this agreement for Key Fob rules.

Renters/Homeowners Responsibility:

Homeowners who rent their units relinquish pool privileges to their renters but are still responsible for all use or abuse of the facilities accessed by the Key Fob

Requirements for renters to obtain a Key Fob:

1. Owner must have a rental agreement on file with Management Company
2. Owner must provide a copy of the lease to the Management Company
3. Owner must provide a current rental lease agreement each time that lease expires. Rental agreement must be updated prior to expiration date to avoid key deactivation.
4. Owners must sign written permission for the renter to receive a Key Fob and an automatic fee of \$60.00 will be charged to the renter as DEPOSIT.
5. Renters will also have to sign and agree with Pool and Key Fob rules.

Key Fob Rules:

All Key Fobs are coded, and all entries logged and exits documented. **Facilities are monitored 24/7.**

1. Key Fobs are not transferable.
2. Violations of Pool Rules will result in loss of pool privileges.
3. Any damage incurred to the facility will be the financial responsibility of the homeowner who owns the Key Fob.
4. Anyone allowing use or entry to any person other than the recipient will lose pool privileges. *Every unit must be electronically and individually scanned for entry.*
5. Minors are the sole responsibility of adults allowing them access.
6. The Key Fob must be kept in good working order. Do not swim with or immerse the Key Fob in water as it will deactivate it.
7. If past due on assessments, Key Fobs will be deactivated WITHOUT NOTICE and cannot be activated again until the full balance has been paid.

Lost or Stolen Key Fob:

1. Report a lost Key Fob IMMEDIATELY to management (Treat it as a credit card!)
2. The lost Key Fob will be deactivated to prevent you from taking responsibility for damage.
3. A replacement Key Fob will be provided at the cost of \$60.00/\$120.00 (by frequency).

To this date _____ I have read, understand, and will abide by the Key Fob Rules.

Homeowner Signature: _____

Print Name: _____

Property Address: _____

Renter Signature: _____

Print Name: _____

Property Address: _____

CYPRESS RIDGE HOA

POOL RULES AND AGREEMENT

CYPRESS RIDGE Pool Rules:

1. The pool is used for residents and guests only.
2. **Guests must be accompanied by residents.**
3. Proper identification must be readily available.
4. **Children under the age of 14 must be accompanied by an adult.**
5. Please shower before entering the pool.
6. **No food or drinks allowed within 8 feet of the pool.**
7. No glass allowed anywhere in the pool area.
8. **No horseplay in pool or deck area.**
9. No running around the pool deck.
10. **Do not use the pool if you are ill.**
11. Do not swallow the water, it is recirculated.
12. **Incontinent individuals/ children must be wearing swim diapers in pool.**
13. No animals are allowed in pool or on pool deck.
14. **No loud, obnoxious, or offensive language permitted.**
15. Radios brought to the pool shall be kept at reasonable volumes.
16. **Pool furniture shall not be removed from the pool deck area.**
17. Belongings left in pool facilities after dusk will be discarded.
18. **The cost to repair damage caused by resident or guest will be assessed to owner's account.**
19. Pool policies and hours of operation are subject to change without notice.
20. **Safety equipment may not be used as toys.**
21. Call 911 in the event of emergency.
22. **Call association management to report any maintenance related issues.**
23. Bathing load: 24 people

To this date, _____, I have read, understand, and will abide by the Pool Rules.

Homeowner Signature: _____

Print Name: _____

Renter Signature: _____

Property Address: _____