



## Avimor Residential Community Association

### Key Card/ Key Fob Access Policy

**WHEREAS**, The Community Charter for the Residential Community at Avimor grants the Founder and Board of Directors the ability and responsibility to create and enforce rules for the Avimor Residential Community Association. *"The Residential Community has been established and is administered pursuant to various documents that have legal and binding effect on all owners and occupants of property in the Residential Community, as well as on anyone else that may now or in the future have an interest in any portion of the property comprising the Residential Community. Such Documents, referred to in this Charter as the "Governing Documents," which include this Charter and the other documents described in Table 1.1, as they may be amended. All owners and occupants, as well as their tenants, guests, and invitees, are required to comply with the Governing Documents."*

**Community Charter for the Avimor Residential Community at Avimor: Chapter 1:1 Scope and Applicability**

**WHEREAS**, The Community Charter for the Residential Community at Avimor grants the Board of Directors, the Founder, the ability to add policies and rules in addition to rules found in the charter. *"(a) Board Authority. Subject to the notice requirements in Section 7.2(c) and the Board's duty to exercise judgment and reasonableness on behalf of the association and its members, the Board may adopt new rules."*

**Community Charter for the Avimor Residential Community Association: Chapter 7.2: Board Authority.**

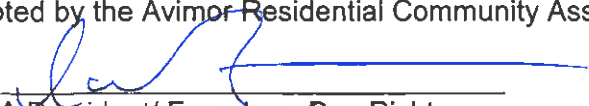
**WHEREAS**, The Community Charter for the Avimor Residential Community Association allows for the management, operation, and control of the Common Areas including all parks, fields, and the Avimor Community Center including access to all facilities. *"(b) Management and Control. The association is responsible for management, operation, and control of the Common Area, subject to any covenants set forth in the deed or other instrument transferring the property to the Association."*

**Community Charter: Chapter 9: Property Management: 9.1(b) Management and Control.**

**THEREFORE**, be it resolved that the Board of Directors of the Avimor Residential Community Association adopts the following rules regarding the use and access of the Avimor Community Center.

- Access fobs are available for purchase from Avimor LLC for \$20 each.
- Access keys are available for purchase from Avimor LLC for \$10.00 each.
- Owners may purchase access keys or fobs up to a total of (5) per household or Unit. Access keys and fobs are to be used only by residents of the household they are issued to.
- Community Center access fobs and keys may be deactivated by the Avimor Residential Community Association for various reasons including but not limited non-payment of association dues, violations of community rules, non-compliance with Design Review Committee.
- Access keys and fobs will be reactivated at the direction of the Board of Directors, Founder.

Adopted by the Avimor Residential Community Association Board of Directors on October 8, 2014

  
ARCA President/ Founder – Dan Richter