



RULES AND REGULATIONS REGARDING GATE AND AMENITY ACCESS

To ensure that the Front Entry Gate and Amenities are only used by authorized residents of Lexington Place, the Association has implemented new rules and access requirements. As a resident of Lexington Place, you are required to understand and follow these rules.

It is the intent of the Association to prohibit dual usage by a Unit Owner and its tenant of the association property and common elements otherwise readily available for use generally by unit owners. In accordance with Section 718.106(4), Fla. Stat., “When a unit is leased, a tenant shall have all use rights in the association property and those common elements otherwise readily available for use generally by unit owners and the unit owner shall not have such rights except as a guest, unless such rights are waived in writing by the tenant.”

General Access Device Information

Lexington Place Condominium Association uses serialized devices for entry to the front gate and amenities. All registered Unit Owners, residents, and Property Managers contracted by the Owner of a Unit, must register, and activate their access device in order to gain access to the Condominium Property Entry Gate, Pedestrian Gate, Swimming Pool, Tennis Court, and Clubhouse amenities.

The access devices are remote control clickers that allow residents to easily bypass the dial pad at the front gate and access the community without stopping the vehicle. These devices also give residents access to all amenities for which access is required. The following rules apply to all Lexington Place residents and will be strictly enforced by the Association.

- Only **registered Unit Owners, residents and Property Managers contracted by the Owner of a Unit** in Lexington Place are eligible to receive gate and amenity access devices for the property, to the extent authorized by Section 718.106, Fla. Stat.. The number of gate access devices shall be limited and registered to the Unit. Unit Owners who lease their unit shall retain access rights as a landlord pursuant to chapter 83, Fla. Stat., but general use of the amenities and common elements shall be reserved for their registered tenants as residents of the unit. Property Managers shall only have access rights, and no right to use the amenities. Residents and occupants of a unit must visit the Association’s office to register and activate their device.

Registration requirements include, but are not limited to:

- Valid Photo ID
- Copy of your Deed (Owner Occupants)

- Copy of your Lease (Tenants)
 - Contact Information (Phone Number, Email Address, etc)
 - License plate numbers and vehicle registration information for all vehicles which will be driven or parked on Association Property along with current proof of insurance.
 - All other registration requirements per the rules and regulations regarding the leasing of Units, including but not limited to, background checks.
- To open the front gate when driving into the community, simply click the button on your device while near the dial pad box. To access the Pedestrian Gate, Pool, Tennis Court, and Clubhouse, simply tap the device on the access touch points.
 - Devices are serialized and registered to each resident. Per the rules and regulations of the community, all residents must accompany guests when using the amenities. DO NOT share or give your access device to anyone. Giving unauthorized access to the property or amenities will result in a violation, deactivation of the registered device, and suspension of amenity access.

Access Device Regulations

The following access device regulations have been put in place to ensure only residents and unit occupants have easy access to the property and amenities.

- Only **registered Unit Owners, residents and Property Managers contracted by the Owner of a Unit** in Lexington Place are eligible to register and activate gate and amenity access devices for the property.
- Only one (1) access device will be activated per registered resident or leaseholder.
- Access Device distribution is limited to conform with the Association's Declaration restrictions regarding occupancy in units. Access devices are limited as follows:
 - Maximum of two (2) devices for One-Bedroom Units
 - Maximum of four (4) devices for Two-Bedroom Units
- Additional access devices may be registered and activated for \$75, payable to the Association via money order or check. Additional devices are subject to Association approval based on the following terms, including but not limited to, rental status, occupancy restrictions for each unit type, and the number of registered residents in a unit. The Association reserves the right to limit the number of active devices registered to any unit.
- Unit Owners are responsible for notifying the Association of a change in occupancy, ownership, or tenancy. Unit Owners are also responsible for distributing access devices to new owners or tenants.

- Upon the sale of a unit, owners are responsible for distributing access devices to the new owners/buyers. If you do not provide the buyer with access device(s), the new owner will be required to register and activate a new device from the Association for \$75, and the prior device shall be deactivated.
- Upon a change in tenancy, owners are responsible for collecting and re-distributing access device(s) to tenants. If you do not provide the tenants with the access device(s), the new tenants will be required to register and activate a new device from the Association for \$75, and the prior device shall be deactivated.
- **Access devices will be deactivated upon termination of a lease** unless a renewal or new tenant is approved by the Association. It is the responsibility of owners to notify the Association of any occupancy changes.
- **Access devices will be deactivated upon the sale of a unit.** The new owner of a unit will be responsible to register with the Association to activate access devices.

Guest and Delivery Dial-in Feature

Resident names will be added to the front gate phone directory to allow for quick and easy dial-in for resident guests and deliveries. The gate directory uses a unique numeric code tied to the phone number provided during registration.

- When the resident name is selected or the resident code is dialed on the directory, it will call your phone number and connect you to the caller at the front gate. To buzz your guests in, press “9” on your telephone keypad.
- **DO NOT BUZZ IN OR OPEN THE FRONT GATE TO ANYONE YOU DON’T KNOW OR ARE NOT EXPECTING.** You will be held responsible for any damages related to granting access to the property. Dial-in codes are tracked.

New Owners and Residents

If you are new to Lexington Place, it is your responsibility to make sure you receive the gate and amenity access devices from the previous owner or your landlord. You will be required to register with the office to activate the device(s) and add your name to the directory.

- New Owners who intend to occupy their units will need to register with the office and provide a valid Photo ID, a copy of the deed, and vehicle information to activate the device(s). New Owners who intend to rent out their units will need to follow the leasing rules and regulations to ensure tenants are approved and registered. You will be responsible for providing your tenants with access devices.

- New Tenants moving into a unit at Lexington Place must request access devices from their landlords. Once you are approved for occupancy and registered with the Association, your access device will be activated.
- New Owners and Tenants who do not have access devices will be required to register and activate a new device from the Association for \$75.

Special Access (Property Managers)

Property Managers and Self-Managing Owners must register with the Association to receive access to the property. Property managers will be given one (1) unique access device per company or Self-Managing Owner. The following requirements are in place for property manager access:

- Unit Owners wishing to grant access to a contracted Property Manager must provide the Association with a valid managing contract for each unit and a valid Photo ID of both the Unit Owner and the Property Manager. Self-Managing Owners will need to provide a Valid Photo ID and a copy of the deed.
- Owners and Property Managers are responsible for notifying the Association of a change in occupancy, ownership, or tenancy. Owners and Property Managers are also responsible for distributing access key cards to new owners or tenants.

Limited Special Access (Realtors)

Listing Agents and Realtors who publicly list a unit for sale or rent will be required to register with the Association to receive special “showing” access to the property. Unit Owners wishing to grant access to a contracted Listing Agent or Realtor are required to provide the Association with the Listing Agent or Realtor’s name, a valid Photo ID, the Unit Number that you are listing, along with a copy of the property management or listing contract.

Lost or Stolen Devices

Report lost or stolen devices to the Association’s office staff immediately. Lost or Stolen access devices are subject to a \$75 deactivation and replacement fee, which may be charged to the Unit Owner.