

## Applies to:

All Residents and Lot Owners (hereby referred to as Residents) within ORMC.

## Gate Policy For Oakridge Mountain Community (ORMC)

- Gates are operated with a code key pad or a remote control
  - **Quarterly Gate Codes** will be provided to each resident via e-mail
    - Residents must provide a working e-mail to the ORMC Secretary to ensure this is sent to you.
    - Residents are reminded this code is for residents ONLY and not to be shared outside your immediate family.
    - No permanent codes will be issued to any Resident.
  - **Remote Controls** are available for purchase by residents.
    - Current cost is \$50.00 each
    - Each Lot will be limited to 1 remote per vehicle with a maximum of 3 remotes per household. If multiple lots are purchased by the same owner(s), they will still be limited to 3 remotes. This is due to limitations of the gate hardware and the supported number of remotes.
    - It is the responsibility of the Resident to report lost remotes to the Gate Committee, President or the Secretary of the community in a timely manner, so it can be deactivated.
- No Resident will ever be denied access to the Community.
  - Residents that repeatedly share the quarterly gate code can be required to purchase a remote for access and be removed from the quarterly code distribution.
- ORMC has established codes for service companies entering the community. These include, but are not limited to: ETC, GA Power, USPS, FedEx, UPS, Trash Services, Propane Services, Emergency Services, etc
  - Residents can check with the Gate Committee to see if a particular service is included, needs to be added, etc.
- **Special Requests**
  - Codes can be generated for special requests.
    - **One time visits or emergency service (HVAC, plumber, etc)**
      - Residents are expected to meet the party at the Gate and escort them to your residence. The gate is maintained by volunteers and this would place an unreasonable burden on them to generate a code.
    - Requires an e-mail to the members of the Gate Committee defining who the code is needed for, purpose and the timeframe the code is needed.
      - At least 72 hours prior is a must. The system has NO remote programming capability, and requires programming thru the keypad.
      - As we are a private community, the requestor is required to ensure the party is insured in case of damage to community assets. The Requestor assumes this liability if they are not.
  - Codes will not be generated to any resident for a reoccurring event. The resident will need to contact the Gate Committee to discuss this need.
  - Requests to leave the gate open for an extended period of time, the Gate Committee will need to be notified at least 72 hours in advance.

**Effective date: 3/23/21**