

January 2013

## BME Gate Remote Transmitter Policy

### Background:

The gate and remote transmitter enhancements of 2011 provide several tools which afford the potential for much improved security for Butler Mountain. However, these security upgrades will be seriously degraded if members fail to retain control of the remotes. Allowing transmitters to fall into the wrong hands or to be abused would jeopardize the safety of all Butler Mountain residents and their property.

### Procedures:

1. The remote transmitters will be issued to property owners on Butler Mountain, with the intent that they will be used exclusively by property owners and their family members.
2. Any lost, stolen, or misplaced transmitter must be reported promptly so that it can be deactivated.
3. Property owners will sign for uniquely coded remote transmitters for use by persons within their household on a form maintained by the Gate Manager. The property owner is responsible to the BMEPOA for the appropriate use of any remote and entry code for which he/she signs.
4. Two transmitters per household may be purchased. Requests for more than two transmitters per household must be submitted to and approved by the BMEPOA Board.
5. If a property owner wishes to accept the responsibility of allowing someone outside his/her household to possess a remote, issuance of that remote requires majority approval of the elected Board members. These transmitters, if any, may be programmed for a limited entry schedule determined by the Board. If approved, the name of the user will be noted on the issuing form, and the remote will be electronically associated with that specific user who will be responsible for its use along with the property owner requesting it.
6. No remote transmitter will be issued to a person who is in arrears or who has underpaid the annual assessment fee and penalties.
7. Remote transmitters will be subject to deactivation if the Treasurer's reports indicate that the annual assessment payment is late.
8. At the discretion of the BMEPOA Board, non-BME property owners may be required to lease rather than purchase a transmitter.