

Villages at Mount Hope Bay Condominium
Gate Opening Policy
1/11/12

As a general practice the gates to the Condominium will remain closed and accessed by either owner remote controls or codes. The Villages is a gated property, owners should understand that the gates provide “perceived” security to the property.

The gates will be open on an exception basis per the following:

At the discretion of the Board or the Property Manager the gates may be left open for emergencies such as:

1. Major storms which may result in power failures,
2. Snow storms to assist snow removal
3. Others as determined by the Board or the Property Manager.

Regular delivery services, public utilities, and fire / safety personnel must register with the property manager and will be issued individual codes.

Real Estate Sales and Open Houses

1. Open houses for the public will be permitted on Sunday afternoon from 11 a.m. to 3 p.m. The gates can be open from 10:30 pm to 3:30 pm to permit the agent to open and close the unit.
2. Open houses for other agents usually held on Wednesdays will be permitted with a time limitation of having the gates open for 1.5 hours.
3. Agents wishing to hold an open house must register with the property manager to receive access permission.
 - a. The agent will receive the key to open the gates after registering with the property manager and paying a deposit of **\$50**.
 - b. The agent is responsible for opening and closing of the gates and must maintain the time constraints.
 - i. Only the Schooner Drive visitor gate may be operated by a real estate broker.
 - ii. No other gate may be operated by a real estate broker.
 - c. Any agent found to be abusing the time constraints will have their privilege revoked. That agent may return the key and receive their deposit back, or if they refuse, then their deposit will be used to rekey the control box.
 - d. The agent may return the key upon request and receive their deposit back (such as the end of a contract or the sale of the unit).

Real Estate agents may request an individual code so that they can gain access without using the unit owner’s code. This will be a temporary code which will be issued at the request of the property owner and will be cancelled at the end of the sales contract or the sale of the unit.