

Amended and Restated Vehicular Transponder Rules
Effective May 18, 2022

PURPOSE:

The purpose of these Transponder Rules is to set forth the terms and conditions under which Authorized Holders may acquire and use a vehicle access device (transponder) for ingress into the Community.

Authorized Holders may use the transponders to activate the entry gates at the main entrance and rear entrance of Bellasera (facilitated access). Continued authority to use the transponders for facilitated access is subject to the following Transponder Rules, and the privilege may be suspended or revoked if the Transponder Rules or any other Rules adopted by the Association are violated. Nothing in these Transponder Rules is intended to restrict any Owner or other Authorized Holder from entering Bellasera through the guard gate at the main entrance by non-facilitated means, or by using the keypad during non-guard hours.

Owners and Tenants have been issued a QuickPass account and are strongly encouraged to use it to manage their visitors.

RULES

1. Authorized Holders are: Owners, Owners' immediate family members residing full time with the Owner (Owners' parents, children, grandchildren and siblings), significant others (an Owner's partner in a long-term, intimate relationship residing full time with the Owner), and Tenants who have a completed Lease Certification on file in the Bellasera Manager's office for a lease term of not less than 30 days.
2. Authorized Holders may purchase a soft transponder ("Soft Transponder") for each vehicle registered in the name of such Owner, immediate family member, significant other or Tenant for facilitated ingress into Bellasera, unless otherwise provided below. Under limited circumstances identified in paragraphs 5 and 8 Authorized Holders may purchase a hand-held transponder ("Hard Transponder").
3. A transponder may be used only on the vehicle for which it was issued. Soft Transponders must be permanently affixed to the windshield. No transponder, whether soft or hand-held, may be transferred to any other vehicle, or shared in any manner with any other Authorized Holder or Guests/Invitees.
4. The cost of each new Soft Transponder is \$40 for a new vehicle or \$25 for a replacement windshield. The cost of each hand-held transponder ("Hard Transponder") is \$75.

5. Authorized Holders who experience technical non-read problems with the Soft Transponders will be offered the opportunity to purchase a hand-held Hard Transponder for use with that vehicle. In these instances, the cost for the hand-held Hard Transponder would be a one-time \$40 fee but such Hard Transponders must be renewed annually with the Management Office.
6. Portable, hand-held Hard Transponders will no longer be available for Motorcycles or Motorbikes. Any portable hand held Hard Transponders previously issued to Authorized Holders for a Motorcycle of Motorbike registered in their name are grandfathered, but will be required to be reactivated annually. Hard Transponders that are not portable and can be affixed to a Motorcycle or Motorbike may be issued at a cost of \$50.00.
7. Authorized Holders may submit a written application to the Security Committee to purchase a Soft Transponder for each vehicle owned by a care provider who visits regularly and frequently to provide medical care for the Authorized Holder. Soft Transponders issued to health care providers will be programmed for the period care is provided. Any adverse decision by the Committee may be appealed to the Board.
8. Authorized Holders may submit a written application to the Security Committee to purchase a hand-held Hard Transponder for use with rental cars or company cars. Those transponders will only be activated for the term of the rental and will have to be reactivated for subsequent rentals (without incurring an annual charge). Any adverse decision by the Committee may be appealed to the Board.

NOTWITHSTANDING THE PRECEDING, every hand-held Hard Transponder will be programmed to deactivate one year after the date of issuance but may be renewed annually by contacting the Manager.

9. The Board may deactivate any or all transponders associated with any Bellasera address at any time the Board determines, in its sole discretion, any individual at that address has violated these Transponder Rules or any policy or rule set forth in the CC&Rs or adopted by the Board. Such deactivation may be for such time period as the Board determines, including permanent deactivation.
10. The President, after consulting with the Security Committee and in the President's sole discretion, may from time to time, authorize high frequency visitors, such as utility company representatives, government services vehicles and commercial vendors (i.e.: Cox Communication, Southwest Gas, Century Link, USPS, UPS, FEDEX, and other such services, but excluding landscape and pool service vendors) to enter Bellasera with without the need to register if the President determines such access does not materially and adversely impact the security of the Community.