

# M24 Ranch Homeowners Association

## Rules of Gate Access and Identification

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One of the attractions of the M24 Ranch community is the security provided as a result of being a gated community. The entrance gates on Sheep Ranch Road and Railroad Flat Road control access to our community and are our community's first level of security. As such it is in every ones interest and responsibility to restrict the use of the access codes to a minimum and not approve access for anyone you do not know.

Activity logs of access are generated by the gate. These logs will be reviewed if a member reports an unusual occurrence or suspects that someone is trespassing.

### **Gate Access Control**

Methods of access to the community are:

#### **Electronic Remote Controllers (Members Only)**

- **Primary** access for members.
- Members will be issued one (1) remote controller and one (1) key fob at no cost. Additional remote controllers may be purchased for \$30; Additional fobs may be purchased for \$10.
- A total of 4 remotes or 4 fobs, or a combination of 4 access devices will be issued to each member. Any exceptions to this rule should be approved by the Board.
- Remote controllers are for the convenience of **members only** and should under no circumstances be shared with anyone outside the community.
- The HOA may deactivate remote controllers for any unauthorized use by a member.

#### **Member Gate Codes**

- **Secondary** community access for members.
- A unique numeric code will be provided to each member upon request.
- This code should not be shared outside immediate family and close friends.
- Entering the numeric code followed by the enter key from the pedestal will activate the gate to open.
- Member gate codes will be changed and reissued every two years.

#### **Two way voice communication from the pedestal**

- **Primary** community access for **all** guests.
- Guests arriving at the gate can scroll through the list of residents on the call box to find the household they wish to visit.
- When the household is located, they simply press call and the household phone will ring.
- After confirming that you wish the party at the gate to enter, simply press '9' on your phone keypad, you will hear a tone and the gate will open.
- A land line or a cell phone number may be used as the household phone number displayed at the pedestal.

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## **Temporary Gate Codes**

- Temporary gate entry codes can be activated within 24 hours to provide gate access for contractors you may need for painting, repair work, etc. Simply send an email to [M24news@yahoo.com](mailto:M24news@yahoo.com) and request a temporary gate code.
- Please provide the name of the contractor and the number of days the code is required.

## **Semi-permanent Vendor / Contractor Codes**

- Unique gate access codes have been assigned to vendors, contractors and other individuals that regularly service our community. These codes are monitored regularly for approved use and are operational during business hours only.
- Examples: PG&E, Calaveras County, UPS, Fed-X, Ontrac, Calaveras Sanitary Department.
- Should you have a vendor or contractor, such as a maid service, lawn care, etc. that services your property on a regular basis, you may request a semi- permanent gate code for them. Please provide the name and contact information for the vendor. Send your request to [M24news@yahoo.com](mailto:M24news@yahoo.com).

## **Builder Gate Codes**

- Builder gate access codes are provided to the general contractor for use by subcontractors during the construction of a home or addition. The code will be provided when County permits are granted. The name and contact information of the General Contractor is required.

## **Guest Passes for Common Area**

- Two (2) laminated guest passes will be issued to property owners who have homes in the Association. Guest passes will be reissued annually and will designate the owner and lot number. Guest passes must be prominently displayed if not accompanied by a resident.
- 2 additional guest passes are available upon request.
- Non-resident owners may request guest passes by sending an email to [M24news@yahoo.com](mailto:M24news@yahoo.com).
- The Board should be notified of gatherings greater than 15 people by sending an email to [M24news@yahoo.com](mailto:M24news@yahoo.com).

## **Emergency Community Access**

### **Keyed Emergency Access**

- An emergency access box is present at each gate accessible by a key.
- All EMS and Fire vehicles are equipped with a key to this box.

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### **Power Failure**

- The gate is equipped with emergency battery backup. In case of a power failure both gates will open and remain open until the power is restored. The gates will close automatically when power is restored.

NOTE: Please send an email to [M24news@yahoo.com](mailto:M24news@yahoo.com) should you observe the gate not opening or closing properly.

Approved by the M24 Ranch Board of Directors at the October 3, 2020 Board Meeting.