



Owner / Resident  
Villa Hermosa II  
Calexico California

10/27/10

**NEW SWIMMING POOL ACCESS POLICY 2011 – POOL GATE ACCES RESTRICTIONS**

Dear Villa Hermosa II Home Owner

The Villa Hermosa II HOA board members will vote at next scheduled HOA meeting to adopt a new policy for homeowner access and use of the swimming pool area facilities. The next Scheduled HOA Board Meeting is scheduled for Tuesday November 30<sup>th</sup> at 6:00pm at Carrow's Restaurant in Calexico. Feel free to attend and express any concerns you may have with the community.

We believe access to the swimming pool facilities is a privilege and all homeowners share the responsibly to insure the facilities are kept in good condition. A new lock was installed at main gate to the pool area. This new lock will only open with a valid card key that is programmed with your home address (unit #). You simply wave the card key in front of the lock and the door will open. Each month the lock is programmed to provide access privileges to all owners/residents that comply with the policy. Owners/residents that fail to comply with the policy may be denied access privileges.

Once approved by the Board, Homeowners will receive their valid Card Key in the mail by December 7<sup>th</sup> 2010. If you don't want the card key mailed to you directly, please contact ERA at (760) 352-0923 to make other arrangements.

See full policy below for more information. Please visit our website for additional information:  
[www.villahermosa2.com](http://www.villahermosa2.com)

Sincerely,  
Board of Directors

**Villa Hermosa II – Swimming Pool Area & Facility Gate Access Policy**

The following rules & regulations are adopted by the Villa Hermosa II Homeowners Association Board of Directors pursuant to the bylaws of the association and apply to all owners, tenants, and their guest.

Effective Date: December 7<sup>th</sup>, 2010

**General Description:** Access to the Swimming Pool Facilities located inside the pool area fence is granted to all owners, tenants, and their guest that comply with the rules and regulations of the association, and the rules & regulations described herein. Owners, tenants, and their guest that fail to comply with the rules & regulations of the association and/or the rules & regulation described herein may have access to the pool facilities denied, suspended or revoked. Access to the swimming pool facilities is controlled by security gate.

Swimming Pool Area Access Privileges: Access to the swimming pool area is provided to resident/owners, tenants, and their guest with a valid card key only. A valid card key will open the security lock located at the main gate to the swimming pool area.

Access Privileges to the swimming pool area and facilities may be denied, suspended, or revoked for any or all of the following circumstances:

- a. Delinquent HOA Dues. Owners with a delinquent balance of more than one month's HOA dues may have access privileges suspended.
- b. Special Assessment Balance. Owners that fail to pay their portion of special assessments may have access privileges suspended.
- c. Delinquent Fines. Owners that fail to pay fines imposed by the association have access privileges suspended.
- d. Swimming Pool Rules & Regulations. Residents/owners, tenants, and their guest who violate the posted rules & regulations of the swimming pool area may have access privileges suspended or revoked indefinitely. Violation of Swimming pool rules & regulation may also result in fines imposed by association.
- e. Association Rules & Regulations. Residents/owners and tenants who violate the rules & regulations of Homeowners Association as described in the "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR VILLA HERMOSA II" (CC&R's) and the "Architectural and General Guidelines for the Villa Hermosa II Townhomes " may have access privileges suspended or revoked in definitely. Violation of association rules & regulation may also result in fines imposed by association.
- f. Denial of Request. Owners/residents who ignore or refuse to comply with association request regarding a violation of the association's rules & regulations may have access privileges suspended or revoked in definitely.
- g. Destruction of Association Property. Any residents/owners, tenants, and their guest responsible for the damage, vandalism, and or destruction of association property anywhere in the complex may have access privileges suspended or revoked indefinitely. Destruction of association property may also result in fines imposed by association.

Access Privileges may be reinstated by the association board of directors upon satisfactory resolution of the circumstance that caused the suspension or revocation of the privilege. Satisfactory payment of delinquent HOA dues may result in an automatic reinstatement of access privileges, if no other circumstances resulting in suspension or revocation of the privilege exist.

Security lock at swimming pool area main gate will be programmed on a monthly basis. Updated owner information and access privileges will be programmed into the lock by the 10<sup>th</sup> of each month. Delinquent HOA dues will be determined at the end of the previous month. A delinquent HOA dues balance equal to or greater than one months HOA due amount at the end of the month may suspend privileges beginning at the 10<sup>th</sup> of the following month.

Card Keys:

- a. Card keys for access to the swimming pool & spa area are issued by the association to adult residents/owners and tenants only. A letter from an owner to the association authorizing

the issuance of a card key to his/her tenant is required. The tenant will be required to show photo identification prior to issuance of card key.

- b. One card key is issued for each address. Additional card keys are not available.
- c. Card Keys will not be issued to anyone under the age of 18.
- d. Loaning of card key to unauthorized users is strictly prohibited and may result in suspension of pool access privileges and/or the imposition of fines.
- e. A \$75 charge will be assessed for replacement card keys.

Secondary Gate: The gate located on the west fence near the spa is not considered an entry gate and does not have card key reader hardware. This gate is for exiting purposes only. Keys for the lock on the secondary gate will not be issued to owners.

Notes: The normal operation hours of the pool area, as posted, apply to the security gate. Valid card keys will not open the gate after hours of operation.

Vandalism and/or disabling the security equipment at the swimming pool area are strictly prohibited and may result in suspension of pool access and/or the imposition of fines.

Resident/owners and tenants who are using the swimming pool area facilities must be prepared to verify their residency and display card key upon request of a Villa Hermosa II association representative.

END

Policy Date 10/27/10