



POWER RANCH COMMUNITY ASSOCIATION  
AMENITY ACCESS POLICY  
RESOLUTION

Whereas, The Power Ranch Community Association Bylaws Section 3.9.1 Powers and Duties of the Board (7) Adopt and publish rules and regulations governing the use of the Common area and facilities and the personal conduct of the Members (Owners) and their guests and establish penalties for the infraction of such rules and regulations.

Whereas, the Board chose an amenity access system (Verkada) to be installed at each pool, the Ranch House, and the Barn, in 2025;

Whereas the Board wishes to establish a comprehensive policy regarding the distribution of amenity access fobs to accommodate multiple uses;

Now therefore, the Board of Directors has established the following rules for amenity access:

1. Each Lot/Unit receives one key fob, with the option to purchase one additional fob for \$25 (limit two per household).
  - a. Resident Owners are also granted up to two app (Verkada Pass) credentials per household.
2. If the property is being rented, the Owner must register it as a rental, submit the Tenant Registration Form, and pay a one-time \$25 fee before the Tenant may pick up the key fob.
  - a. Tenants will receive one key fob, but app (Verkada Pass) access is not available to Tenants.
  - b. It is the Owner's responsibility to collect the key fob at the end of the lease, as it will be deactivated upon lease termination. Any fees associated with an unreturned fob are the responsibility of the Owner.
3. The replacement cost for lost or stolen amenity access fobs is \$50. Lost or stolen fobs will be disabled to prevent further access.
4. Access can be suspended for non-payment of assessments or destructive behavior in the facilities. (i.e. destroying pool furniture, graffiti, misuse of pool bathrooms)

This Amenity Access Policy is effective upon adoption, to remain in force until revoked, modified, or amended. This resolution was adopted by the Board of Directors of Power Ranch Community Association on the 28<sup>th</sup> day of May 2025.

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Board President

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Board Secretary