

Island Pointe Condominium Association Policy Relating to Remote Controllers and Equipment Used for Vehicular Access to the Island Pointe Condominium Site and Buildings – March 2016

The purpose of this policy is to provide for the efficient management of the existing systems providing access to both the Island Pointe site and individual buildings and, more importantly, to provide for the safety and security of the occupants. These policies will further provide for the most efficient use of the limited capacity of the existing access equipment.

1. Island Pointe access system records are to be maintained to indicate that the ID numbers of each active Island Pointe (IP) standard remote controller, used to initiate opening of Island Pointe entry gates and under building garage overhead doors, are directly associated and assigned to a single condominium unit number and address. Current records that associate an IP remote controller ID number to a condominium unit owner by name shall be changed to the condominium unit of use whether it is owner occupied or rented. ID numbers of IP remote controllers used by management and security company personnel shall be identified by the name of the company using the device.
2. The intended use of the IP remote controllers is so that occupants driving an Island Pointe registered vehicle will have ready access to the Island Pointe site and the under-building garages. This policy provides for the distribution of active vehicle remote controllers that coincides with the Island Pointe Condominium documents where the maximum number of registered vehicles per unit is limited to two. Each Island Pointe condominium unit, whether owner or renter occupied, is to have a maximum of two (2) active standard Island Pointe remote controllers.
3. An Island Pointe registered vehicle is defined as one of the maximum of two vehicles per condominium unit registered in Island Pointe records and has an Island Pointe vehicle identification sticker displayed on the vehicle windshield.
4. No active standard Island Pointe remote controller shall be used to allow vehicles not registered at Island Pointe to access to the Island Pointe site or under building garages. This restriction does not apply to remote controller use by security personnel in the performance of their assigned duties.
5. Any private and commercial vehicle not registered at Island Pointe, and seeking access to the Island Pointe site, shall access the property via the Sail Lane entrance. Vehicles not registered at Island Pointe are not to access the Island Pointe property through the Myrtice Street gate or the 134 building south overhead door.
6. The emergency entrance gate off of Sail Lane is for the exclusive use of first responder emergency vehicles as an emergency means to access the Island Pointe site.

7. The ID numbers of all lost, broken, suspended, inactive, and excess standard Island Pointe remote controllers currently in use are to be purged from all access systems and thereby made to be inactive.
8. Island Pointe will not issue additional remote controllers, beyond the two (2) assigned to each condominium unit, to owners and management companies of rental units.
9. Island Pointe will issue standard active remote controllers to the Island Pointe management company and security company personnel in a limited number that is adequate for them to perform their contractual duties.
10. No other standard Island Pointe remote controllers ID numbers are to be active in the Island Pointe access management system beyond those assigned to Island Pointe condominium units, management company, and security personnel.
11. Any IP standard remote controller, with ID numbers not active in the Island Pointe access system and in usable condition, which was purchased and issued by Island Pointe, may be returned to the Island Pointe office and a refund of the purchase price of \$30 will be issued.
12. The active IP remote controllers of each condominium unit will be programmed to allow access to the Island Pointe property through each of the two front gates on Sail Lane and through the south gate on Myrtice Street.
13. The active IP remote controllers of each condominium unit will be programmed to allow overhead door access to only the under building garage area of that condominium unit. At this time, in addition to the active IP remote controllers providing access through the main overhead doors connected to pavement, they will also provide access through the secondary overhead doors of the garage area under the 480, 490, & 500 buildings.
14. No Island Pointe standard remote controller other than those used by Island Point management and security personnel, shall be programmed to allow access to the garage areas under more than one building.
15. Any active IP remote controller, found to be defective in that it will not properly initiate access through the Island Pointe main gates or under building garage overhead doors should be returned to the Island Pointe office and a replacement IP remote controller will be exchanged at no charge.
16. Island Pointe remote controllers lost or damaged by misuse or neglect will be replaced for the normal replacement cost, currently \$30.
17. Island Pointe registered vehicles having a factory built-in device that is programmable to mimic the operation of the active Island Pointe standard controller assigned to the relevant condominium unit may use such a device for normal site and under building garage access.

18. Other than noted in 17 above, no remote controller, other than active Island Pointe standard remote controllers shall be used to actuate any Island Pointe entrance gate or under building garage area exterior overhead door.
19. These policies are not applicable to garage overhead door access systems associated with the garages assigned to individual specific condominium units.
20. This policy is to be added to the Post Orders of the Island Pointe security provider.

Signed by: Frank Herdman Title: President Date 5-11-16

Island Pointe Condominium Association

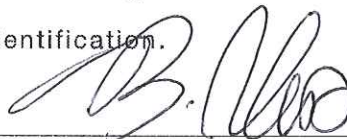
FLORIDA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT
F.S. 695.25

State of Florida }
County of Brevard }

The foregoing instrument was acknowledged
before me this 11th day
of May, 2016,
Month Year
by Frank Herdman Tr.,
Name of Person Acknowledging

who is ~~personally known to me or who~~
has produced FL Drivers License
FL/DL H635-261-19-333-0
Type of Identification

as identification.



Signature of Notary Public

Brian Vesco

Name of Notary Typed, Printed or Stamped



Place Notary Seal Stamp Above

Notary Public — State of Florida

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

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Title or Type of Document: Condo Docs
Document Date: 5/11/16 Number of Pages: 2
Signer(s) Other Than Named Above: None