



SIGNATURE POINT

KEY FOB ACCESS FOR RESIDENTS

The key fob you are being issued will provide coded access when held up to the door reader at the clubhouse entrance. By your acceptance, you agree to adhere to all the following rules regarding its use:

- Owner(s) will receive one (1) FOB per residence at the time of initial distribution. Only one (1) additional FOB will be distributed if needed for a maximum of two (2) per address.
- This FOB is specifically assigned to your address. The key FOB is not to be used by anyone else who is not a resident of Signature Point, under any circumstance, for any reason.
- It is the Owners' responsibility to promptly notify the Association if any FOB is damaged, broken, lost or stolen. Once notified, the Association will deactivate the FOB and the Owner may purchase a replacement from the Association for a fee of \$25.
- The key FOB has an assigned access level specific to you. This means that there are specified times when your fob will grant you access to the Signature Point Clubhouse.
- Prior to the sale of the residence, Owners must transfer their FOB to the new Owner. The Association will deactivate the FOB assigned to a residence when it receives notice that a change of title has taken place. New Owners can reactivate the FOB by contacting the Management Company to verify receipt of the FOB and their identity. If a new FOB must be issued to the new Owners, a replacement fee of \$25 will be assessed.
- Any FOB must be produced and shown to any authorized Association representative upon request. If a FOB is not provided upon request, Owners, tenants and/or guests will be asked to leave the pool area or clubhouse immediately.
- Owners are responsible for the actions of themselves, tenants and/or guests in the Clubhouse, Fitness Center, and Pool Area.
- Owners, who rent or lease their property to a tenant, are bound by the Association's recorded Declaration of Covenants, Conditions & Restrictions (CC&R's). By entering into the rental or lease agreement with a tenant, the Owner delegates their rights to the use of the FOB and the use of the Clubhouse, Fitness Center, and Pool Area exclusively to the tenant for the term of the rental or lease agreement.
- If you are delinquent on your monthly dues, we have a fiduciary duty to restrict access to these facilities.
- Given the significant resources expended to purchase, activate and operate the FOB system, Owners will not loan or give the FOB to anyone except tenants, if applicable.

Over

- If Owners, tenants and/or guests misuse the FOB or violate any of the Association’s Rules, Regulations or other Governing Documents of the Association, it may result in the Association taking action to deactivate the FOB, revoke membership privileges and rights, including the use of any or all of the Association Common Areas, Clubhouse, Pool, Pool area, and/or forfeiture of the FOB.
- The Association is not a guarantor, or otherwise responsible for the FOBs, FOB system or for use of the FOBs or FOB system by Owners, tenants and/or guests, including the use of the Clubhouse, Fitness Center, Pool or Pool area. Owners, tenants and/or guests agree to indemnify, defend and hold the Association, its officers, directors, agents, contractors, and management harmless for any problems, damages, injuries, deaths, loss, defects, failures, claims, lawsuits, demands or liability as a result of the use, possession, loss, destruction, theft, or other related issues arising directly or indirectly from the FOBs, FOB system, and the use of the Clubhouse, Pool, Pool area, and Fitness Center by Owners, their tenants, guests or other persons who may utilize the FOBs or FOB system. Owners and tenants understand and agree to waive, release and discharge the Association, its officers, directors, agents, contractors, and management harmless for any problems, damages, injuries, death, loss, defects, failures, claims, lawsuits, demands or liability as a result of the use, possession, loss destruction, theft, or other related issues arising directly or indirectly from the FOBs, FOB system, and the use of the Clubhouse, Pool, Pool area, and Fitness Center by Owners, their tenants, guests or other persons who may utilize the FOBs or FOB system.

1 - FOB # *(located on back of FOB)*

2- FOB # *(if requested)*

1 - Name of Homeowner/Tenant

2 - Name of Homeowner/Tenant

Address (city state not needed) / _____
Lot #

Email *(required)*

Email *(required)*

Phone # Home Cell Work

Phone # Home Cell Work

Signature of Homeowner/Tenant

Signature of Homeowner/Tenant

Date