

DILLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.

POLICY AND PROCEDURE

Installation and Maintenance of Motorized Entrance Gates

Adopted: March 6, 2021

The following policy and procedure has been adopted by the Executive Board ("Board") of Dilley Ranch Property Owners Association, Inc. ("Association") for the Installation and Maintenance of Entrance / Exit Gates on the Dilley Ranch.

1. As of this date, the DRPOA has taken over the responsibility of installing and maintaining all motorized entrance gates on the Dilley Ranch.
2. Maintenance includes repairing or replacing damaged or non-functional gates. NOTE, if the gate is damaged by an individual or company, the Dilley will seek reimbursement from that party.
3. Location of the entrance gates are as follows:
 - a. Elk Trail and FR 304
 - b. Bear Ridge Road and CR 271
 - c. Tibby Trail and CR 271 (South end)
 - d. Tibby Trail and CR 271 (North end)
 - e. Dilley Road and CR 265
4. Existing gates will be replaced to ensure standardized consistency among all entrances, allowing for the DRPOA to maintain a selection of commonly replaced parts.

Standardized Gates:

1. Mighty Mule Brand gate openers will be used due to ease of operation and availability of parts.
2. All gates shall be the same model for ease of repair.
3. All entrances shall consist of a single Gate (no dual gates)
4. The board will maintain an inventory of normal replacement parts to ensure quick repairs.
5. All entrances shall have a keypad for entering and exiting, no vehicle sensors permitted.

Single Point of contact for the gates

1. There shall be a single point of contact for all gate issue. This contact shall be listed on the DRPOA website.
2. Shall be responsible for ensuring gates are functioning properly on a regular basis
3. Shall be responsible for issuing out preprogrammed remote openers.

4. Shall be responsible for maintaining list of remotes issued out.
5. Shall be responsible for maintaining procedures for providing gate code to Delivery companies as well as point of contact.
6. Shall be responsible for maintaining procedure for providing gate codes for emergency personal such as Fire, Police, and EMS.
7. Shall be responsible for changing the Guest code on yearly basis.
8. Vacant property owners will be provided the Guest code or can obtain a remote from the board.

Gates will be set up with the following security.

1. Owners: Two preprogrammed remote keypads will be provided at no cost. Additional remotes will be sold at cost.
2. Guests: Temporary code valid for a period of ONE year, to be changed yearly on/before the Annual Meeting. This code is to be provided to guests, used instead of a remote, repairmen, etc.
3. Deliveries: A unique gate code will be provided to companies by a designated board member. A list of companies will be maintained as well as the procedure to inform companies of the codes.
4. Emergency Personal: A unique code will be provided to EMS, Police, and Fire departments.
5. Remote codes are not programmed into keypads, but rather synced with the transmitter only.

SECRETARY'S CERTIFICATION:

The undersigned, being the Secretary of Dilley Ranch Property Owners Association, Inc., a Colorado non-profit corporation, certifies that the foregoing policy and procedure was adopted by the Executive Board of the Association, at a duly called and held meeting of the Board on March 6, 2021, and in witness thereof, the undersigned has subscribed his/her name.

DILLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.
A Colorado non-profit corporation

By: _____


Secretary