

RiverPlace at Summer Beach Property Owners Association, Inc.
Policies and Procedures
Name of Policy: RiverPlace Gate Operations Procedures, Rules, and Regulations
Policy Number: RP5
Date: 24 Aug 2017
Reference to CCR's: I A 9

1. Vehicle Entry and Exit Gates

- a) The gates are operated by electric motors which actuate scissor openers located on the hinge end of each gate.
- b) The motors are powered by the RiverPlace electrical feed.
- c) If there is a power outage, the entry gates (North) have a rechargeable battery backup system that will open the gates and leave them open until power is restored. (These batteries will recharge from the power feed, but are good for several iterations in the case of intermittent outages.)
- d) If there is a power outage the exit (South) gates will operate normally using a rechargeable battery back-up system until the charge decreases to 20% of full capacity, at which time the gates will open and stay open until power is restored.
- e) If the entry gates are inoperable when power is on, they can be opened by closing a breaker (marked "Gates") that is located in a gray box on the interior of the RiverPlace wall just west of the entry gates.
- f) If the entry or exit gates are inoperable when power is out, they can be opened manually by opening the small panel in the top of the motor assembly (using the large wing nut), and turning the silver handle to unlock the gates from the motor systems (4 in all for both sets of gates). If this is done, the gates should be latched in the open position using the eye bolts installed and connecting devices which are kept by the Security Company in their service vehicle. When the gates are latched in the open position, power to the gates must be manually switched off, to prevent damage when power is restored.

2. IN CASE OF POWER OUTAGES, THE ENTRY AND EXIT GATES ARE TO BE LEFT IN THE OPEN POSITION TO FACILITATE RESIDENT AND EMERGENCY VEHICLES.

3. Pedestrian Gate in RiverPlace Wall South of Exit Vehicle Gates

- a. This gate has an electromagnetic locking mechanism
- b. From the inside, the gate can be opened by pressing the red button to the left.
- c. From the outside, the gate can be opened by a card reader.
- d. Resident and owners may obtain a card from the Property Manager.
- e. If a resident notices that the Pedestrian Gate is not functioning, either failing to open or failing to lock securely, the resident is requested to notify the property manager of this problem so that it can be repaired as quickly as practical.