



StillWaters Residential Association

Gate Entrance Policy

Date: November 19, 2024

I. Policy Statement – Gate Entrance Policy

The StillWaters Residential Association (SWRA) Board of Directors recognizes the need to effectively manage the controlled entrance to the StillWaters community. Access to the community is limited to two controlled entry gates. The main entrance gate, hereafter referred to as the Main Gate, is located on Highway 49 and the secondary entry gate, hereafter referred to as the Back Gate, is located on Highway 34.

The Main Gate may be used by property owners, visitors and contractors. The Back Gate is limited to property owners and contractors. The Exit Gate at both locations may be used by any vehicle leaving the community.

The SWRA Board of Directors recognizes the need to protect property owners and maintain a peaceful environment while providing for the continued use by developers and vendors. The Community Association Manager will strive to making both gates fully operational with video surveillance and entrance tracking. The Community Association Manager will continue to ensure that the Main Gate is properly staffed and maintained for the convenience of all owners and visitors to the community.

II. Policy

A. Main Gate (Highway 49 Entrance)

- The Main Gate will be manned by attendance personnel 24 hours, 7 days a week.
- Access will be provided 24 hours a day through the authorized easy-entry remote system.
- Unauthorized entry by tailgating or otherwise will be considered trespassing and subject to prosecution.

B. Back Gate (Highway 34 Entrance)

- Access will be provided between the hours of 5:30 am and 11:00 pm each day through the authorized remote system.
- The Back Gate will be closed to all entry traffic after 11:00 pm each day except for emergency responders.
- Unauthorized entry by tailgating or otherwise will be considered trespassing and subject to prosecution.

C. Property Owners

- Owners in good standing may purchase easy-entry remote devices for a one-time fee of \$100.00 each.
- Annual Gate Entry Fees will be established each year by the SWRA Board.

D. Contractors

- No construction traffic shall be permitted to enter before 7:00 am on workdays or after 7:00 pm without prior approval by SWRA.
- No construction traffic shall be allowed on Sundays unless given prior written approval by SWRA.
- All large construction vehicles must use the Back Gate including concrete trucks and all eighteen wheelers.
- Contractors with easy-entry remote gate devices will be charged an annual Gate Fee established by the SWRA Board. Only those contractors who currently have remote gate devices will be grandfathered in. No additional contractors will be issued remote gate devices.
- Contractors will be issued an access code for the Back Gate that are changed every month.
- Service providers and utility providers will use the Front Gate for access.

III. Signage

Appropriate signage will be placed at both gates announcing:

- the gate admission policies
- the effective entry hours
- tailgating policy
- contractor instructions

IV. Long-term Renters and Visitors

- Long term renters will be issued a entry pass and must enter through the Front Gate.
- Visitor gate passes will be issued for those visitors who need a temporary short-term entry pass. Entry will be logged as visitors by the gate attendant through the Main Gate. All visitors must use the Main Gate entrance only.

V. Policy Enforcement

The SWRA Board wishes this policy to be a self-enforcement policy, as much as possible, by the owners and visitors of StillWaters.

VI. Violations of Policy:

Violation of Policy Protocol:

- First Violation: Violators will be notified by the SWRA Office and will be reminded of the policy and asked to adhere to the policy immediately.
- Second Violation: Violators will be notified by the SWRA Office and easy-entry access will be suspended for 7 calendar days and Owners will have to use the Front Gate for entry.
- Third Violation: Violators will be notified by the SWRA Office and easy-entry access will be suspended for 30 calendar days and Owners will have to use the Front Gate for entry.
- Fourth Violation: Violators will be notified by the SWRA Office and easy-entry access will be suspended indefinitely and Owners will have to use the Front Gate for entry.