

## WoodBridge Ranch Association

### Common Area Keys

The parks in WBR have always been private for use by homeowners and their accompanied guests only. The parks' amenities (tennis courts, basketball courts, playground, disc golf course, horseshoe pits, dog park volleyball court, picnic area and fishing in the lake) have attracted so many non-residents it became necessary to fence in Lake Park and issue keys to residents.

It is in the best interest of the Association's members to maintain limited access to park keys. Therefore, only one or two keys will be issued to homeowners. The keys will be numbered and stamped "Do Not Duplicate".

Should it be necessary to change the locks and issue new keys due to keys getting into the hands of non-residents the cost to the Association is approximately \$3,000. So, it is important that distribution of the keys be controlled and those who have them take good care of them.

#### **Homeowners:**

Homeowners can request one or two keys to access the parks.

Homeowners will sign for the key(s) received.

There is no upfront deposit for keys, but they are to be returned when the home is sold.

If a key is lost there is a \$50.00 fee charged for a replacement key.

A homeowner selling their home should return their key(s) to a Board member or the Association's management company prior to the close of escrow.

If keys are not returned a replacement charge of \$50.00 per key will be assessed in escrow.

#### **Lessor Homeowners:**

The homeowner of a home that is leased or rented may request key(s) that can be issued to their tenant. If the Lessor Homeowner lives locally, keys will be issued to them for their tenants. If the Lessor homeowner lives out of the area, they may authorize the Association to issue key(s) to the tenant.

It is the Lessor Homeowner's responsibility to ensure key(s) issued to a tenant are returned.