

SMITH RANCH PROPERTY OWNERS ASSOCIATION

2025 Main Gate Electronic Credential Issue Terms and Conditions

1. Electronic credentials issued for Main Gate access are the property of Smith Ranch Property Owners Association.
2. Credentials must be picked up in person by the Smith Ranch property owner.
3. Owner as related to these Terms and Conditions is the entity or person(s) listed on the appraisal district records being one owner.
4. Each owner, regardless of number of tracts owned, will be issued one (1) credential at no charge. Owner may be issued seven (7) additional credentials, at a cost of \$30 each. Owner may possess a maximum of eight (8) active credentials.
5. First replacement credential will be issued at no charge. Additional replacement credentials will be issued for a cost of \$15 each. Additional or replacement credential requests must be authorized by SRPOA. Owners should submit authorization requests to smithranchpoa@gmail.com.
6. Credentials lost, damaged, or stolen must be reported immediately with the credential identifying number to SRPOA.
7. Owners unable to identify specific lost, damaged or stolen credentials will be required to replace all previously issued credentials.
8. Credentials issued to a person no longer owning property in Smith Ranch will be deactivated within 30 days of the transfer of said property.
9. New owners will be issued credentials as set forth in these terms and conditions.
10. Owner is responsible for the security and control of issued credentials and may be liable for any negligent, harmful, or criminal act associated with or attributed to a credential issued to that owner that has not been reported lost, damaged, or stolen.
11. Owners will be liable for any damages to security equipment, gates, electronic devices, barrier arms, etc. located in the vicinity of the Main Gate to Smith Ranch caused by themselves, guests or other persons for which the owner granted access to Smith Ranch. Restitution shall be made promptly to Smith Ranch Property Owners Association related to such damage.
12. Owners that do not reimburse Smith Ranch Property Owners Association for damages as stated above will be restricted to one (1) active electronic credential until such time as restitution has been paid.

This policy was adopted unanimously by the SRPOA Board of Directors at the called Board Meeting held on May 10, 2025.
