



EXCELSIOR - - - NEW FOB SECURITY SYSTEM

The FOB security system has been installed to enhance our overall security, protect our assets, and retain the beauty we enjoy as members of this association. FOB's will be used (initially at least) to gain entrance into the following common areas - Bayside pool, Gulfside pool, Beach, and Tennis/Pickleball courts. As of **THURSDAY JANUARY 7, 2021** all owners, renters and guests will need to use the fob's (no longer the infamous "X" key!).

OWNERS

PERMANENT FOB'S:

- 1) At no cost to owner, each unit will be assigned and receive two (2) permanent FOB's. These will provide unlimited access to the areas listed above during their POSTED hours.
- 2) Lost, misplaced, or stolen assigned FOB's can be replaced for \$25 each.
- 3) No more than two (2) assigned (permanent) FOB's per unit can be activated at any one time.
- 4) Assigned (permanent) FOB's will be deactivated upon change of ownership, non-payment of quarterly assessments, non-payment of fines assessed by the board, or continued abuses of same (of course, through proper legal methods).

TEMPORARY FOB'S:

- 5) An owner may also have up to two (2) additional "temporary" FOB's assigned to their unit, for anytime they have family, friends, or guests visiting.
- 6) These "temporary" FOB's will be maintained in the office.
- 7) An owner must advise office either by phone/fax/email/in person of their desire to activate these FOB's which can be done only in two (2) week intervals up to a maximum of four (4) weeks at any one time.
- 8) The activation charge is \$10/FOB and per occurrence.
- 9) These "temporary" FOB's will be deactivated automatically at the end of each activation period unless arrangements are made prior to the deactivation date.
- 10) Lost, misplaced, or stolen "temporary" FOB's can be replaced for \$25 each.

RENTERS THROUGH THE EXCELSIOR REAL ESTATE CORPORATION:

- 11) As part of their reservation package, renters will receive two (2) temporary FOB's. These will provide temporary access to the same common areas as the owners FOB's during normal hours of operation.
- 12) They will be set to activate on the renters arrival date, and set to deactivate on their departure date.
- 13) The cost will be \$50/FOB, and is part of their reservation deposit fee.
- 14) If the FOB's are returned either upon departure, or within one (1) week of departure the deposit fee, less a \$20 activation fee/FOB will be returned to renter.



- 15) If the FOB's are not returned as indicated above, the \$50/FOB fee will be retained by Excelsior Real Estate Corporation.
- 16) If the renter, with owner approval, extends their stay beyond their original departure date, a \$10/FOB re-activation fee will be charged and taken from final rental settlement.
- 17) Lost, misplaced, or stolen "rental FOB's" can be replaced at a cost of \$50/FOB and a \$20/FOB activation fee. These are non-refundable charges and can be paid either by the renter themselves, or withheld w/owners permission from final rental settlement.

RENTERS OUTSIDE OF OUR REAL ESTATE CORPORATION:

- 18) Renters must come in person to the office to receive two (2) "temporary" FOB's, and also their temporary parking passes.
- 19) The cost will be \$100/FOB and a \$20/FOB activation fee. These fees are NON refundable, and are in addition to the required \$100 transfer fee also required for each reservation.
- 20) These FOB's are activated upon payment in full, and set to de-activate at the end of their rental period.
- 21) If the renter wishes to extend their stay, with permission of owner, a new \$20/FOB re-activation fee will be paid and FOB de-activation date adjusted accordingly.
- 22) Lost, misplaced, or stolen "outside rental FOB's" can be replaced at a cost of \$100/FOB and a \$20/FOB activation fee.