

# *Bella Charca*

## **Entry Gate Information & Procedures**

The entry gate is designed to limit Bella Charca access to members, their families, and guests during nighttime hours. The gate is not intended, nor was it designed, to protect members or their property. Members are encouraged to consider individual, appropriate, and adequate measures to protect life and property, including home security systems. Members must ensure that their valuables are adequately secure.

- **Hours of Operation:** Gate operations are timer controlled with the gate programmed to be open during the day:
  - **Daily** 6 AM – 8 PM
  - **Member access** at all other times is by:
    - Auto Transmitter (Automobile Remote)
    - Key-code (Entered at the Gate Control Box)
    - Remote Authorization (Guest Request from Gate Control Box)
- **Member Access:**
  - **Automobile Remote Transmitter**
  - **Remote Authorization:** If requested, your name and (local) phone number is entered in the gate computer (member phone numbers are not displayed).
    - Guests contact you by scrolling through the member directory (at the gate control box) and key in the 3-digit code found next to your name. The system will place a 'call' to you and after speaking with the caller (calls are limited to 80 seconds), you may grant entry by pressing '9' on your phone.
    - To deny access simply hang up on the caller.
  - **Key-code:** A unique 5-digit member access code will open the gate when entered at the gate call box. Primary purpose is to open gate when a member's remote transmitter is inoperative. Key-code access is slower and will often delay others.
    - May be distributed to family members to be used for gate access at any time.
    - Should not be given to non-family individuals.
    - Compromised codes will be deleted and a new code issued upon written request.
  - **Replacement Transmitters** are available at the Belton HOA office for \$45 each.
- **Gate Malfunction** (will not open):
  - **If the gate truly malfunctions** and will not open or close, place a call to the HOA Emergency number **254/760-0665**
  - **If the Gate is operable but the phone system is down**, you may provide guests with your Key-Code for entry.

**Please report suspicious activities or vehicles to the Nolanville Police Department.**

## ENTRANCE GATE RULES

### ADOPTED BY RESOLUTION OF THE

#### BELLA CHARCA PROPERTY OWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS


This Resolution of the Bella Charca Property Owners' Association, Inc. Board of Directors was adopted unanimously at its duly called December 15, 2015 meeting.

- Whereas,** The Bella Charca Property Owners Association, Inc. ("Association") Board of Directors ("Board") is authorized by the Declaration of Covenants ("Declaration") to establish policy, protect common areas from loss or damage, make reasonable rules and regulations for the operation of the common areas, and to enforce the provisions of rules and regulations, and to enjoin and seek damages and fines from any owner for violation of the same; and
- Whereas,** As a portion of the Association common area, entrance gate operation, policy, and procedure comes under the purview of the Board; and
- Whereas,** The Board and Association manager have received complaints of Bella Charca residents engaging in the procedure stopping their vehicle just inside the entry gate, to prohibit entry by a following vehicle (or "tailgating"). In some cases, vehicles successful in tailgate entry to the subdivision have been subsequently followed in an aggressive manner through the subdivision; and
- Whereas** The Directors are concerned that the practice could appear to be taking the "law" into one's own hands, which could potentially produce negative and harmful reactions from others; and
- Whereas,** The Directors found that the practice of stopping at an open gate unnecessarily restricts traffic flow, and that vehicles, when trapped between two other vehicles, have been struck by the gate closing, has often resulted in gate damage, and unnecessary expense to the membership. The practice also restricts access by members in good standing who are experiencing gate opener battery failure, or new members yet to receive an opener or gate code.

**NOW THEREFORE, FOR AND IN CONSIDERATION OF THE AUTHORITY VESTED IN THE BELLA CHARCA PROPERTY OWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS BY CORPORATION BYLAWS, THROUGH THE BELLA CHARCA DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIVE COVENANTS, THE BOARD OF DIRECTORS VOTED UNANIMOUSLY TO ESTABLISH THE FOLLOWING ENTRANCE GATE RULES:**

1. Residents, after initiating a Bella Charca entrance gate opening, should pull through the gate slowly, cautiously, and completely.
2. Residents, after clearing the gate, should proceed without stopping to obstruct entry by a following vehicle.
3. Residents are advised that the following of a vehicle throughout the subdivision can be perceived as an aggressive or hostile action with potential for a negative harmful response by the vehicle being followed.
4. Association Management will report credible complaints to the Nolanville Police Department, however residents' timely reporting of license plate number, make, and color of suspicious vehicles to 911 will be most effective for specific incidents.

**BELLA CHARCA PROPERTY OWNERS' ASSOCIATION, INC.**



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Gary N. Freytag, President