

22 Station Owners Association, Inc. Revised Key Policy

Adopted January 18, 2023

Recitals

- a. 22 Station Owners Association, Inc. ("HOA") owns and is responsible for the Common Area in Building 4 and 5 of the Village at Palisades Tahoe including, but not limited to, the elevators, doors, and locking mechanisms to access the elevators and doors.
- b. California Civil Code Section 4510 provides: "Except as otherwise provided in law, an order of the court, or an order pursuant to a final and binding arbitration decision, an association may not deny a member or occupant physical access to the member's or occupant's separate interest, either by restricting access through the common area to the separate interest, or by restricting access solely to the separate interest."
- c. 22 Station Owners Association, Inc. CC&R's Section 3.05, provides: "Use of Common Area. All Owners and their Guests may use the Common Area and the Exclusive Use Common Areas designed to serve their respective Units for the purposes for which such Common Area is intended. Notwithstanding the preceding sentence, neither an Owner nor a Guest may use any Common Area in any manner that unreasonably interferes with the rights of other Owners in and to the Common Area. Without limiting the generality of the foregoing, no Owner shall cause, or permit its Guests to cause, waste to any Common Area."
- d. HOA has contracted with Palisades Tahoe Hospitality ("Palisades") for property management services. Palisades also operates other businesses and services at the Village at Palisades Tahoe independent of the HOA and for the benefit of its partners and customers including, but not limited to, Owners.

NOW, THEREFORE, HOA hereby adopts the following 22 Station Revised Key Policy.

A. Default Standard Key Policy.

- i. Every two years, Residential Unit Owners are provided 20 keys with new codes. The delivery fee is \$40 payable to Palisades. If a key malfunctions, the front desk will remedy at no charge. Residential Owners can obtain replacement keys for a \$5 fee per key payable to Palisades.
- ii. Residential Unit Owners have the opportunity to lease a lockbox from HOA.
- iii. If a Residential Unit Owner loses his/her key while outside the Unit and needs a new key to enter, the Palisades front desk with some due diligence will

- provide a key similar to the previous 20 issued keys to the Residential Unit Owner for a fee of \$5 per key payable to Palisades Tahoe.
- iv. A Residential Unit Owner may designate specific family members and other individuals that shall have unlimited access to the Residential Unit (“Designated Guest”) and shall communicate the names of these Designated Guests to Palisades.
 - v. If a Designated Guest loses the key that the Owner has provided to the Designated Guest and the Designated Guest requests Palisades provide a replacement key, Palisades shall provide a single working key to the Designated Guest for a fee of \$5.00 payable to Palisades.
 - vi. If a guest who is not a Designated Guest loses the key that the Owner has provided to the guest and the guest requests Palisades provide a replacement key, Palisades will perform due diligence—find and contact the Owner or Owner’s rental management company agent (“Owner Agent”) and verify the guest. After verification is complete, Owner or Owner Agent can elect Palisades to:
 - a. Provide the guest a single working key for \$75.00 payable to Palisades
 - b. Provide a working key similar to the previous 20 issued keys for a fee of \$150 payable to Palisades. Also, the Residential Unit Owner will be issued 20 (1+19) new keys with new codes which obsoletes the prior issued keys.

B. Alternative Key Policy Mutually Exclusive from the Default Key Policy. A potential future revision may include an alternative.