

Lagoon Point Lot C Gate Card, Fishing and Parking Tags Policy

This policy describes the responsibility of Lagoon Point Community Association Members when using the Lot C Gate Card, Fishing Tags and Parking Tag to access the parking lots, boat ramp, dock and beaches located in Lot A, B, C, D of Lagoon Point, Whidbey Island. (A description of the LPCA Common Properties may be found at lagoonpoint.com on the Docs & Maps tab). The purpose of this policy is to protect LPCA dues paying Members from liability and inconvenience resulting from non LPCA Members use of the LPCA Common Properties. The Members' Parking Tag must be displayed when using the Lot B & C parking lots.

As a Lagoon Point Community Association Member, or authorized designee, the User of the Lot C Gate Card, Parking Tag & Fishing Tags agrees to and is responsible for the following:

1. Boat Ramp (Lot C) Gate Card, Parking Tag and Fishing Tags are the property of LPCA. Any LPCA member wanting a Gate Key must read, agree and sign acceptance of the Gate Card, Parking Tag and Fishing Tags Policy.
2. One (1) Gate Card, one (1) Parking Tag and two (2) Fishing Tags will be given to the owners of any LPCA Lot that requests one. Each lot is allowed one gate card, one parking tag and 2 fishing tags. Members owning more than one lot may request a Gate Card, parking tag and fishing tags for each lot owned.
3. A LPCA Member must appear in person and present a valid State Driver's License, Military ID or other Government Picture ID when picking up their Gate Card and or Fishing and Parking Tags.
4. The Gate Card, Parking Tag and Fishing Tag SHALL NOT be given or loaned to any person who is not a LPCA Member. The LPCA Member agrees to assume any and all liability for any and all injury or damage to any persons or property, if their Gate Card, Parking Tag and Fishing Tags is used by any person who is not a LPCA Member.

If a LPCA Member is found to have loaned out a Gate Card to a non LPCA Member, the Gate Card will be deactivated. The LPCA Member will need to contact the Lagoon Point Board to have the card reactivated.

If a LPCA Member attempts to profit by giving out a Gate Card, Parking Tag or Fishing Tag to a non Member in exchange for something of value or offers a non-member access to the LPCA Common Properties as part of a vacation or short-term rental or any other commercial enterprise (except as provided in item 5, long term rentals) the card will be deactivated and the fishing and parking tags revoked. If a LPCA Member is advertising access to the LPCA Common Properties as part of a vacation or short-term rental the card will be deactivated and the fishing and parking tags revoked.

The LPCA Member will then be required to pay a \$500 penalty and provide a signed statement to the LPCA Board of Directors promising current and future compliance

with the policy. If the Member fails to pay the penalty, collection will be governed by the LPCA Bylaws in the same manner prescribed for the collection of fees and assessments. Once the penalty and statement have been satisfied the gate pass and tags will be reinstated.

5. A LPCA Member may provide their Gate Card, Parking Tag and Fishing Tags to a Tenant as part of a Rental Agreement that has a minimum term of not less than six (6) consecutive months. The tenant must also read and sign this Gate Card Policy. A copy of the Rental Agreement and the signed Gate Card, Parking Tag and Fishing Tags Policy must be given to the Lagoon Point Board prior to use of the Gate Card, Parking Tag and Fishing Tags. A tenant is a resident who occupies the property in lieu of the Member and is NOT defined as someone who only rents a dock, room or apartment while the Member occupies a portion of the property. The Member agrees to assume any and all liability for any and all injury or damage to any persons or property by the actions of their tenant and indemnify LPCA against any and all claims and or losses. The Gate Card, Parking Tag and Fishing Tags must be returned to the LPCA member when the Tenant leaves or the Member will pay to replace the Gate Card, Parking Tag and Fishing Tags.

Note: Signed agreement may be emailed to lpca99@gmail.com mailed to (LPCA, Box 123, Greenbank, WA, 98253), or put in Drop Box at 3675 Oceanside Drive.

6. A LPCA Member will keep their Lagoon Point Home Owners Association Annual Fees and Assessments account current. The Gate Card Committee, at the direction of the Lagoon Point Board or Treasurer, will deactivate a Gate Card for non-payment of HOA fees, assessments or penalties. The Gate Card will be reactivated when the account is current. *Note: This is spelled out in BY-LAWS Article II, Section 2. Penalties, Paragraph (a)*

7. Every LPCA Member with a Gate Card must have adequate insurance coverage for property damage and liability on their vehicles and vessels using LPCA Common Properties.

8. Sale of Property. A LPCA Member shall return the Gate Card, Parking Tag, and the 2 Fishing Tags to the Gate Card & Tags Administrator prior to closing or be charged a \$150.00 fee at Escrow.

Email: lpca99@gmail.com

The LPCA member will be charged a \$150.00 fee at Escrow if all 4 items are not returned and the Gate Card will be deactivated.

9. A LPCA Member will report a lost or stolen Gate Card, to their Area Representative or the Lagoon Point Board immediately. The lost or stolen Gate Card will be deactivated as soon as possible. If the Gate Card was stolen, the LPCA Member will file a Police Report with the Island County Sheriff's office. They will also provide a copy of the Police Report to the Lagoon Point Board to avoid the replacement Gate Card cost of \$150.00.

10. Damaged Gate Cards will be replaced by the Gate Card and Tags Administrator at no charge as long as the damaged card is returned.

See lagoonpoint.com “Contact Us” tab for the current Gate Card and Tags Administrator.

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Revision 3 06/17/2021