The Village at Mount Hope Bay Condominium Association
Gate Opening Policy

As a general practice the gates to the VMHBCA will remain closed and accessed by either owner remote controls or codes. The VMHBCA is a gated property; owners should understand that the gates provide "perceived" security to the property.

The gates will be open at the discretion of the Board or Property Management on an exception basis or for emergencies such as:

1. Major storms which may result in power failures,
2. Snowstorms, to assist with snow removal,
3. Other situations, as needed.

Regular delivery services, public utilities, and fire / safety personnel must register with the property manager and will be issued individual codes.

Real Estate Sales and Open Houses

1. Open houses for the public will be permitted on Sunday afternoon from 11 a.m. to 3 p.m. The gates can be open from 10:30 pm to 3:30 pm to permit the agent to open and close the unit.
2. Open houses for other agents usually held on Wednesdays will be permitted with a time limit of 1.5 hours.
3. Agents wishing to hold an open house must register with Property Management to receive access permission.
    a. The agent will receive the key to open the gates after registering with the property manager and paying a deposit of **$50**.
    b. The agent is responsible for opening and closing the gates and must maintain the time constraints.
        i. Only the Schooner Drive guest gate may be operated by a real estate broker.
        ii. No other gate may be operated by a real estate broker.
    c. Any agent found to be abusing the time constraints will have their privilege revoked. That agent may return the key and receive their deposit back, or if they refuse, then their deposit will be used to rekey the control box.
    d. The agent may return the key upon request and receive their deposit back (such as the end of a contract or the sale of the unit).

Real Estate agents may request an individual code so that they can gain access without using the unit owner's code. This will be a temporary code which will be issued at the request of the property owner and will be cancelled at the end of the sales contract or the sale of the unit.