

BMR ASSOCIATION GATE REQUIREMENTS

BMR gates are Association property. The responsibility for maintenance of the gates (8) are also an obligation of the Association. All BMR property owners have the right to access all Association roads.

Some gates are locked or have solar power openers with codes that provide security. The Board has a policy that at least 50% of the owners on any given road must approve of locking/or installing an automatic gate before it can be done. Combination and codes will be current year plus 1 (i.e., for 2019 the code will be 2020) and will be updated no later than 31 January of each year.

Locked Gates:

1. The Association has purchased and placed combination locks on Twelve Mile Ct and Lynch Creek Ct and is responsible to maintain and keep the lock combination updated.
2. The only locks approved for use are the Association lock and any utility lock requirements (IREA, Century Link, etc.)
3. Owners may install temporary locks during construction to avoid providing contractors with the Association combination. If used these locks must be removed upon construction completion.
4. During the annual review for roads all unauthorized locks will be removed.

Automatic Gates:

1. If property owners on a given road decide to install an automatic opener the cost of installation and maintenance will be the responsibility of the owners on said road.
2. All automatic gates will have a keypad and the gate will open with the Association code (current year plus 1).
3. Owners are encouraged to contact owners on roads who currently have automatic openers for assistance on size of the opener, installation and maintenance advice.

Property owners are required to provide the BMR Board with plans to replace/rebuild an Association gate and must use the following guidelines:

1. Placement of the new gate should be at least 120 feet from CR 5 or CR 22
2. The gate should be hung so its lower rail is 18 -24 inches above ground to help eliminate drifting.
3. Gates should be at least 14 feet wide.
4. Gates should open downwind when possible.
5. Gates should be supported on the hinged side by a sturdy H brace that is set 4 feet into the ground
6. The latch side should be a wooden post at least 6 inches in diameter set 4 feet into the ground.