



**Raintree Plantation
Property Owners Association
Security Policy
Approved December 23, 2019**

Gate Cards Are the Primary Access Method for Property Owners.

Gate Cards may be purchased for family and those who you need to regularly enter the gates. (Family Gate Codes were eliminated as of Tuesday, May 15, 2018.)

Property Owners may choose to purchase additional gate cards for individual family members as follows at a cost of \$25 each, 10 maximum cards:

- Lost, damaged, or stolen gate cards can be replaced for \$25 each, and the previous card will be disabled.
- Gate card costs are nonrefundable and non-transferable to other persons.
- In all cases a Property Owner named *on your deed* is required to go to the POA office to complete a form requesting each additional card.
- Gate cards will be identifiable to that Property Owner, who is responsible for any and all issues resulting from admitting that person.

Gate cards are nontransferable and **do not authorize** access to the beach or boat ramp. New Property Owners will need to register at the office to receive a free gate card for up to two individuals named on their deed.

Access for friends and other people desired in by Property Owners

- For food deliveries and such you need to meet the driver at the POA parking lot or give them guidance to utilize the rear gate access.
- Residential Property Owners will be able to utilize the rear gate access system. (See attached instructions.) For specific holidays, Property Owners may obtain gate codes from the POA office.
- For home health care providers **gate codes** may be requested by the Home Care Agency on their letterhead, and gate codes will be issued with a specific date range.
- Postal and standard delivery services (UPS, Federal Express) already have gate cards.
- Emergency services (Fire, Police, Ambulance) have digital devices for entry into Raintree.
- For construction projects, the Contractor can obtain temporary **gate codes** for a specific construction project for a specific date range.

As a Property Owner in a gated community, you and your family need to prepare in advance for visitors. Buy gate cards for family members during POA office hours and remember, you can request a temporary holiday gate code only for specific national holidays. If you forget, take your gate card to the gate and let them in. The holidays for which gate codes will be issued upon request are: New Year's Eve, New Year's Day, Superbowl Sunday, Easter, Memorial Day Weekend, Independence Day/Weekend, Labor Day Weekend, Thanksgiving, Christmas Eve, and Christmas Day.

All Raintree Privately Owned, Business, or Leased Vehicles Must be Re-Registered Annually and the Current Year Sticker Must Be Applied as Specified

If You Have Unpaid Assessments/ Censures Due to the POA

Your one or two primary gate cards will continue to give you access to your residence. Any other gate cards will be suspended on August 1 and no temporary holiday gate codes will be given until you have paid your obligations to Raintree in full. For other vehicles/guests to enter Raintree, you will need to go to the gate to admit them.

All residential and area Property Owners are required to annually register all privately owned or leased or business-owned vehicles driven, operated, or parked on Raintree Plantation premises. See the Car Sticker Guidelines included in the Policy. Property Owners applying for new or renewing auto stickers will be charged for the cost of one tag for each qualifying vehicle.

Property Owners risk their vehicle(s) being towed and or censured or both if not displaying a current Raintree registration tag affixed to the inside *lower driver-side windshield*. Each auto sticker will contain a numerical identifier associated with the Property Owner/registered owner of the vehicle.

Vehicle stickers will be affixed in clear visual sight on the inside *lower driver-side* of the windshield and must be affixed immediately upon receipt.

Installation of the new tag must be completed no later than July 1st each year. Early payment and registration are encouraged, and purchase/registration must be completed in the POA office with your driver's license, current vehicle registration, and proof of insurance.

More Information:

Vehicle stickers will not be issued to anyone unless they are current on Raintree assessments. If you are not current, you do not have rights to the community amenities, meaning the lakes, beaches, Pavilion, campgrounds, etc. until such assessment responsibilities are paid.

Due to tag design and tracking capabilities, stickers are not physically transferable to another vehicle. Stickers are designed to prevent theft or improper transfer to another vehicle. Purchase of an additional vehicle will require registration of that vehicle with the POA office and purchase of an additional tag for that vehicle.

Any tag appearing to be tampered with or improperly affixed to the vehicle windshield as per POA instructions may be confiscated and or nullified including the responsible Property Owner being censured.

Stickers must be obtained each year with the same July 1st expiration date. The color of registration stickers for Vehicles, Marine Watercraft, and Boat Trailers will be identical every year and will change every year to provide instant visual identification of expired stickers. Expired stickers should be removed.

Car Sticker guidelines (dated 10/21/2019)

1. Property owners or co-habitants listed on a deed should receive a car sticker (reference Covenant section 1j) for vehicles that they are registered as the vehicle owner.
Required documentation:
 - Property owner or co-habitant property owner is listed on the deed on file with POA office (reference Rules Manual section 9)
 - Property owner's or co-habitant Property Owner's Current Driver's License, Current Insurance Card, and Current Vehicle Registration for proof of proper licensing (reference Covenant section 1g and Rules Manual section 9)

2. A resident property owner's or co-habitant property owner's family member (by marriage, birth, or legal-adoption) with proof of residency should receive a car sticker (reference Covenant section 1j, Covenant section 3(a)(1), Covenant section 3(a)(3)(vi), and By-Laws Article II section 3). Property owner **MUST** accompany the family member to pick up the car sticker.
Required documentation:
 - Property owner or co-habitant Property Owner is listed on the deed on file with POA office (reference Rules Manual section 9)
 - Family member's Driver's License, Current Insurance Card, and Current Vehicle Registration for proof of proper licensing (reference Covenant section 1g and Rules Manual section 9)
 - Address on Driver's License and Vehicle Registration **MUST** match Property Owner's Raintree address for proof of residency

3. A resident co-habitant and their family members that do not own property (name is not listed on the property deed) may use the Property Owners' guest placard (reference Covenant section 1j and By-Laws Article II section 3). Property Owner **MUST** accompany the co-habitant to pick up the guest placard.
Required documentation:
 - Property owner is listed on the deed on file with POA office (reference Rules Manual section 9)
 - Co-habitant's Current Driver's License, Current Insurance Card, and Current Vehicle Registration for proof of proper licensing (reference Covenant section 1g and Rules Manual section 9)
 - Address on Driver's License and Vehicle Registration must match property owner's Raintree address for proof of residency

Resident	Sticker or Placard	Required Documents
Property owner	Sticker	<ul style="list-style-type: none"> Property owner is listed on the deed on file with POA office (reference Rules Manual section 9) Property owner's Current Driver's License, Current Insurance Card, and Current Vehicle Registration for proof of proper licensing (reference Covenant section 1g and Rules Manual section 9)
Family member of property owner	Sticker	<ul style="list-style-type: none"> Property owner is listed on the deed on file with POA office (reference Rules Manual section 9) Family member's valid Driver's License, Current Insurance Card, and Current Vehicle Registration for proof of proper licensing (reference Covenant section 1g and Rules Manual section 9) Address on Driver's License and Vehicle Registration MUST match Property Owner's Raintree address for proof of residency. No sticker will be issued without all matching documents.
Co-habitant property owner	Sticker	<ul style="list-style-type: none"> Co-habitant property owner is listed on the deed on file with POA office (reference Rules Manual section 9) Co-habitant property owner's Current Driver's License, Current Insurance Card, and a Current Vehicle Registration for proof of proper licensing (reference Covenant section 1g and Rules Manual section 9)
Family member of co-habitant property owner	Sticker	<ul style="list-style-type: none"> Co-habitant property owner is listed on the deed on file with POA office (reference Rules Manual section 9) Family member's valid Driver's License, Current Insurance Card, and Current Vehicle Registration for proof of proper licensing (reference Covenant section 1g and Rules Manual section 9) Address on Driver's License and Vehicle Registration MUST match co-habitant property owner's Raintree address for proof of residency
Co-habitant non-property owner	Guest Placard	<ul style="list-style-type: none"> Property owner is listed on the deed on file with POA office (reference Rules Manual section 9) Co-habitant's valid Driver's License, Current Insurance Card, and Current Vehicle Registration for proof of proper licensing (reference Covenant section 1g and Rules Manual section 9) Address on Driver's License and Vehicle Registration MUST match Property Owner's Raintree address for proof of residency
Family member of co-habitant property owner	Guest Uses P.O. Placard	<ul style="list-style-type: none"> Same as co-habitant non-property owner above

Supporting reference documentation:

Covenant section 1g:

"All vehicles, trailers and the like, owned possessed or operated in Raintree Plantation Subdivision shall meet State of Missouri licensing regulations at all times."

Covenant section 1j:

"All vehicles operated within Raintree must display a property owner's identification or identification as set forth by the Raintree POA Board of Directors in the Rules Manual. Owners shall request that their guests comply with this and all other restrictions, covenants and regulations."

Covenant section 3(a)(1):

"Each Owner, in "good standing" shall have a non-exclusive right, license and easement, together with all other Owners, and their respective families, to use the common ground of the Subdivision, including the roads, lakes, beaches, and all other common areas and facilities of the Subdivision (collectively referred to as the "Common Areas") for purposes including but not limited to boating, bathing, fishing, and use of the beaches and any parkway surrounding said lakes, the mooring of boats in front of said parkway, and use of parking areas at said lakes and beaches, and travel over the public easements..."

Covenant section 3(a)(3)(vi):

Adopt as provided in this section and the By-laws of the POA reasonable rules and regulations to implement the authority set forth in this Subsection 3(a)..."

By-Laws Article II section 3:

"Membership: All owners of a fee interest in "Raintree Plantation" shall upon becoming record owners of such fee interest become a member of the Association....

...Any member in good standing may be placed in nomination as long as they do not have a dwelling co-habitant or family member (including spouses, children, step-children, parents, siblings, uncles/aunts, nieces/nephews, cousins, grandparents, and grandchildren) who is already on the Board of Directors or is an employee of the Raintree Property Owners Association."

Rules Manual section 9 – Security, Vehicle Stickers:

"Vehicle stickers are available to all Property Owners for each vehicle licensed in the property owner's name; including company owned or leased vehicles. Stickers are available at the POA office. Please bring your current driver's license, current insurance card, and current vehicle registration for proof of ownership. Stickers must be displayed on vehicles to park in designated areas. VEHICLES WITHOUT A RAINTREE STICKER MAY BE TOWED AT ANYTIME."

Gate Access for Guests

The rear gate access system is designed to allow Resident Property Owners (POs) in Good Standing (no overdue assessments and unpaid censures) to admit guests with their telephones. The guest entry option is operational only from the rear gate, and will allow your guests to access Raintree 24/7. The functionality does not support the daily temporary codes that POs have used in the past, and **codes already in existence expired on the live date, which was March 1, 2019**. (Exceptions: real estate and health care provider codes.) You may use the process for multiple guests to your home.

Each Residence is asked to provide 2 personal preferred phone numbers which must belong to a Property Owner on the Deed. Submitted numbers will be entered into the access database for use at the rear entrance gate kiosk (*near the Raintree Condos*). The 2 phone numbers provided may consist of cellphones or a home hard-wired service or a combination of both. If no telephone numbers are provided for this purpose, the rear gate access will not be available for that PO's guests until phone numbers are provided to the POA for that purpose.

Each provided telephone number will be issued an associated Security Directory Code and will be identified in a scrolling Directory at the back gate. The Homeowner/Resident's name will be visible on the screen, but not the personal phone number.

If the Resident's Directory number is known, the visitor may forego the name search by entering the Resident's Directory Code number onto the key pad. Here is the process:

1. Visitor calls the Property Owner (PO) to let them know they will soon be ready to enter the rear gate. Property Owner could assist by providing guest with the directory access code to call the desired PO telephone.
2. Visitor drives down Plantation Drive to the back gate and approaches rear gate controller.
3. Visitor presses the Home Button and a Welcome Screen will appear. Visitor will select one of two options, Resident Directory (if the directory code is not known) or Directory Code (if PO has provided their directory code), then presses Enter (center button on navigation key)
4. The system will call the associated phone number, and the PO will hit 9 to open the gate. This works only through the access system and not through any personal phones called directly by the visitor. POs can create a contact for the Raintree gate using the number 636.209.8263.

Option Without Resident Directory Number

- Visitor selects Resident PO Directory, presses Enter
- Visitor selects the first letter of the last name of resident using navigation key, then presses Enter
- Visitor then scrolls to the resident's last name using navigation key, presses Enter (Center circle)
- The controller calls the resident PO on the authorized phone #. Depending on their phone service provider, there may be audio for the visitor to self identify
- The resident answers the phone and grants access **by pressing 9 on his phone**, and the gate opens to admit the guest
- In lieu of admitting the guest, the resident can disconnect from the controller by pressing * or by hanging up.

Option with known Directory Code Number

- Visitor selects Directory Code using navigation keys, presses Enter (center button on navigation key)
- Visitor enters Resident's Directory Code, presses Enter (Center circle)
- The controller calls the resident PO on the authorized phone #. Depending on their phone service provider, there may be audio for the visitor to self identify
- The resident answers the phone and grants access **by pressing 9 on his phone**, and the gate opens to admit the guest
- In lieu of admitting the guest, the resident can disconnect from the controller by pressing * or by hanging up.

Beach, Pavilion, and Boat Ramp Close Daily at Dark

The Beach, Pavilion, and Boat Ramp close daily at dark (Sunset).

Parking, night swimming, gathering, or parties on the beach or beach parking lot are prohibited after dark. Security camera surveillance is utilized to record and document violations.