

**TUSCANY SUBDIVISION AT TAMPA PALMS  
GATE PROGRAMMING INFORMATION**

Please provide ALL requested information below so that your name and LOCAL phone number can be programmed into the directory. You must provide your LOCAL home telephone number (or LOCAL cell phone in the event you do not have a home phone) so that persons visiting you can gain access through the entry keypad, which will connect to the phone number you provide.

Name (Last)	(First)
Tuscany Address	LOT NUMBER
LOCAL Home Telephone Number*	Alternative LOCAL Telephone Number* (in case we have any questions)

\* The entry system will NOT accept long distance telephone numbers, therefore all phone numbers must have an 813 area code.

E-Mail Address: \_\_\_\_\_

SELECT CODE: You must select a four digit personal code. This code will be utilized in the event you have a house or pool keeper or your remote gets lost or stolen.

**IMPORTANT: All personal codes must start with the digit 6 or 7 as to not interfere with HOA utility codes or remote serial numbers.** Please select your code here:

\_\_\_\_\_  
Personal Code

The undersigned hereby acknowledge receipt of two remotes and programming information for the gated entry. The remote codes are as follows:

Transmitter #1	Transmitter #2

\_\_\_\_\_  
Homeowner Signature

\_\_\_\_\_  
Homeowner Signature

**TITLE COMPANY: PLEASE FAX THIS FORM IMMEDIATELY FOLLOWING CLOSING TO:  
Management & Associates – 813-433-2040**

Management & Associates  
720 Brooker Creek Blvd., Suite 206  
Oldsmar, Florida 34677  
Telephone: 813-433-2000 \* Facsimile: 813-433-2040

# TUSCANY SUBDIVISION AT TAMPA PALMS

## GATE OPERATING INFORMATION

Dear Homeowner:

The gates will remain open daily from 6:00 AM to 6:00 PM Monday through Friday, 7:00 AM until 6:00 PM on Saturday, and 11:00 AM until 6:00 PM on Sunday to accommodate all sales and construction activity. The gates will remain on these hours until all the construction and/or sales activity is completed. The gates will close each evening at 6:00 PM and will reopen the following morning either at 6, 7 or 11 AM.

**VERY IMPORTANT:** There are two points of access into the subdivision, the south entrance (Tampa Palms Blvd. & Bella Woods Drive) and the north entrance (Tampa Palms Blvd. & Tuscany Woods Drive).

**SOUTH ENTRANCE:** Owners/Guests of lots 13 through 198 may utilize the south entrance for access to their homes. There is a double gated entry and a double gated exit. The entry gates will open inward (into the community) when either a remote transmitter is activated or the telephone entry system is utilized and access is granted. The exit gates will automatically open outward (toward Tampa Palms Blvd.) as the vehicle approaches the gates.

**NORTH ENTRANCE:** The north entrance is comprised of 2 gated entries as follows:

**EAST GATE:** Owners/Guests of lots 13 through 198 may utilize the north entrance **east gate** for access to their homes. When entering the community, both gates will open together inward (into the community). When exiting, both gates will continue to open inward (into the community). **IT IS THEREFORE VERY IMPORTANT THAT WHEN EXITING THE EAST GATE THAT ALL VEHICLES STOP AT THE YELLOW PAINTED LINE, AS THE GATES WILL BE OPENING TOWARD YOU AND WILL CAUSE DAMAGE TO YOUR VEHICLE IF YOU PULL TOO FAR FORWARD.**

Note: Owners of Lots 13 through 198 will receive one button remotes. These one button remotes will activate both the South Entrance and the North Entrance (East gate). As these gates are far enough apart, activation of the remote will NOT simultaneously open both the South Entrance and North Entrance (East Gate). The names and phone numbers of owners of Lots 13 through 198 will be entered into the telephone directory at both the South Entrance and North Entrance (East Gate), therefore, your guests may be granted access from either entrance.

**WEST GATE:** Owners/Guests of lots 1 through 12 may only utilize the north entrance **west gate** for access to their homes. When entering the community, both gates will open together inward (into the community). When exiting, both gates will continue to open inward (into the community). **IT IS THEREFORE VERY IMPORTANT THAT WHEN EXITING THE WEST GATE THAT ALL VEHICLES STOP AT THE YELLOW PAINTED LINE, AS THE GATES WILL BE OPENING TOWARD YOU AND WILL CAUSE DAMAGE TO YOUR VEHICLE IF YOU PULL TOO FAR FORWARD.**

Note: Owners of Lots 1 through 12 will receive 2 button remotes at closing. The **bottom button** will activate the North Entrance **west gate** for access to your home. The **top button** will activate both the North Entrance **east gate** and the South Entrance in the event you wish to utilize the common areas. As these gates are far enough apart, activation of the remote will NOT simultaneously open both the South Entrance and North Entrance (East Gate). The names and phone numbers of owners of Lots 1 through 12 will be entered into the telephone directory at the North Entrance ONLY, therefore, your guests may be granted access to your home only from the North Entrance. Furthermore, as your personal four digit code and name will not be programmed into the South Entrance, you will definitely need your remote to access the common areas through that Entrance. Your personal ID code will only work through the North Entrance.

Note: Due to the close proximity of the east and west gates, Owners of Lots 13 through 198 will **NOT HAVE REMOTE ACCESS INTO THE WEST GATE.** If you are not an owner of Lots 1 through 12 and have not been issued a 2 button remote, you will need to utilize the telephone entry system for access in order to visit a friend or relative who may live there, and the owner will need to grant you access.

**Gate Programming Information Form.** Programming the access control gates at the entries has begun. All homeowners' names, LOCAL phone numbers and a four digit NUMERIC personal I.D. code are required. If you have not completed a form with the correct spelling of your last name, correct phone number and I.D. code, please do so immediately. A form is attached for your convenience. You may mail or fax this form to the management office (see information below). **For most of you, your form will be faxed to the management company immediately after you close by your title agent.**

**To Enter the Gate:** Point your remote at the gate and press and hold the button for approximately 2 seconds to send a signal to the receiver. If good contact was made the red light on your remote will illuminate and the gate will start to open. If good contact was not made you may need to replace the battery in your remote. In the interim you may gain access from the keypad by entering the pound sign (#) and your four digit personal code that starts with 6 or 7.

**To Exit the Gate:** You must pull up closely to the yellow stripe painted on the road in order to activate opening of the gate. A loop sensor in the road will open the gate. YOU DO NOT NEED TO USE YOUR REMOTE TO EXIT THE COMMUNITY.

**IMPORTANT REMINDER:** When exiting through the North Entrance West or East Gate, please remember to STOP AT THE YELLOW LINE AS THE GATES WILL BE OPENING TOWARD YOUR VEHICLE.

**Receiving Guests at the South and North Entrance.** Once your name is programmed into the directory, guests can scroll up or down to locate your last name. Pushing the A button will cause the resident directory to scroll up, while pushing the Z button causes the resident directory to scroll down. Holding these buttons down will cause the system to scroll or page through the resident directory rapidly. All names will be listed alphabetically by last name. When your name is displayed, your guest should press the CALL button and the system will connect to your telephone. If your line is busy, the system will emit a busy signal. If this happens, your guest can press the # key or the CALL button to hang up and then try again. You can avoid missing calls and guests from the telephone entry system by ordering call waiting from the local telephone company. **To allow your guest access at the south and north east entry, press the number “9” on your telephone and the gate will open. To allow your guest access at the north west entry, press the number “5” on your telephone and the gate will open.** You will hear a confirmation tone in your handset indicating that the gate has opened, and then the system will automatically hang up. To deny your guest entry, simply press the # key. **IMPORTANT: You must press the # key to deny entry---simply hanging up instead of pressing # will cause the entry system to remain on line until its programmed talk time expires or until it detects a dial tone.**

**If you provide a cell phone number upon closing because your home phone is not yet hooked up, please remember to notify the management company once your home phone has been issued. If you will not have a home phone and will use your cell phone to be notified that you have guests, the cell number must be an 813 area code, as the telephone service established for the gates will not permit long distance phone numbers.**

**Personal Code:** Each address will be allowed a four (4) digit personal code. You may use this code in the event your battery in your remote goes dead, the remote malfunctions or it is misplaced or stolen. In addition, for those of you who have service people (i.e. housekeepers, pool maintenance, etc.) please give them your personal code for entry if they need access between 6:00 PM and 6:00 AM. **IMPORTANT: All personal four digit codes must start with the digit 6 or 7 so as not to interfere with HOA utility codes or remote serial numbers.** On the attached form there is a place for you to choose a four (4) digit code. To gain access utilizing the code:

- On the keypad, hit the # symbol, then enter your personal four-digit code

We ask that you use discretion when giving out your personal code, as sharing your code with others compromises security and defeats the purpose of the system.

The Association will distribute codes for Sheriff, newspaper and subcontractor access in the event it is needed during periods while the gate is locked. The Fire Department has its own key to the gate.

**Loss of Power:** In the event of a loss of power the exit and entry gates will automatically open and will remain open until power is restored. Should you have any questions, problems with the remotes or gates, please contact:

**Management & Associates  
720 Brooker Creek Blvd., Suite 206  
Oldsmar, Florida 34677  
Telephone: 813-433-2000  
Facsimile: 813-433-2040**

**Lost Remotes:** In the event a remote is lost or misplaced, please notify the management company at once so the remote can be deactivated for security purposes. You will need to advise the serial number of the remote that was lost or misplaced, and will need to purchase replacement remotes. A form for such purpose is included herewith.

**June 1, 2010**

Insert gate entry plan view – see page 5 separate file

Insert remote transmitter diagram – see page 6 separate file

# TUSCANY SUBDIVISION AT TAMPA PALMS

## ADDITIONAL REMOTE CONTROL PURCHASE

Each owner shall be provided with two (2) remotes upon the purchase of their lot. In the event you sell your home, these remotes should be given to the new purchaser, who should fill out a gate programming form and forward to the management company immediately.

In the event additional remotes are necessary for extra vehicles, or a remote is lost or misplaced, it will be the responsibility of each owner to purchaser replacement remotes.

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We hereby desire to purchase \_\_\_\_\_ additional remote(s) for the Tuscany entry gate. We hereby enclose our fee of \$45.00 for each one button remote, or our fee of \$55.00 for each two button remote (owners of Lots 1 through 12 only) **payable to the Tuscany Subdivision at Tampa Palms Owners Association.**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Lot Number: \_\_\_\_\_

Home Telephone Number: \_\_\_\_\_

Alternate Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_

Please return this form and your check to:

**Management & Associates  
720 Brooker Creek Blvd., Suite 206  
Oldsmar, Florida 34677  
Telephone: 813-433-2000  
Facsimile: 813-433-2040**

**ADOPTED BY THE BOARD OF DIRECTORS ON JUNE 29, 2010**