

Quail Forest Gate Specifications and Rules
Amended 2024
Exhibit B

1. Upon acceptance of the agreement each Quail Forest homeowner will receive one RFID per vehicle of the homeowner and vehicles of all others who reside with the homeowner (maximum of five per ELWCA rules) that will allow entrance and exit to all present and future ELWCA gates at no cost to the homeowner. This will be accomplished in a timely manner either by mail or personal appearance by the homeowner at Management and Associates office.
2. Renters will be charged the current rate at the time the RFID is requested. Tenant RFIDs will expire at the end of their rental agreement and will be renewed if the lease is extended, at no charge.
3. Accommodations will be made for homeowners who use their property seasonally at no cost.
4. Replacement RFIDs for those who purchase a new car will be provided at no cost when new vehicle registration information is presented. Replacement, lost or damaged RFIDs will be provided at the current rate at the time requested.
5. The exit gate will not require an RFID to exit.
6. Both exit and entrance gates will be available 24 hours a day, 7 days a week.
7. Repairmen, visitors, contracted help will use the virtual gate guard system for access.
8. The gates will be insured by ELWCA at no cost to Quail Forest.
9. Any impact this agreement has on existing legal access easements are considered by both parties to be nominal and acceptable.
10. The gate installer, or their representative, will meet with a representative of the Quail Forest Board and Management and Associates prior to discontinuing the use of the current gate system in order to ensure a complete understanding of the operation of the new gate system.
11. ELWCA will pay all expenses for the gates including but not limited to maintenance, installation and electric, as long as ELWCA owns the gates.
12. Current speed waves will be maintained by ELWCA on Woodlands Boulevard in the west bound lane in order to slow traffic and allow a safer and easier entrance for Quail Forest residents on to Woodlands Boulevard.
13. The gates will be administered by the assigned property manager for ELWCA.

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.,
A Florida not-for-profit corporation

By: [Signature]
Print: STEPHEN WHITE
As its: President
Date: 4/25/2024

Signed in the Presence of:

[Signature]
Signature of Witness
Monica LaBrosio, LCHM
Print Name of Witness

QUAIL FOREST CLUSTER HOMES IMPROVEMENT ASSOCIATION ONE, INC.
A Florida not-for-profit corporation

By: Marilyn Kagan
Print: Marilyn Kagan
As its: President
Date: 4/24/2024

Signed in the Presence of:

[Signature]
Signature of Witness
Reggie M. Semsey
Print Name of Witness