

**WOODRIDGE COMMUNITY ASSOCIATION
VEHICLE TRANSPONDER AGREEMENT**

The undersigned resident (Resident) who resides at the property located at

_____ (Property), Thousand Oaks, California,
agrees to the following terms and conditions as consideration for the issuance by Woodridge Estates Homeowners Association (Association) of a transponder to allow Resident's vehicle to enter the community through the resident lane and barrier arm:

- 1) Only vehicles which have been issued a transponder may enter the community through the resident lane and barrier arm.
- 2) Residents will be required to pay a \$27 fee for each transponder. The transponder fee may be adjusted periodically to account for any changes in cost of the transponders to the Association. The transponder fee must be paid at the time the transponder application is submitted. If the application is denied, the payment will be returned along with the application.
- 3) Each transponder tag must be attached to the specific vehicle to which it has been registered. It may not be transferred to another vehicle.
- 4) Commercial vehicles and other vehicles prohibited by the CC&Rs and/or Rules and Regulations promulgated by the Association will not be eligible for transponders.
- 5) Resident transponder applications for vehicles not registered to the Property, (i.e., to an address in Woodridge Community) must provide alternative proof of residence in the community and be approved in writing by the Board of Directors.
- 6) The following exceptions to the rules stated above may be made, subject to individual review and approval in writing by the Board of Directors:
 - a) Renters.
Renters of a home in the Woodridge Community may apply for a transponder with the written authorization of the Property owner. The following information will be required:
 - (i) A copy of the first page of the rental agreement showing the rental commencement and termination dates;
 - (ii) The signature page of the rental agreement; and
 - (iii) The renter's vehicle registration information.

The transponder will be deactivated upon termination of the rental agreement without notice or a hearing before the Board of Directors. It is the Property owner's responsibility to provide written notification to the Association of any termination of the rental agreement. The registration must be in the name of a tenant listed in the rental agreement.

- b) Relatives.

Adult children, grandchildren, parents and grandparents not residing with the Property owner are eligible to apply for transponders. Written authorization from the owner of the Property is required.

c) Company cars.

If the vehicle of a Resident is registered in the name of a company, the company will be required to provide such information to the Association that will verify the vehicle has been provided to the Resident.

d) Other residents.

For those individuals residing with a Property owner and not subject to a rental agreement, the Property owner will be required to provide a written declaration that such individual is a resident.

7) Transponder Tag Issuance Process:

a) The Association's Management Company shall review each application for completeness. If necessary, the application will be referred to the Safety Committee for consideration of an exception. If exceptions are approved, the application is referred to the Board for final written approval.

b) Notice of approval or denial will be provided to the Property owner by the Association Management Company

c) The Association's Management Company and Property owner will schedule the installation of the transponder(s) on the Resident's vehicle(s)

9) Transponder Deactivation and Reactivation Guidelines:

a) A transponder must be deactivated if the vehicle changes ownership or if the Owner of the Property or the Resident requests deactivation by submitting a Transponder Deactivation Form for each vehicle transponder to be deactivated. There is no charge for deactivation.

b) The Association's Management Company will verify and process deactivation requests. The Resident or Owner of the Property will be notified in writing when the tag(s) will be deactivated.

c) Reactivation requests will be reviewed by the Safety Committee which will propose appropriate action to the Board. The Association's Management Company will send written notification of the decision to the Property owner.

9) All transponders must be installed by a representative of the Association's gate access control company.

10) If a resident cannot use the resident lane to access the community, the resident must use the visitor lane.

DISCLAIMER

The Association does not provide security. Any use of the term "security" above is not intended to represent that the Association provides security or otherwise guarantees the safety of property or residents. The community gatehouse and its officers provide gate access services only.

By signing below, the undersigned recipient agrees to waive all claims against Woodridge Estates Homeowners Association, its officers, agents and employees for the manual installation of a transponder onto the undersigned's vehicle. It is the undersigned's sole responsibility to use the vehicle transponder in a manner that will not cause

accidents, personal injury or property damage. The Association disclaims all liability for any use of these transponders in a way that may cause accidents, personal injury, property damage or that may violate the law, except that the release of liability does not apply to a malfunction or other action of the barrier gate arm system and/or gate that may cause personal injury or property damage due to the negligence or willful misconduct of the Association or its officers, directors or agents.

The undersigned further accepts responsibility to promptly notify the Association's Management Company in the event the vehicle status has changed or the Property owner withdraws his/her authorization for the vehicle to enter the Woodridge Community.

All vehicle transponders issued are non-transferable for use on other vehicles. Attempting to remove the transponder tag will permanently damage it.

Any lost or damaged vehicle transponders must be reported to the Association's Management Company immediately. A one-for-one replacement will be allowed for inoperative transponders resulting from defects within one business day from the date of issuance.

The undersigned attests that he/she has read, understands and agrees to the above terms and conditions governing the issuance of vehicle transponders.

Resident Name

Signature

Date