



THE RETREAT VILLAGE ASSOCIATION AT GRAYHAWK

GATE ACCESS / TRANSPONDER POLICY

Each home / lot is entitled to a maximum of four active transponders. Exceptions can be made if there are more than four full-time residents living in the home. This will be determined by staff on a case-by-case basis.

Of the four transponders, each home / lot is entitled to:

- **First two transponders at no charge**
- **Two additional transponders can be purchased for \$40 each**
Payment must be made at time of installation by credit card, check or cash, or may be billed to the homeowner's account.

Motorcycle transponders are available and will be applied to the headlamp or windshield.

Transponders function best when installed on the vehicle headlight. They will deactivate upon removal. Deactivation for any reason will require a new transponder at a cost of \$20.

Transponder Eligibility

Transponders CAN be provided to:

- **Owners on record**
- **Owner authorized renter(s)** - Owners renting their home(s) and authorizing their renter to receive a transponder are required to provide a lease or lease terms in writing. The lease expiration date is required and the transponder will deactivate upon the lease expiration unless otherwise notified in writing by owner on record.
- **Anyone an owner deems necessary** up to a maximum of four transponders, including STT or motorcycle tags.

Transponder Installation Information

Eligible vehicles must be present at the Grayhawk Community Association office for transponder installation. License plate numbers are recorded.

The average life of a transponder is two years but may fluctuate based on use and extreme weather. Please note if the transponder fails within one year of installation it will be replaced as defective at no cost. Any-replacement after one year will include a \$20 fee.



Short-Term Transponders

Short-Term Transponders (STT) are available at the discretion of Association staff. To obtain an STT, written requests are required. Forms are available at the Association office (copy attached). Short Term Transponders (STT) have an initial cost of \$100 and a \$200 refundable security deposit (refundable upon return of the STT). STTs will be activated in thirty-day increments only. **Each thirty-day renewal will incur a \$40 renewal fee.**

- STTs can be assigned temporarily at the discretion of Association staff to an approved transponder holder in the event of a vehicle being repaired.

The Association staff have the right to deactivate an STT at any time if it is determined that privileges are being abused. This may include transferring possession to contactors, service providers, real estate professionals, guests or tenants. These situations will be reviewed on a case by case basis.

To respond in a timely manner, the Retreat Village Board of Directors grants Association staff the authority to issue STTs to those homeowners who have a verifiable cause warranting an STT.

Further STT information is detailed on the attached STT agreement.

Board Approved-April 3, 2025



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SHORT-TERM TRANSPONDER (STT) AGREEMENT

I _____ understand that by accepting this Short-Term Transponder (STT), I agree to all terms listed below:

- Short-Term Transponders (STT) are available at the discretion of Association staff. To obtain an STT, written requests are required. Forms are available at the Association office. Short Term Transponders (STT) have an initial cost of \$100 and a \$200 refundable security deposit (refundable upon return of STT). STTs will be activated in thirty-day increments only. **Each thirty-day renewal will incur a \$40 renewal fee.**
- It is my responsibility to contact the Association (not the Guardhouse) to have my transponder reactivated. These requests can be made by phone at 480-563-9708 or by e-mail at bminjarez@ccmcnet.com.
- The unauthorized transfer of possession of the STT transponder will result in an immediate deactivation of the transponder and forfeiture of the \$200.00 deposit.
- The Association staff have the right to deactivate an STT at any time if it is determined that privileges are being abused. This may include transferring possession to contactors, service providers, real estate professionals, guests or tenants. These situations will be reviewed on a case-by-case basis.
- There is a limit of (1) STT per household.

Homeowner Signature

Phone number

Date

Retreat Village Address

Transponder #

E-mail address

Initial 30 Day Activation

Expiration Date