

North (Edgewater) Emergency Exit Gate Policy

20 September 2022

Our North (Edgewater) Exit gate was established primarily for the purpose of allowing additional access to our community by Fire, Police, and other first responders including utilities to our gated community during instances when our front entrance off Highway 101 (Singing Tree) may be impeded or inadequate. This pathway occupies general common elements on the Little Whale Cove (LWC) side of the gate and private property on the external side.

The gate has two components: a **pedestrian gate** and a **vehicle gate**.

- The **pedestrian gate** is secured with a keyed padlock. Resident households may use the pedestrian gate at their convenience, such as when walking or bicycling into Depoe Bay proper, to lessen the risks of walking or cycling along Highway 101. Residents may procure a personal copy of the key to the padlock with a \$5 copying charge at the Gatehouse office. The pedestrian gate is not intended for use by unattended nonresidents or vendors to access LWC. Residents' keys should not be loaned to nor copied for nonresidents to allow access to the community. Infractions of this policy may be subject to Security Fines consistent with the Controlled Access Gate as outlined in our Community Rules. Exceptions may include walking access through the pedestrian gate by hired or volunteer supportive care personnel for impaired residents of LWC, with prior notice and identification of such personnel by the LWC office.
- The **vehicle gate** is secured with combination padlocks. The vehicle gate is intended for emergency access by first responders and utility vehicles as described above and as an auxiliary exit in disasters wherein egress via the Singing Tree front gate or Highway 101 is impaired. The vehicle gate is not intended for convenience or commercial use by residents nor other parties. The pathway out is constituted by a determined utility easement on private property outside our community and not legally available for convenience or commercial use. Emergency situations absolve the Homeowner Association (HOA) and first responders from the rule of traveling on private land, so long as life safety or life preservation measures are required, a right that must be protected. The need to control unauthorized use requires limited access to the combination of one of two interconnected padlocks: one for exterior first responder/utility agencies and one for interior designated leadership groups. The North Gate can be opened by releasing either of the padlocks. The designated leadership groups include HOA administrative staff, LWC and Innisfree Patio Home Condominium Association (IPHCA) board members, Area Safety Captains, and three residences located adjacent to the North (Edgewater) Gate who agree to facilitate opening the vehicle gate when a disaster constitutes such emergency use. In such a disaster, should the staff groundskeeper not be present in the community, he/she may provide the code to any resident who can be contacted. Such redundancy is intended to assure the timely and appropriate use of the vehicle gate while obviating unintended use. Infractions of this policy may be subject to Security Fines consistent with the Controlled Access Gate as outlined in our Community Rules. The interior padlock combination code will be changed annually after board elections and may be changed from time to time with the necessary coordination by administrative staff.