BMR ASSOCIATION GATE REQUIREMENTS

BMR gates are association property. The responsibility for maintenance of the gates (8) are also an obligation of the association. All BMR property owners have the right to access all association roads.

Some gates are locked or have solar power openers with codes that provide security. The board has a policy that at least 50% of the owners on any given road must approve of locking/or installing an automatic gate before it can be done.

The association has purchased and placed combination locks on all the locking gates which all open when the current year plus one is entered. (i.e. for 2019 the code will be 2020) All automatic gates will have a keypad and the gate will open with the same code.

If property owners on a given road decide to install a solar powered automatic gate it will be the property owners’ expense to install and maintain the automatic gate.

The BMR board of directors has developed a list of requirements for replacement of any BMR association gate.

1. Placement of the new gate should be at least 120 feet from CR 5 or CR 22.
2. The gate should be hung so its lower rail is 18-24 inches above ground level. (drifted snow)
3. The gate should be at least 14 feet wide.
4. The gate should open downwind if possible.
5. The gate should be supported on the hinge side by a sturdy H brace that is set 4 feet into the ground.
6. The latch side should be a wooden post at least 6 inches in diameter set 4 feet into the ground.

Property owners are required to show the BMR Board plans to replace/rebuild an association gate before starting the project.