

Aurora Shores Homeowners Association, Inc.

Aurora Shores Keycard and Amenity Rules

Effective: August 5, 2025

These rules are intended to ensure the continued operation and maintenance of ASHA amenities and protect the health, safety, and welfare of the residents, guests, and other authorized users. Residents issued a keycard MUST comply with the following Association rules:

- A keycard must be present when enjoying the amenities. If a keycard is not present, you will be asked to leave the marina area or pool.
- Each household is permitted to have up to four guests at the beach, tennis courts, volleyball courts, and basketball courts. All guests and non-residents must be accompanied by a resident or registered keycard holder.
- Keycards used to access the boat ramp with non-registered boats will result in a fine of up to \$250.00. All registered boats will have a current year ASHA sticker.
- Keycards are non-transferable and must not be in the possession of any unauthorized person; any such cards will be deactivated.
- Keycards remain the property of ASHA and must be surrendered upon request.
- Lessees or tenant keycards will be deactivated at the end of the rental lease agreement.
- No one may use a keycard not registered to them or allow non-residents to use their keycard.
- Lending a keycard to someone outside your household will result in immediate deactivation.
- Nonpayment of annual fees, assessments, penalties, or violations will result in immediate deactivation of the keycard.
- Replacement of a lost or stolen card requires a \$10.00 fee.
- Failure to comply with these rules may result in deactivation of your keycard and loss of amenity privileges.

Residency Verification & Amenity Access Eligibility

Access to Aurora Shores amenities, including keycards, pool, and clubhouse, and common areas and is limited to individuals who primarily reside at the property and can provide appropriate documentation based on their ownership or rental status.

1) Deeded Homeowners

Homeowners must present a government-issued ID showing their Aurora Shores address. If the ID does not reflect the address, a current utility bill with a tax record, or mortgage statement is required.

2) Verified Tenants (Renters)

Tenants must present a government-issued ID with the Aurora Shores address. If the ID does not reflect the address, a current utility bill must also be provided. A valid lease agreement is required to be sent by the homeowner with written authorization clearly stated in the lease.

Keycards are only issued to tenants with a lease term of at least one year. Rentals under one year are not eligible for amenity access. Once a property is rented, the deeded homeowner forfeits access to amenities including lake privileges during the lease term.

3) Trust-Held Properties

Residents must provide a government-issued ID and a utility bill confirming current residence. Documentation of trustee authority or signed approval must also be included. If the resident is not the trustee (e.g., a family member), tenant verification under the renter policy applies. The primary trust beneficiary living on the property will have full access, including boat registration. Amenity access including lake privileges will not be permitted on the lake by those on a Trust but not residing at the residence.

4) LLC-Owned Properties

Residents must provide a government-issued ID and a utility bill showing current occupancy, along with documentation confirming formal affiliation with the LLC, such as a membership listing or lease agreement. Individuals not affiliated with LLC will not be granted access.

Boat Registration Eligibility – Residency Requirement

Only verified residents who reside at the property as their primary or secondary residence may register boats or utilize boating amenities. If a boat is registered and the home is later rented, during the same season, the boat will need to be removed. If the homeowner does not remove the boat, the homeowner will be assessed a \$250 penalty. Boating privileges may be suspended for the following year due to residency violations. Renters must have homeowner sign-off to register a boat, kayak, paddleboard, or other watercraft. Nonregistered boats are considered trespassing.