



XANADU KEY FOB AGREEMENT

Owner: _____

Unit(s): _____

This agreement concerns the Xanadu key fob system intended to protect the security and privacy of Xanadu owners, tenants and their guests. The key fobs and bracelets shall be collectively referred to as “Fobs” and will be provided following signature of this agreement. Signing this agreement affirms that you have the actual authority to represent all owners of the Unit (and tenants in the event of a tenancy) and any other owners have authorized you to bind them to this agreement. The Fob system has been designed and implemented to resolve problems with maintenance of the key system, and improve the quality of life for our community. By acceptance of your Fob you further agree:

1. The use of the Fob is subject to the rules and regulations of Xanadu as they exist now and as they may be amended from time to time. Fobs may be used solely by Unit owners or Tenants, and their authorized guests. Overnight guests are still required to be pre-registered with the Xanadu office when the owner is not in residence.
2. Each individual Fob must be synced at the Fob Updater station located outside the Xanadu office at least once every 365 days. Merely hold the Fob up to the updater pad until the light turns from blue to green. It will then be renewed for 365 days, or until your right of use otherwise terminates. Newsletters will periodically remind owners to sync their fobs.
3. You are the owner of the Fob(s) you purchased and each Fob will be separately registered to your unit.
4. Additional Fobs may be purchased from the Xanadu office. Xanadu has no obligation to repurchase a Fob when your right to use it terminates, but Xanadu will cooperate with the assignment of the Fob to another entitled person (for example, a new tenant or buyer). All Fobs assigned to a particular unit will be deactivated upon the Xanadu administration’s knowledge of a renter or owner’s termination. The Fobs can be re-activated and assigned to the new renter or owner in the Xanadu office during regular office hours.
5. Please report a lost or stolen Fob to the Xanadu office as soon as possible.

REMINDERS: All key fobs and bracelets are waterproof. Additional Fobs and Bracelets are available for purchase \$40.00 each in the front office. Please do NOT label the Fobs or Bracelets in any way that might link to Xanadu.

By Signature: _____
Owner