Grandezza Approved Rules and Consequences

Approved by the Grandezza Master Property Owner's Association (MPOA) - May 1, 2022

ACCESS

1. Grandezza is an access-controlled community. In order to effectuate that limited access, the Association requires the following:
    1. All residents will be issued RFID tags for allowing their vehicles access through all gates into the community.
    2. All residents will be given access to an electronic control system to register and approve guests' entry into the community.
2. Violations of these access policies, for example, assisting non-residents to enter the property by "tailgating" through an access gate, will result in:
    1. All repair costs for damage to gates will be the responsibility of the resident.
    2. First offense: revocation of the resident's RFID tag for a period of 30 days, thereby denying them use of the electronically-controlled gates.
    3. Second offense: revocation of the resident's RFID tag for a period of 60 days, thereby denying them use of the electronically-controlled gates.
    4. Third and further offenses: revocation of the resident's RFID tag for a period of at least 90 days.

TRAFFIC SPEEDS AND ADHERENCE TO SIGNAGE

1. The speed limit on Grande Oak Blvd is 30 MPH unless otherwise posted.
2. Throughout the community there are posted "Stop" and "Yield" signs that residents and their guests are expected to heed.
3. Violations of these restrictions – both speed and signage – will result in:
    1. First offense: verbal and written warning that such activity is not allowed.
    2. Second offense: revocation of the resident's RFID tag for a period of 30 days, thereby denying them use of the electronically-controlled gates.
    3. Third and further offenses: revocation of the resident's RFID tag for a period of at least 60, but no more than 90 days.
    4. In the event that speed cameras are installed, the MPOA reserves the right to implement a "Fine Committee", which may impose fines for violations.

TRESPASSING

1. The entire golf course, the clubhouse, the exercise center and Grande Oaks Blvd, from the main entrance to the crosswalk to the driving range, are property of the owners of the Grandezza Club. Any policies that impact this property are the responsibility of those owners.
2. The remaining property is under the control of either individual homeowners, or the Master Property Owner's Association (MPOA), or individual community condo and homeowners' associations. Entry of a non-resident into those areas under the control of the MPOA without authorization will be considered trespassing. The MPOA reserves the right to pursue whatever legal means are allowed under local, county, state and federal law.

NOISE & CIVILITY

Ultimately, the MPOA is not in a position to set rules and regulations regarding how people interact with one another. Residents should attempt to settle personal disputes among themselves and, if necessary, pursue legal or law enforcement remedies. Likewise, noise related disputes should be resolved in a similar manner.

TREATMENT OF EMPLOYEES

It is expected that residents will treat employees in a professional manner. Demeaning comments and the use of profanity are unacceptable.

Violations will result in:

1. First offense: verbal and written warning that such behavior is not allowed.
2. Second offense: revocation of the resident's RFID tag for a period of 30 days, thereby denying the use of the electronically-controlled gates.