

Monterrey Condominium Association, Inc.
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Master Key Policy

January 26, 2011

WHEREAS, together with Florida Statute 718.111 (5), **Right of Access to Units**, and the Monterrey Condominium Association Declaration, Section 11.8 **Association's Access to Units; Damage Caused by Condition in Unit**, which states but not limited to, *"The association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the common elements or to a unit or units"*; and

WHEREAS, all units within the Monterrey Condominium Association are keyed to a master pass-key and no unit owner shall alter any lock, nor install a new lock, which prevents access when the unit is unoccupied; and

WHEREAS, members of the staff, as permitted from time to time by the manager, confirmed by the Board of Directors, may possess a master pass-key for the purpose of accelerating access into units in cases of emergency involving a fire, medical or water leak situation; and

WHEREAS, a lock box containing a master pass-key will be installed on the premises; and

WHEREAS, a board member, after obtaining the lockbox key code from the manager, is authorized to retrieve the master pass-key to accelerate access into units in an emergency as described above; and

WHEREAS, in no event shall the master pass-key being stored in the emergency lockbox be used for any purpose other than an emergency as described above; now therefore be it

RESOLVED, that the Monterrey Board of Directors approves this resolution at a duly posted meeting of the Board on January 31, 2012.

Association Secretary,
Neil Bretthauer