

2024 Raintree Vehicle Access Rules and Instructions

Resident vehicle access into the Raintree Community uses sensor tags that automatically open the resident vehicle gates at the main entrance and at the back gate when the vehicle approaches. Each household in Raintree is required to complete one application to receive the sensor tags for all of the vehicles in the household. A copy of each vehicle registration document must be provided with the application showing that the vehicle is owned or leased by a Raintree resident in order to receive the new sensor tag. The option of purchasing one portable transponder sensor tag per household will be available for a \$100 fee. Residents with a valid Raintree Amenity card are able to open and access the resident vehicle gate by scanning their amenity card at the main front residents' gate if they are entering Raintree in a vehicle that does not have a sensor tag. This option is not available at the back gate. The visitor gate access with the security guard will continue to operate under the same rules and guidelines that exist today.

Sensor Tags Options

- **Sticker Sensor Tag:** All Raintree residents that register their vehicles will have one of these tags attached to each of their vehicles. The sticker tag, is a small clear cellophane strip, adhered on the vehicle's left headlamp or front bumper. It is a clear material that contains the transmitter and antenna. Removal of this tag renders the device inoperative. These tags will ONLY be attached to vehicles that belong to Raintree residents.
- **Portable Transponder Sensor Tag:** This device is a portable plastic card in a sleeve with a suction cup attachment, allowing it to be used inside the windshield of a car and is portable so that it can be moved and used in different vehicles. A limit of **one** of these portable sensor tags is optionally available to each household for a \$100 fee.

Terms of Use for resident's vehicles with Sticker Tags

1. **Issuance:** All sticker sensor tags will be issued by the Raintree Association management office upon receipt of a complete application from a Raintree household.
2. The sticker tags are free of charge for up to 2 vehicles per Raintree household upon presentation of valid vehicle registration documents. The registration MUST either (1) have a Raintree address or (2) ownership of the vehicle (the owner's name on the registration) is a Raintree resident.
3. **Fees:** Raintree households looking to register more than 2 vehicles, there is a one-time fee of \$25 for the third vehicle, fee of \$75 for the fourth vehicle, and a fee of \$100 for the fifth vehicle. No more than 5 vehicles will be allowed to get sticker tags per Raintree household.

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4. **TENANTS:** Renters can obtain sticker tags in the same manner and at the same fee schedule as owners. However, renters should be aware that when their lease expires, they need to provide a valid lease renewal to the management office in a timely manner to avoid the automatic deactivation of their vehicle tags. Sensor tag automatically deactivate upon expiration of a lease.
5. **No Commercial Vehicles** -Vehicles with commercial plates or with advertising printed on the vehicle are not able to obtain a resident sticker tag.
6. **Non-resident property owners:** Individuals that own one or more units in Raintree but are NOT Raintree residents (landlords) are able to purchase a Sticker Tag for one personal vehicle for a fee (\$50). Only one Sticker tag is allowed per non-resident property owner.
7. **Residents in Arrears:** Vehicle tags are automatically deactivated for resident households that are in arrears. A “household in arrears” is defined as a household that their Village has put their account into collections. However, up to two sticker tags can be reactivated for the calendar year for arrears households at an annual non-refundable fee of (\$100) per tag, which must be paid up front to the Raintree Community Association by credit or debit card. When the household is no longer in arrears, these restrictions will be lifted, but fees already paid are not refundable. Residents in arrears cannot use a portable sensor tag. The \$100 fee is required to be paid by credit card each year in January or else the tags for that household will be deactivated.
8. Each individual Raintree Village Board reserves the right to impose an additional surcharge for the issuance of sticker tags to vehicles belonging to households in their village that are in collections.
9. **Usage:** Sticker tags allow access through both resident reserved lanes at both Raintree entrances. Sticker tags cannot be moved from one vehicle to another without the issuance of a new tag. Removing a tag from a vehicle will render it inactive.
10. **Replacement Sticker Tags:** Replacement tags are available through the Raintree management office. Each sticker tag is associated with one vehicle. **Lost or damaged stickers tags will be *deactivated*.**
 - a. When a resident replaces their vehicle with a new one, the resident needs to contact the office and fill out a replacement vehicle application form to register the new vehicle in place of the old one. The resident will need to get a replacement sticker tag installed on their new vehicle. Sticker tags are replaced free of charge for any new vehicle once per calendar year, one per household. Otherwise, a replacement fee of \$25 is charged for additional replacement vehicles.
 - b. Defective sticker tags are replaced free of charge upon presentation of a legitimately defective sticker tag. Any attempt to remove a sticker tag from a vehicle will render it inactive and unusable and will require a replacement at the \$25 fee.
11. **Termination:** All tags are deactivated when a resident moves out of Raintree.

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Terms of Use for vehicles using the portable transponder sensor tags

1. Each Raintree household in good standing is entitled to the option to purchase ONE portable transponder tag that can be used by a non-resident relative, care-giver, home health aide, or whomever the resident opts to loan the tag to. The tag will be registered to the household that it is issued to and that household is liable for any violations occurring as a result of the vehicle using the portable tag. Households in arrears (delinquent in collections) will not be able to purchase a portable transponder tag, and if a delinquent household already has a portable tag, it will be deactivated until the account is in good standing.
2. Portable transponder tags are easily moved between vehicles. These tags are plastic electromagnetic cards that are attached to the inside of the windshield like an E-Z-Pass, and allow the vehicle access to any of the resident gate entrances to Raintree just like the sticker sensor tag.
3. A copy of a vehicle registration does NOT need to be provided to purchase a portable tag.
4. The Portable Transponder tags cost is \$100 to purchase, and will remain active until the resident moves out of Raintree. Replacement of a lost Portable Transponder tag costs \$75 and the lost tag will be deactivated. Portable Transponder Tags cannot be transferred to another Raintree household once issued.
5. Alternatively, visitors can continue to enter Raintree via the visitor guardhouse lane and get unlimited access at no cost as it exists today.

2024 RAINTREE VEHICLE ACCESS TAG FORM

ONLY ONE FORM should be submitted for each unit

Return to: Raintree Community Association at 1 Raintree Road, Freehold NJ 07728.

Clearly print all Information

UNIT ADDRESS: _____ VILLAGE: _____

EMAIL: _____ PHONE: _____

TOTAL NUMBER OF VEHICLES IN THIS HOUSEHOLD REGISTERED _____

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**VEHICLE #1 Sticker Sensor Tag** (Photocopy of the vehicle registration must be provided)

Name of vehicle owner printed on registration form \_\_\_\_\_

Does the address printed on the registration match the Raintree street address above? YES or NO

MAKE/MODEL \_\_\_\_\_ COLOR \_\_\_\_\_ YEAR \_\_\_\_\_ LICENSE PLATE \_\_\_\_\_

**VEHICLE #2 Sticker Sensor Tag** (Photocopy of the vehicle registration must be provided)

Name of vehicle owner printed on registration form \_\_\_\_\_

Does the address printed on the registration match the Raintree street address above? YES or NO

MAKE/MODEL \_\_\_\_\_ COLOR \_\_\_\_\_ YEAR \_\_\_\_\_ LICENSE PLATE \_\_\_\_\_

**VEHICLE #3 Sticker Sensor Tag** (Photocopy of the vehicle registration must be provided)

Name of vehicle owner printed on registration form \_\_\_\_\_

Does the address printed on the registration match the Raintree street address above? YES or NO

MAKE/MODEL \_\_\_\_\_ COLOR \_\_\_\_\_ YEAR \_\_\_\_\_ LICENSE PLATE \_\_\_\_\_

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Do you want to purchase a portable transponder sensor tag? YES or NO (fee = \$100)

More than 3 vehicles; use back of form. Fees: Car 1 and 2; no charge. Car 3=\$25 Car 4=\$75 Car 5=\$100
All fees will be collected when tags are distributed and are payable by credit or debit card only.

SIGNATURE OF RESIDENT _____ DATE _____

Submit this form along with copies of the vehicle registrations to the Raintree office at:

Raintree Office – EPM Management
1 Raintree Drive, Freehold, NJ 07728