

ELECTRONIC CODE DEADBOLT DOOR LOCKS

(CHIMPMAIL Crossbow Chatter email communication February 25 2018)

THE CHANGE

In continuing to respond to the evolving needs of our Owners, the Crossbow Point Board of Directors has approved a change to the Policy governing unit hallway door deadbolt locks. Since construction, generally only builder installed deadbolt locks and door handles (levers) have been approved for use. There have been few exceptions approved on an individual basis.

CONDITIONS

We are pleased to advise that, effective February 2018, electronic code deadbolt door locks are approved for use provided they comply with the following standards:

- The electronic code deadbolt lock is a replacement only for the existing deadbolt lock
- The colour of the replacement lock matches the original builder supplied deadbolt lock and door handle/lever set. It is essential that the common hallways continue to maintain a consistent appearance
 - A compatible colour will exist under various names depending upon the lock manufacturer. Some manufacturers may refer to a compatible colour as 'aged bronze' (Schlage) or 'venetian' (Weisner - PowerBolt 2 lock) or by some other name (e.g., antique bronze)
 - It is the Owner's responsibility to ensure a compatible colour match
- The cost of the lock and any associated labour costs are at the Owner's expense, including the cost of future maintenance along with the replacement of batteries
 - Should an Owner require the support of a locksmith to undertake the installation, we recommend considering Canmore Lock Service (Robin Wade - 403-679-9070 <https://www.canmorelock.com>)
- Any damage caused to Common Property (e.g., the hallway door) due to the installation of a lock will require restoring such property to the original state at the Owner's expense
- The door handle/lever may NOT be changed unless it has identical style and colour
- The Board of Directors retains the right to rescind this Policy, and require that the original deadbolt lock be reinstalled at the Owner's expense.

BOARD MEETING

The decision to permit electronic code locks was made at the February 3, 2018 meeting of the Board of Directors. The intention was to accommodate the changing needs of Owners, while maintaining the consistent visual appeal of our hallways in support of property asset value.

KEY HOLDER (and CODE) SERVICE - reminder

If you are a user of PEKA's 'Condominium Key Holder Service', you should ensure that PEKA is provided with a replacement key or code as appropriate. The Condominium Key Holder Agreement is available on PEKA's website through their 'Client Portal - Condominium Owner' tab.

QUESTIONS or COMMENTS

If you have any questions or comments concerning this policy, kindly contact our management representative (Gibson at PEKA Professional Property Management Ltd.) via email at gibson@peka.ca or [403-678-6162](tel:403-678-6162).