

February 18, 2004

Re: TALAVERDE HOMEOWNERS ASSOCIATION

All Talaverde Homeowners:

For access to your gated community using your **DOORKING** entry system, you may be provided with one of the following:

1. A remote control transmitter. This device opens the gate by pushing a button from inside your vehicle.
2. An entry code. This 4-digit code is entered to access the gate from the telephone call box. You will need to enter # in front of this code number. For example, if your code is 1999, you would drive to the call box, press # followed by 1 9 9 9. The gate will open and you simply drive through. NOTE: If you do not press the # key before your code, the system will think you are trying to dial a residence.

Your visitors and guests will enter by using the visitor call station. The gate company will enter your name into the system. You may choose to have your name listed on the screen at the visitor call station. If you desire more privacy, you may choose to have your name hidden from view at the visitor call station.

If your name is listed on the screen, your visitor will drive to the call station, follow the instructions printed on the face of the call box, and find your name. They will call you from this station. When you answer, you will instruct your visitor on how to get to your residence, then press "9" on your telephone keypad. Speak quickly, as you have only 30 seconds before the system automatically hang up. If you do not wish to allow them access, press "4" or simply hang up.

If your name is not listed on the screen, you must give you visitor your directory code and they will dial this 3-digit code (without using the # key) from the call station, you will be contacted on your telephone and proceed as above. NOTE: This code will call only from this community call station...*IT WILL NOT OPEN THE GATE.*

For you or your guest to exit the property, simply pull up to the gate and it will open. No remote or card should be used to exit.



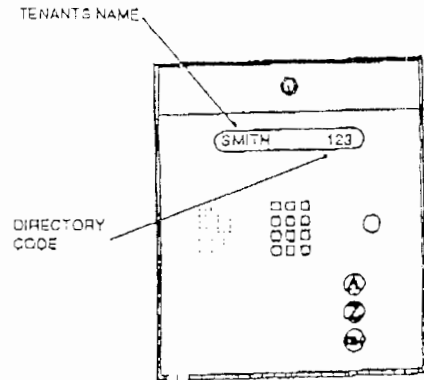
Tenant Instructions

1814 and 1815 Telephone Entry Systems

Your building has been equipped with a DoorKing Telephone Entry System. Please read the following instructions to familiarize yourself with the operation of this system. If you have any questions, please contact your Manager.

Establishing Communication

Your name and telephone number have been programmed into the telephone entry system, and have been assigned a three digit code. When a visitor comes to see you, they will locate your name or apartment number (your manager will know if names or apartment numbers are being used) in the directory of the entry system by using the A and Z scroll buttons on the front of the entry system. Pressing the A button will cause the directory to scroll backwards, while pressing the Z button will cause the directory to scroll forwards. When your name or apartment number is displayed in the directory window, the visitor will press the CALL button. This will cause the entry system to dial your telephone number and you will be able to talk to your visitor at the door or gate.

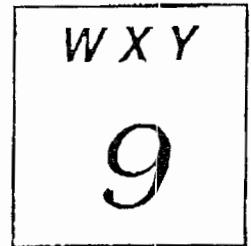
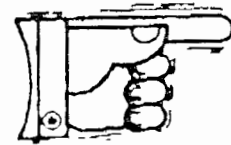


Short Cut

When your name or apartment number is displayed in the directory window, at the extreme right hand side of the display will be a three digit number. This is your directory code. If a visitor knows your directory code, they can simply enter this code on the keypad of the telephone entry system to establish communication. This can save time since the visitor will not have to use the scroll buttons to locate your name in the system.

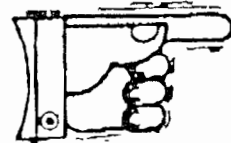
Granting or Denying Access

If you wish to allow your visitor entry, simply press 9 on your touch tone telephone. If you have a telephone that sends short tone pulses, you may have to press 9 twice. The entry system will put a tone in your telephone handset indicating that the door or gate has been opened, and will hang up. If you have a rotary telephone, dial the number 9. When you hear the tone indicating that the door or gate is opened, hang up. You may have to dial 9 twice on some phones.



If you do not want to grant the visitor access, press 4 on your touch tone phone and then hang up. If you have a rotary phone, simply hang up.

If you are on the telephone when a visitor tries to contact you, they will receive a busy signal at the telephone entry system. You can eliminate this problem by ordering "Call Waiting" from your telephone company.



Factory Settings

The number to grant access, and the number to hang up if access is to be denied, are factory set to 9 and 4 respectively. These numbers are changeable in the entry system, so check with your manager for the proper numbers if the numbers have been changed. If you have a rotary dial phone, access is always granted by dialing 9.

Your telephone entry system may be equipped with programming that will allow you to access your door or gate by entering a four digit entry code on the keypad of the entry system. Check with your manager for your personal code.

Managers: This sheet may be copied and distributed to your tenants.