

Beachwood Villas Condominium Owners Association Unit Access Policy

Due to the increasing number of requests and the potential liability to the Association Board members and/or the maintenance employee will no longer use the lockbox keys to provide contractor access to individual units for the purpose of repairs, maintenance, utility work, deliveries, etc.

Unit owners must schedule contractor work to be performed when they can be present, or make arrangements with a neighbor to provide the contractor access. Alternatively, the unit owner could mail a key to the contractor to enable access.

In the event of an emergency (such as a fire or broken pipe, etc.) a Board member or the maintenance employee (with Board permission only) will utilize the lockbox key to gain access to the unit. While every effort will be made to contact the owner prior to entry, it may be necessary to enter the unit first and then contact the owner with the findings.

Lockbox Key Reminder:

Owners are required to provide a key to the Association. If you change your locks, please don't forget to provide a copy of your new key (and storm door if you lock it when you are away). All keys are retained in the Association lockbox, which can only be accessed by a Board member or the maintenance employee (if directed by a Board member).

Our documents allow entry only when conditions exist that involve imminent risk of damage or harm to common elements, another unit, or to the health or safety of the occupants of that unit or another unit.

The above will also apply to owner storage units.