



## **QUICK REFERENCE GUIDE**

**RESIDENCY** A copy of your driver's license or birth certificate is necessary as we are a 55+ community. Someone of age cannot buy a unit and have someone under age move in unless the purchaser is in full residence as well. You must own for two years before being able to rent your unit. You cannot rent your unit for less than 90 days at a time. Limit of 22 total units can be rented at any one time. \$150 processing fee for sale or rental. Cannot own more than two units total. One vote per unit. **Board Approval required for sale or rental.**

**KEYS**, your seller or landlord should supply you with keys for your unit, shed, mailbox and clubhouse. Owners will be responsible for the cost to replace any lost keys or otherwise not supplied. You should provide a spare key to a trusted person. A lock box is supplied to every resident and located behind their outside condo unit number. Following a unit sale, the lockbox must be opened by a board member, the key removed, and the code changed.

**PORCH LIGHTS** It is important to turn on your front and/or back porch lights for the safety and security of your neighbors and yourselves. Adapters can be purchased to provide for an automatic on/off.

**FIRE EXTINGUISHERS** are located on the pillars near your front door. We encourage you to purchase one for yourself to keep inside your unit.

**MAIL BOXES** are located on the main street, there are two. If you lose your key you can have the postman knock out the old lock set and take it to a hardware store to find a matching one.

**STORAGE SHED**, one is assigned to each resident. Table top gas grills are allowed in the storage sheds. **The gas grill can only use a 1 lb. or 2 lb. Cylinder. No full sized grills that use a tank over 2 lb.**

**ASSOCIATION INFORMATION** can be found at the mailboxes (newsletters, notifications and social activities **when there is room**). Minutes, Financial Information and Newsletters are posted at the front of the clubhouse. Social and Personal Notes are posted at the side entrance of the clubhouse.

**COVERED CAR SPACES** are assigned to each unit. A second car can be parked in a visitor/guest spot on a first come basis. You are not to park in someone else's assigned parking spot unless you have written permission and **Board approval**. No motorcycles, motor homes or boats are permitted on our streets. No car washing or repairs are allowed in the carports.

**OVERNIGHT VISITORS** are limited to no more than 5 people, including residents, in a one bedroom unit and 6, including residents, in a two bedroom unit. A visitor can stay three weeks in any six month period for a total of six weeks a year.

**BASIC CABLE AND INTERNET** (as of September 2020) are included in your monthly condo fees. Any upgrades in service are the resident's responsibility.

**NO PETS** are allowed in units or on association property other than Service Animals or Emotional Support Animals, without **Board Approval**.

NO BUSINESS is to be conducted from your unit and no business vehicle is to be parked on property overnight.

PLANTS, of any kind (hanging or otherwise) require **Board Approval**.

BACK PATIOS are permitted, with **Board Approval**. 5X7 feet, earth tones movable concrete tiles, not to impede lawn care.

FRONT SIDEWALKS need to be kept clear. A folding chair is allowed but when no one is sitting it must be folded up out of the way. No other furniture is allowed.

GARBAGE BINS are located at the four corners of the complex plus the inside SE corner. Please flatten cardboard boxes and take large ones down the street to the recycling center. Use the recycle containers for newspapers, plastic, glass and cans, we can now mix these items together in any recycle bin. If you put large items outside the bins please call 727-562-4920 to have the city pick them up. They require the dumpster number and our address.

POOL REGULATIONS: Use pool at your own risk and use shower before swimming. No diving, toys, floats or splashing. No one under the age of 16 is allowed unless accompanied by an adult in the pool area. Float assists, and foam noodles are permissible. Cover furniture with towel when using oils and lotions. No food, glass or breakable items allowed at pool. Smoking only in designated areas. Children under 2 must wear rubber pants. Number of guests limited to 4 to prevent overcrowding. Pool hours at Dawn to 10 PM.

CLUBHOUSE No one under the age of 16 is allowed to use the pool table in the Clubhouse. Anyone of any age may use the table tennis table as well as that equipment. Clubhouse is available for rent **with Board Approval**.

CONDO INTERIOR WORK, no structural changes may be made without **Board Approval**. Owner can be responsible for damages to the common areas such as roof and substructures otherwise.

ROOF TOPS: if you need to repair or replace your ac unit or allow anyone on your roof you **MUST contact Ameritech (727-726-8000)** so we have a list of who was on the roof and when in case damage is later found.

SPEED LIMIT is 10 MPH in the complex. Many of our residents walk at all hours of the day. People back out from behind the storage sheds and you cannot see them and they cannot see you. It is not the way you want to meet your neighbors. **SAFETY MATTERS!!**



**PLEASE FOLLOW THE REASONABLE RULES THAT THE COMMUNITY HAS CHOSEN SO THAT WE CAN MAINTAIN OUR HOME IN GOOD ORDER. IF YOU BREAK THE RULES OTHERS WILL**

**FEEL FREE TO DO SO TOO AND YOU MAY NOT LIKE WHAT THEY  
HAVE DECIDED TO DO.**