

RULES AND REGULATIONS FOR  
SOUTHERN GROVE CONDOMINIUM  
ASSOCIATION, INC.

Revised 7/9/19

The definitions contained in the Declaration of Condominium of Southern Grove, a Condominium ("Declaration") are incorporated herein as part of these Rules and Regulations. Stairwells and entrance breeze ways are defined as common areas in the Declaration. Garages and the screened balcony/lanais are defined as limited common areas. A condo unit is defined as the heated/air-conditioned space.

All references to Unit Owners in these Rules shall also include family members, guests, invitees and lessees of such Unit Owner. Notifications, suggestions, complaints, rule violations, permission requests, etc. may be submitted to the Association using the Property Managers email address [southerngrovecondo@gmail.com](mailto:southerngrovecondo@gmail.com). These Rules and Regulations supersede and replace any previous rules.

As you review these rules and regulations, you will find in many ways they are about protecting the integrity and quality of our community and/or property; and consideration of one another as neighbors who share many common areas. Failure to, may result in violation notices and potential hearings, fines, and suspension of amenity rights. Therefore, we appreciate your compliance with these rules and regulations, and respect for our community and each other as neighbors.

1. Walkways, entrances, parking spaces, entrance to breezeways and stairways shall not be obstructed or used for any purpose other than ingress and egress to and from the building(s) and the other portions of Southern Grove Condominium. Bicycles, skateboards, scooters, motorcycles and other propelled vehicles are restricted to the parking area of the Condominium Property.
  2. The exterior of the Units and all other areas appurtenant to a Unit shall not be painted, decorated or modified by any Unit Owner tenant in any manner without the prior written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Board. All draperies, curtains, shades or other window or door coverings installed within a Unit which is visible from the exterior of the Unit or other portions of Southern Grove shall have a white backing unless otherwise approved in writing by the Board, with exception of lanais where earth tone-colored shades/blinds may be used.
  3. No bicycles, freezers, refrigerators, awnings, or umbrellas, etc. shall be permitted on the entrance breezeways or balcony/lanais. Satellite dishes shall be permitted on a balcony/lanai.
  4. A Unit Owner shall not install any lanai enclosures, windows, flooring, storm shutters, hardware or the like without prior approval of the board. Any consent or approval given by the Association can be revocable at any time if the approved application was not followed.
  5. A Unit Owner/Tenant shall not install cameras to the exterior of their unit or anywhere on the common area. The installation of any home security system, including
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cameras, is considered an architectural alteration of a common area on the units' exterior and therefore requires written approval from the Board of Directors.

6. The managing Agent of the Association or any contractor authorized by the Association may enter any Unit at any reasonable hour of the day for any purpose permitted under the Declaration (see Section 7.5 of the Declaration). Entry will be made only by prearrangement with the Unit Owner tenant, except under circumstances deemed an emergency by the Association or the manager, if any, in which case, access is deemed permitted regardless of the hour. All Unit Owner's tenants are required to provide a key/code for their Unit to the managing Agent of the Association. If a Unit Owner tenant alters any lock or installs a new lock (replacement should match existing hardware) on any door leading into his or her Unit, such Unit Owner/Tenant shall provide the managing Agent with a copy of the new key/code for emergency use (see Section 7.7.5 of the Declaration).

7. Each Unit Owner tenant shall keep their Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from the doors or win (lows thereof any dirt or other substance. An Owner tenant shall always maintain his/her unit so that neither his/her nor any other unit will be damaged by neglect. Pest Control treatments shall be performed by a licensed pest controller as often as directed by the Association as part of the monthly maintenance fee and each resident shall permit entry to the Unit for this purpose. Cleaning of the lanai/balcony shall be done in a manner, as not to allow water to drip or run off the lanai/balcony, i.e., a wet mop and not a hose. No article, including, but not limited to, cloth, clothing, rugs or mops shall be hung or shaken from the stairways, entrance breezeways, doors, or windows of the Units or placed upon the outside windowsills of the Units.

8. Only furniture and decorative items are permitted in balcony/lanais. All furniture and other objects shall be removed from screened lanais during hurricane warnings and other periods of high winds. It is prohibited to hang towels, laundry, rugs, etc., from windows, lanais, trees or from any other facades of the condominium structure. No awning or window guards shall be allowed.

9, No clothesline or other similar device shall be allowed in any portion of the Condominium Property or Common Elements including the balcony/lanai.

10. Smokers and grills using gas, propane, or charcoal (excluding those provided by the association) are not permitted on property including, but not limited to any concrete pad, balcony/lanai, garage area, or streets.

11. Each Unit Owner tenant who plans to be absent from his or her Unit during the hurricane season must prepare his or her Unit prior to such Unit Owner/tenant's departure by removing all furniture, potted plants and other movable objects from his or her lanai/balcony, and by designating a responsible firm or individual satisfactory to the Association to care for the Unit should the unit suffer hurricane damage.

12. No personal articles shall be stored on any portion of the Common Elements, including the concrete pads under [the first-floor stairwells.

13. No Unit (owner Tenant Guest shall make or permit any noises that will disturb or annoy the occupants of any of the Units or to permit anything to be done which will interfere

with the rights, comfort or convenience of other Unit Owner tenants/Guests. No obnoxious, unpleasant or offensive activity shall be carried out, nor shall anything be done, which can be reasonably construed as: running, jumping, stomping, and walking in such a manner to constitute a nuisance, public or private in nature. All noise, including without limitation, talking, singing, television, audio equipment, or any instrument of sound, shall be kept at a volume level that the noise is not audible outside the boundaries of the Unit in which it originates.

14. No Unit Owner tenant shall place or dump any garbage (including but not limited to cigarette butts, wrappers, etc.), trash, refuse or other materials on any portion of the Condominium Property except for the compactor provided for this purpose, all garbage, trash, refuse or rubbish should be placed in non-leaking bags or containers and placed in the compactor provided by the Association. All boxes must be broken down and placed in the compactor. No trash bags boxes or trash items of a kind can be stored outside of the units or on the lanais. They must be kept in the Unit until you take it to the compactor.

Bulk Storage Area:

- o Any items that will not fit through the compactor door will need to go in the Bulk Storage Area. Such as: sofa, large kitchen appliances, large furniture, washer and dryer. Please place items as far back into the dumpster as you can to leave room for more items to be dropped off.
- e Paint, oil, flammables, and vehicle products (tires and batteries) are to be put in the Bulk Storage dumpster.

Construction/Renovation Debris: If an Owner/Tenant has a project done in their unit by a contractor or does it themselves, they will be responsible for removing all of the debris off of the property. The construction debris is NOT to be placed in the compactor or the bulk storage area.

15. No Unit Owner/Tenant shall request or cause any employee or agent of the Association to do any private business/working in a unit for the Unit Owner tenant, except as shall have been approved in writing by the Association.

16. No vehicle or other possessions belonging to a Unit (owners/tenant shall be positioned in such manner as to impede or prevent ready access to another Garage Bay or parking space. Garage doors must remain closed except when garage is in use.

17. The Unit Owner tenant must obey the speed limit and parking regulations posted by the Association in the private streets, parking areas, and any other traffic regulations promulgated in the future, for the safety, comfort and convenience of the unit Owner/Tenants.

18. Parking on the Condominium property shall be restricted to the garage and designated parking areas within the Common Property. Garages are defined as limited common area. No part of the Common Property shall be used for storage of any materials, boats, vehicles, campers, motor homes, trailers, or any other items. Vehicles with commercial identification are allowed if the vehicle meets all other standards and is used as a means of primary transportation for a resident and parks in the un-numbered spaces adjacent to the garages.

- Each Unit Owner will be assigned one numbered parking space. The properly registered owner (or Lessee) shall have sole and exclusive use of their parking space: however, owners are free to trade assigned spaces upon providing a written and signed agreement between both owners to the Southern Grove Office to place in each owner's file and to update the assigned parking list.
- Each Unit Owner/Tenant will be provided with a parking permit once all the required information has been provided. The Parking Permit should be placed in the bottom left corner of the inside of the windshield. The parking permits are renewed every year. Any information previously given that has expired will need to be updated before a new Parking Permit is issued. All unnumbered parking spaces first come basis. The Temporary Parking Permits are for Visitors staying overnight ONLY. If you live here, you must have a Parking Permit.
- Vehicles must not extend over the sidewalk when parking. This blocks the sidewalk for those who have walkers and wheelchairs. If you have an oversized vehicle, park it in an unnumbered parking space that is not next to a sidewalk.
- Vehicles illegally parked or with an invalid parking permit will be towed at the owner's expense. Vehicles with expired license tags or those vehicles that have been heavily damaged are not allowed to be stored on the property.
- The Board of Directors may prohibit from or restrict to a designated area of the property any vehicle that produces excessive loud sounds (i.e. motorcycles, cars or trucks with modified exhaust and audio systems that can be heard outside of the vehicle with the windows up).
- No one can do any repairs, place blocks, change oil or store vehicles on this property. An emergency repair to move the vehicle is permitted; change tire or jump start.
- Unauthorized vehicles, such as boats, jet skis, trailers, campers, trucks or other recreational, commercial or oversized vehicles will not be permitted unless authorized by the Board of Directors.

19. The Association shall have the right to authorize the towing away of any vehicles which violate the Declaration or any of these Rules and Regulations of the Association, with the costs to be borne by the Unit (owners/tenant or violator. Unauthorized vehicles will be tagged by the Property Manager and owners will be given 48 hours to remove them from the property, Second and subsequent notices for a violation by the same vehicle will result in immediate removal of the vehicle. See Exhibit "A " Parking and Towing Policy revised and adopted on June 11, 201%

20. No Unit Owner/Tenant shall use, store, or permit to be brought into the Unit, balcony/lanai, or Garage bay any flammable oils or fluids, such as gasoline, kerosene, propane, naphtha or benzene, or other explosives or articles deemed(1 extra hazardous to life, limb or property, except as may be necessary in connection with the ordinary and permitted use of a Garage.

21. Seasonal decorative items may be hung on the front entrance doors of units. Entrance door welcome mats are allowed directly in front of the unit door. Door mats are not to be placed in the hallways or on the stairs.

22. Any damage to the Condominium Property or equipment of the Association caused by any Unit Owner/Tenant, his children, his guests, visitors or renters shall be repaired or replaced at the expense of the Unit Owner if not covered by insurance. As required in the Rental Certificate Agreement.

23. Each Unit Owner who leases his/her unit shall have a valid rental certificate and be permitted under the conditions of Article 10.3 which has been Amended in OR BK 13326 Page 786. There is a rental cap of 20% (48) of the 240 units. Once (the cap is reached the association will maintain a waiting list for owners wishing to apply for Rental Certificates in order to rent their Unit. The Unit Owner must provide the Property Manager with the name of the rental agency and a copy of the lease agreement. Each lease agreement shall include a copy of the condo rules and regulations. Each unit owner who leases his/her unit shall maintain a copy of these rules and regulations in the leased unit. Each Unit Owner shall be held responsible for the actions of his or her family members, guests, invitees and lessees. A Unit Owner may lease his or her Unit on such terms and conditions as such Unit Owner may determine, provided that any lease shall be for a minimum term Lease of one year (12) continuous months and further that the lessee shall be bound by all terms and conditions of the Condominium Documents. The Association is prohibited from operating a rental program. Therefore, no expense associated with any rental program shall be a common expense of the Association. Each Unit Owner should perform his/her own investigations in that regard.

' The maximum number of occupants that will be permitted in any rental unit is a family of (5) five or (3) three adults.

- Tenants shall not be allowed to keep any pets on the Condominium Property.

24. Complaints regarding the management of the Condominium Property or regarding actions of other Unit Owner tenants shall be made in writing to the Association and placed in the drop box located at the front entrance of the Clubhouse.

25. A Unit Owner tenant shall show no sign, advertisement or notice of any type on the . Common Elements, other portions of Southern Grove Condominium or in or upon his or her Unit so as to be visible from the Common Elements, or any public way, without the prior written consent of the Association by its Board in accordance with the provisions of Section 10.1 of the Declaration, including "For Sale" and "For Rent" signs. No trade, business, profession or any other type of commercial activity shall be carried on in the Units, Common Elements or Garages, provided, however, a Unit (owners may use a room within a Unit as an office for conducting personal business if such personal business does not require contact at the Unit which involves the regular attendance or entry of nonresidents to the Unit or otherwise diminishes the residential character of the Condominium.

26. Unit Owners only are permitted to keep up to two (2) domestic pets (dogs, cats, birds) in his or her Unit without (he prior written permission of [he Board; however, under no circumstances will horses, cows, pigs, swine, goats, chickens, pigeons, snakes or any such animals, fowl or reptiles be permitted in Southern Grove Condominium. Unit Owners must carry or control pets on a leash when outside of a Unit. No pet shall be kept in any lanai/balcony unless someone is present in the Unit. A Unit Owner shall immediately pick up and remove any solid animal waste deposited by his or her pet. Feral cats may not be fed. The

Unit Owner shall indemnify the Association and (l hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in Southern Grove Condominium. If a (log or any other animal becomes obnoxious to other Unit Owner/Lessee by barking or otherwise, the Unit Owner must cause the problem to be corrected; or, if it is not corrected, the Unit Owner, upon written notice by the Association, will be required to permanently remove the animal from the Condominium Property. Lessees are not permitted to have pets.

27. Owner of a Unit, which is above another unit shall not install any hard floor covering (i.e. wood, tile, laminate) in the Unit other than carpeting in any room without the prior written approval of the Association. The flooring underlayment for soundproofing cushion must equal or exceed an Impact Insulation Class (ITC) of 65 and a Sound Transmission Class (STC) of 71 when installed over concrete in all Units above the first floor. When applying request for board approval, the owner must supply a small sample of the flooring underlayment along with the specifications including the above-mentioned ratings from the flooring supplier in conjunction with the application. The installed underlayment soundproofing must be inspected and approved prior to installation of the alternate/hard surface flooring. The Board of Directors, or its agents, shall have the right to enter any Unit at any reasonable time for the purpose of inspection and documentation of the installed soundproofing. Further, prior to installation of alternate floor coverings, Owners must also provide the Association with a copy of the receipt from the contractor/servicer who installed the soundproofing material. If a Unit Owner installs alternate floor covering without the prior written consent of the Association or without the underlayment soundproofing insulation required by the Association, then the Association shall have the right to cause such Unit Owner to remove the alternate floor covering. The Association is entitled to recover from a Unit Owner all costs incurred by the Association related to enforcement of this rule, including, without limitation, reasonable attorneys' fees and (l costs at all levels of the proceedings. Further, failure to comply with this rule may result in the imposition of a fine or suspension pursuant to Section 718.303, Florida Statutes, as amended from time to time.

28. Unit Owner tenants wishing to use the Southern Grove Clubhouse for their exclusive use must reserve it by completing the "SOUTHERN GROVE CLUBHOUSE RENTAL AGREEMENT". A refundable deposit of \$100 and a nonrefundable cleaning fee of \$25 are required. Only one function during the timeframe is **permitted**. Holiday and Condominium Association use takes precedent over personal use. The pool area is not available for rental.

29. The Association maintains an access control system to minimize access to the complex and clubhouse/pool by unauthorized individuals. These access control cards are issued by Property Management. A unit owner who rents their unit transfers their right to use the complex facilities and clubhouse/pool to their tenant.

30. Individuals using the swimming pool area must have a valid access card in their possession. The swimming pool area may be used in accordance with the rules and regulations stated herein and other rules as may be posted by the pool.

- The swimming pool may be used between the hours of dawn and dusk.
- Children aged fourteen (14) and under must be accompanied by a person eighteen (18) years of age or older when using the pool.
- No running in the pool area or diving into the pool.
- No food, glass bottles or glass containers permitted in the pool area.

- The pool and deck are to be left in clean condition for the mutual benefit of all. Use trash cans provided.
- Swim at your own risk. NO Lifeguard on duty.
- Chairs, tables and lounges in the pool area may not be taken to any other areas.

31. Individuals (or groups) using the clubhouse must have an access card issued by the Property Manager in their possession. The clubhouse may be used in accordance with the rules and regulations stated herein and other rules as may be posted in the clubhouse. Do not enter the Clubhouse Library/Meeting Room with wet swimsuits/clothes or wet feet.

32. The clubhouse may be used between the hours of 9:00 AM and 10:00 PM. Children aged twelve (12) and under must be accompanied by a person eighteen (18) years of age or older when using the clubhouse and/or clubhouse facilities including the TV.

33. Guests must be accompanied by the Unit Owner tenant when using the Clubhouse and Pool. A guest is defined as someone who does not reside in the unit.

34. Car Washing Area: All car washing should be done in the designated car washing area located adjacent to the trash compactor. There is a water source, hose and an electrical outlet. Washing cars is not allowed in other locations on property.

35. Picnic Areas: Areas with picnic tables and gas grills are provided for residents' use. Make sure to clean up and turn off the gas after use.

36. If a Unit is leased and the Unit Owner is delinquent in paying Association Assessments the Association may garnish the rental income in accordance with State Statute 718.116 (11) (a) & (b).

37. Any written consent or approval given by the board under these Rules and Regulations which does not conflict with the Condominium Declaration shall be irrevocable.

38. Unit Owners should refer to the Use Provisions contained in 10.0 of the Declaration of Condominium which are binding upon all Unit Owner tenants.

39. Notices of Board of Directors meetings will be posted on the bulletin boards located at the pool, each mail kiosk (3) and at each exit gate.

40. These Rules and Regulations may be modified, added to or repealed at any time by resolution of the Board of Directors of the Association.

Approved by Motion Of the Board of Directors Q/  
Southern Grove Condominium Association, Inc in  
a BOD Meeting held on 7/9/19.

## Southern Grove Condominium Association

### IMPORTANT FACTS YOU SHOULD KNOW

Property Management: MAY Management Services, Inc. is our property management company. Shirley Crouse is the onsite property manager. Shirley's office is located at the club house with the following office hours: Monday 1 P.M. to 4 P.M., Wednesday 9:30 A.M to 1 P.M., Thursday 1 P.M. to 4 P.M. and Friday 9:30 A.M. to 1 P.M. The club house phone number is (904) 940-9662 and her e-mail is [scrouse@mayresort.com](mailto:scrouse@mayresort.com). In the event you have an afterhours emergency contact MAY Management at (904) 940-1002.

Utilities: Water and Electricity are provided by JEA. If you are having service issues or outages, call the provider JEA on (904) 632-5200. Water and sewer service is included in the association fee,

Cable T.V.: Cable T\*V. is the responsibility of the unit owner/resident. Satellite dishes are permitted on your lanai; however, they are not permitted in any Common areas outside your unit such as the lawn, hallways, roof and stairwell.

Air Conditioning: The Unit air conditioner system is the owner's responsibility. To keep your air conditioner operating smoothly put one (1) cup of vinegar in the a/c drain each month. This will prevent the a/c pipes from clogging. Changing your air filter at least every three (3) months will improve the air quality in your unit while making your air conditioner operate more efficiently.

Pets: Unit owners only are permitted to keep up to two (2) domestic pets (dogs, cats, birds) in your Unit. Renters are not permitted to have pets. Dogs must be always kept on a leash when outside your Unit and you are required to pick up all solid waste deposited by your pet. Dogs are not to be left on your lanai unattended.

Parking: Parking in or on the Common Property for any Unit shall be restricted to the parking areas therein designated for such purposes. No person shall park or store any commercial vehicle, or any vehicle deemed a nuisance by the board. Each Unit is assigned one (1) numbered parking space for their sole and exclusive use. No boats, trucks greater than three quarter ton capacity, trailers, motor homes, campers or other vehicles shall be parked on condominium property. No owner or any other person may repair, or store or place on blocks any motor vehicle. The foregoing shall not prohibit emergency repairs necessary to move a permitted vehicle.

All vehicles must display a Southern Grove parking decal. Visitors and service vehicles can park in unnumbered parking spaces. Overnight visitors must display a Southern Grove visitor parking pass. Vehicles in violation of the association's parking policy may be towed at the owner's expense.

Speed Limit on Property: The posted speed limit on property is 15 MPH

Gate Remote and Access Cards: Unit residents may purchase gate remotes at a cost of \$45.00.

This device is an optional convenience for the residents allowing access to the front and back gate. An Access card is provided for each Unit when the new owner registers with the office. It will open the pedestrian gate, front gate, the pool, clubhouse and the fitness room. Replacement cards, damaged cards and additional cards are available from the property manager at a cost of \$25.00.

Main Gate Entry for Guest: Guests arriving at Southern Grove can find your name and push the call button to be connected to your telephone or your guest can dial # then your four-digit code to be connected to your telephone. When you answer the phone, and you wish to provide access push number "9" on your keypad. This will disconnect the call and open the gate (the back gate is for residence only and requires a gate remote to access this gate and gain entry to the property).

Key/Code: Unit owners are required to furnish a key/code to your Unit to the property manager for emergency access. The key/code is stored in a secure location with limited access. Every effort will be made to notify you prior to entering your Unit. If a Unit owner/tenant alters any lock or installs a new lock

(which should match the existing hardware) the owner/tenant must supply a copy of the new key/code to the property manager-

**Trash:** All garbage, trash, refuse or rubbish should be placed in non-leaking bags or containers and placed in the compactor provided for this purpose. All boxes must be broken down and placed in the compactor. No trash bags, boxes or trash items of any kind can be stored outside of the Unit or on the lanais. They must be kept in the Unit until you take it to the compactor.

**Bulk Storage Area:** Any item that will not fit through the compactor door will need to be placed in the Bulk Storage Area such as furniture, kitchen appliances and electronic equipment. Place the item(s) in the dumpster provided in the bulk storage area not on the sides of the dumpster.

**PAINTS, FLAMMABLES AND VEHICLE PRODUCTS (TIRES AND BATTERIES) ARE TO BE PLACED IN THE BULK STORAGE AREA.**

**Construction/Renovation Debris:** Unit owners and their contractors are responsible for removing all construction debris off the property from a unit renovation project. Do not place any construction debris in the compactor and/or the bulk storage area. This area is monitored by CCTV and recorded for compliance.

**Hallways and Stairwells:** The City of Jacksonville fire regulations prohibit the storage of any items in the hallway and under the stairwell. The following are some of the common items that cannot be stored in the hallway; bicycles, baby strollers, scooters, skateboards, plants, pots, furniture, motorcycles, toys of any kind, statues and trash/garbage.

**Lanais:** Only furniture and decorative items are permitted in Lanais. The following are prohibited on a lanai; smokers and grills using gas, propane or charcoal, hanging towels, laundry, rugs etc. and using this area for storage During a hurricane warning and other periods of high wind all items must be removed from the lanai.

**Disturbances:** No Unit owner/tenant/guest shall make or permit any noises that will disturb or annoy the occupants of any of the Units or permit anything to be done which will interfere with the rights, comforts or convenience of other Unit owner, tenant/guest. Unpleasant or offensive activity can be construed as running, jumping and walking in such a manner to constitute a nuisance, public and private in nature. All noise, talking, singing, television, audio equipment or any instrument, shall be kept at a volume level that the noise is not audible outside the boundaries of the Unit in which it originates.

**Fire Alarm System:** Every Unit in your building has a fire suppression sprinkler system which will sound in your Unit and building and notify the fire department when activated. The fire alarm will sound when a sprinkler head is activated by heat and/or when the fire alarm pulls stations located in the hallways have been activated. Each Unit has a siren which is the red plate on you wall in the living room and the bedroom hallway. When the fire alarm sounds all occupants should leave the building immediately and not return until the fire department allows you to return to your Unit. The fire alarm system is maintained by the association and is inspected annually.

**Smoke Detectors:** Your Unit is equipped with smoke detectors. These smoke detectors when activated will sound only in your unit. They will not sound in the building or notify the fire department when activated. The Unit owner is responsible for maintaining the smoke detectors.

**Mailbox:** The mailbox key should be passed from seller to the buyer at the time of closing. If you did not receive a mailbox key check with the property manager to see if there is a duplicate key. If a mailbox key is not located a locksmith will be needed to re-key your mailbox. This is the responsibility of the unit owner.

**Water Main:** Every Unit has a water main that will shut the water off going into your Unit. The water main is typically located in the laundry room or adjacent to the water heater in a utility closet. Know where the water main shut off is located and check it periodically to make certain it is functioning properly.

**Leasing:** All owners who plan to lease their unit should carefully review section 10.3 of the Declaration of Condominium for certain requirements and restrictions. Prior to any leasing of a unit, a Rental Certificate must be granted. There is a 20% cap on Units available for rent at Southern Grove. No leases are allowed for less than twelve (12) months. A copy of the lease provided to the property manager along with a \$500.00 common property damage deposit

**Assessments:** Monthly assessments payments are due on the first day of the month and are delinquent after the 5th of the month, Assessments that are late are subject to 18% interest per annum and an administrative fee of \$25.00. For questions regarding setting up monthly direct debit, please contact the property manager.

**Rules and Regulations:** Every owner/resident is provided with a copy of our Rules and Regulations, please take the time to review them. You will find they are about protecting the integrity and the quality of our community and/or property; consideration of one another as neighbors who share a common area.

