

What is Allowed:

Knowledge and Compliance

1. Familiarize yourself with and comply with the community's regulatory documents (Bylaws, Rules, and Regulations).

Reports and Communications

1. Report any extraordinary situation or change to the Property Manager and copy the Board of Directors.
2. Request written authorization when necessary, according to the Rules and Regulations.

Permits and Requests

1. Fill out the AMR form before making any renovations within your unit and submit it to the Manager.
2. Request services only from licensed and insured agents, workers, or contractors.

Leases and Contracts

1. Keep your landlord or tenant informed about any issues relevant to community living.
2. Keep your lease agreement current and provide a copy to the Property Manager.

Moving and Parking

1. Notify the Property Manager of your moving day, both arrival and departure.
2. Park in the designated spot and within the marked lines.

3. Respect moving hours: from 8:00 am to 6:00 pm, Monday to Friday. Saturday from 9:00 am to 4:00 pm.
4. Furniture delivery and appliance installations are allowed on Saturdays from 9:00 am to 4:00 pm.
5. Emergency repairs (such as air conditioning, refrigerator, and leaks) are allowed any day of the week.

It's your responsibility to submit the AMR form to the Manager once the repair is completed.

6. Always use the parking spaces assigned to your unit.
7. Register your vehicles with the property manager.

Waste Management and Maintenance

1. Dispose of your trash safely and place it in the appropriate containers.
2. Keep dumpster doors closed.
3. Pick up after your pets and dispose of waste in designated bins.
4. Check your mailbox regularly.
5. Contribute to keeping the community clean and pleasant.

Personal Items and Amenities

1. Store bicycles or other items inside your unit or in the rented closet.
2. Enjoy the pool during permitted hours and comply with regulations.
3. Respect and treat all community members courteously.

What is NOT Allowed:

1. Facility Use

- Direct fire BBQs (gas or charcoal) are not permitted on balconies.

- Pedestrian entry through vehicle gates is not allowed.
- Speed limit within the community is 5 MPH.
- Unauthorized use of non-assigned parking spaces.

2. Behavior and Activities

- Washing balcony floors with water that affects neighbors is prohibited.
- Balcony railings must not be covered. Uniform mesh approved by the board is permitted.
- Children playing on internal streets and sidewalks is not allowed.
- Bicycles, skateboards, etc., are not allowed on sidewalks or internal streets.
- Tailgating is prohibited.
- Smoking is prohibited in common areas (including stairways).
- Vehicles must not be covered in non-assigned parking spaces.
- Planting in common areas (atriums, parking lots, green areas) is not allowed.
- Modification of atriums, adding plants or ornaments, is prohibited as these are common areas.

3. Moving and Services

- Commercial service vehicles are not allowed access after 6 pm, except for emergencies.
- Vehicles must not be covered in visitor parking spaces.
- Parking is prohibited in undesignated areas (dumpsters, grass, reserved and mailbox areas, etc.).

4. Equipment and Waste

- Do not touch or alter any fire system devices in your unit or the community.
- Washing or repairing vehicles in the parking lot is not allowed.
- Do not leave trash outside your unit (doorways, balconies, portals).
- Furniture, mattresses, or equipment must not be discarded in dumpsters.

5. Fauna and Disturbing Activities

- Do not feed ducks or other wildlife.
- Fishing in lakes is not allowed.
- Loud music and activities disturbing neighbors are prohibited.
- Do not leave your dog unattended or off-leash.

6. Objects and Vehicles

- Do not hang objects on balcony railings, drill walls, or place bicycles or furniture.
- Vehicles over 15 feet or vans with commercial signage are not allowed. Vehicles with visible work materials are considered commercial.
- Bicycles, refrigerators, chairs, or umbrellas must not be left outside your unit, on the balcony, stairs, or storage area.
- Motorcycles must not be parked on sidewalks or any other area except your assigned parking space.
- More than two persons per room in your unit is not permitted.

7. Penalties

- Non-compliance with any of these rules may result in fines and penalties according to the Rules and Regulations.