

Dear Residents:

Our Rules and Regulations, which are in the condominium documents, were put into place originally by the developer. They were established to help protect and provide a peaceful environment for our community. Our Management Company (TRIZEL Management) and its representatives have a responsibility to administer and enforce the established rules and each resident has a responsibility to cooperate by adhering to these rules.

Please see the enclosed Rules and Regulations from the condominium documents.

The Rules and Regulations shall apply to all property owners, their residents, family members, tenants, occupants, agents, visitors, employees and guests and shall be enforced by TRIZEL Management.

In establishing and maintaining the Rules and Regulations, every effort will be made to ensure they do not affect a unit owners' right to the enjoyment of reasonable and unrestricted use of their property or privileges of ownership.

Residents are encouraged to show respect for their neighbors. Public acts of conflict are strictly prohibited. Whether you rent or own, we encourage all to be courteous and thoughtful by being conscious of issues such as garbage disposal, noise, visitor's parking spaces, etc.

Garbage Disposal for Villaggio Villas

Trash and garbage shall be placed in sealed plastic bags and deposited in the dumpsters provided by the private sanitation company servicing the property. Dumpsters are in the back corner on the east side of the property. Cardboard boxes are to be broken down and placed in the bins as well. Pick-up services occur periodically during the week with possible changes for holidays.

Noise

No resident shall make or permit any disturbing noises by himself/herself, family, employees, contractors, visitors, pets, or renters, nor permit any conduct by such people that interfere with the rights, comforts or conveniences of other residents. No resident shall play or permit to be played, nor operate or permit to be operated, any musical instrument, a record/CD player, radio, sound amplifier, television, etc. as to disturb any other resident. No resident shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

Residential Parking, Visitor Parking Spaces, Parking on the Side of the Building

Please be reminded that there are 4 visitors parking spaces: 2 at each building. TRIZEL Management has received many complaints that permanent residents are using these parking spaces on a consistent basis and that their guests, cleaning staff, contractors, repair people, etc. have no place to park.

TRIZEL Management has also received complaints about vehicles being parked in the middle parking space in front of the buildings blocking the pedestrian entrance to the courtyards, behind garages or to the side of garages around the buildings, on the corner/side of the buildings, blocking in cars parked in the visitor spaces, etc. making it difficult for other vehicles to maneuver and/or enter/exit the premises. Please be advised that parking in these areas is not allowed in the event an emergency vehicle may require access.

Please note that effective October 15, 2015, towing, at the owner's expense, will be enforced for the visitor parking spaces and the surrounding areas of the building. Please do not block any garages or any car parked in the visitors' parking spaces.

Visitors are asked to please identify themselves as such by printing clearly their contact information (the unit number being visited, cell phone number, etc.) on a piece of paper and putting it on the dashboard of their vehicle to avoid unnecessary towing.

If you have a guest who will be utilizing a visitor parking space for longer than 24 hours, please contact TRIZEL Management otherwise the car may be towed at the owner's expense. If your guest will be visiting over a weekend, please contact TRIZEL Management no later than the Friday before the designated weekend as their offices are closed on Saturday and Sunday.

If you have any questions, please contact the TRIZEL Management office.