



# **THE CRIMSON**

## INTRODUCTION



- **BUSINESS HOURS**
- **AMENITIES**
- **DELIVERIES**
- **RULES & REGS**

# BUSINESS HOURS

**Management Office:** Monday – Friday, 9 am – 5 pm

**Front Desk:** Monday – Friday, 9 am – 5pm

Saturday – Sunday, 10 am – 6pm



# AMENITIES

The Crimson amenities include a Gym with strength training, resistance and cardio equipment.

The Gym is open 7 days a week, from

**5 AM to 10 PM**

The gym cleaning takes place at 9:00am to 9:30am

**9 AM to 9:30 AM**



# AMENITIES

The Crimson also has a pool that is open from **Sunrise** to **Sundown**.\*

The lounge room may be used until 10pm but without access to Pool Deck.



# DELIVERIES



Packages from all major carriers are received at the front desk during normal hours of operation (9am-4pm). Any after hour packages must be delivered by the carrier to the individual unit.

Food deliveries should be met at the lobby OR provide your door and elevator access codes to food couriers. Staff will not provide access unless authorization is provided.

Residents must provide access code to visitors. Staff will not provide access to floors unless written authorization is provided.

# A/C

From time to time, you're A/C thermostat may display certain error codes. These are often indicative that service is needed for your system.

- If your thermostat displays error code **A3**: Service needs to be performed to the A/C by a licensed technician. Below are companies familiar with our system:

**SMC Air Conditioning** 954-562-8161

**A&P Air Conditioning** 305556-7849

- If error code **U9, U4, A0** please contact management for more details.



# RULES & REGULATIONS

**LIVING IN A CONDO REQUIRES A JOINT EFFORT BY ALL RESIDENTS TO FOLLOW THE RULES AND REGULATIONS. THESE INCLUDE BUT ARE NOT LIMITED TO:**

- Tenancy restrictions: All prospective tenants must undergo a background check and must be approved by the Board of Directors. Leases are limited to no more than 3x per year for a minimum of 3 months each.
- Disturbances: With the understanding that sound travels easily in a condominium building, every effort should be made to maintain an appropriate level of noise within your unit. This also extends to any possibly noxious smells that may also emanate.
- Guest staying over 30 days are considered tenants and must undergo screening.
- All pets must be leashed when in the building common areas
- All damage to common area property should be reported to management
- Full list of rules and regulations provided with Orientation Package

# Trash Chute Usage and Recycling

- Place Garbage in Trash Bags and throw down the trash chute.
- Plastic and glass can be bagged separately and thrown down the trash chute.
- Boxes have to be broken down and placed in the recycling containers located by the loading dock.
- Do Not Throw boxes down the chute as it may cause a blockage.
- No boxes or garbage should be place in front of the unit doors or hallways.



# Maintenance And Other Fees

## BELOW IS A LIST OF YOUR EXPECTED DUES FOR 2025, INCLUDING MISCELLANEOUS COSTS:

- Maintenance: [Please refer to Budget](#)
- Cable: [\\$117.21](#)
- Monthly Administrative Fee: [\\$45](#)
- Water & HVAC: [Based on Consumption](#)
- Miscellaneous Expenses:
  - Access Cards: \$100
  - Transponders (Car): \$100
  - Amenity Reservation: \$100
  - Bicycle Registration: \$50
- To Set up online payment for Maintenance & Associated costs, please visit:  
<https://crimsoncondo.connectresident.com/>
- Your account number is: [0TG9-0000-unit number-01](#)



# THANK YOU!!

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