

Lake Place Condominium Association, Inc.
Association New Owner Guide

WELCOME to Lake Place Waterfront Condominiums. The following information, based on Operating Rules, Condominium Documents, and By-Laws is provided to help familiarize you with your new community. This is only a summary. Full rules and regulations can be found on the community website.

LAKE PLACE CONDO ASSOCIATION WEBSITE:

www.lakeplacecondo.org (Minutes of meetings, Docs and By-Laws, Rules, and Miscellaneous Forms, Management Co, Community News, Preferred Vendors and current Board of Directors)

Management Company:

Ameri-Tech

24701 US HWY 19 N, Suite 102, Clearwater, FL 33763

Property Manager: Ronny Dunner

Phone Number: (727) 726-8000 Ext. 405

Email Address: rdunner@ameritechmail.com

- Complaints regarding the management of the property and grounds, or regarding action(s) of other resident(s) and maintenance issues should be sent to the Management Company.

MONTHLY BOARD MEETINGS:

Each month a meeting of the Lake Place Condo Association Board will meet to discuss community business. This meeting is open to all homeowners. Meeting dates may vary month to month but generally are the last Wednesday of the month at the Town N Country Regional Library at 7606 Paula Drive. More specific details will be emailed and posted prior to each monthly meeting. Attend the meetings so you can become an informed unit owner. Minutes are available on the Association's website.

ASSOCIATION FEES INCLUDE:

- Water
- Basic Cable (for Premium Channels, call Spectrum at 833-697-7328)
- Termite Control
- Lawn Maintenance/Landscaping/Lawn Pest Control
- Outside building structure maintenance
- Insurance for outside structure. Acquiring insurance for inside your property is the responsibility of the homeowner.
- Pool
- Outside light poles
- Maintenance fees are due the 1st of every month. Please pay on time so the Association can cover its bills. This fee is considered late if not paid by the 10th of each month. There will be a fine of \$25.00 levied, commencing on the 11th day.
- Periodic special assessments will be levied by the Board of Directors as deemed necessary.
- All delinquencies will be turned over to the Association's attorney for collection. All bad checks will be turned over to the State Attorney's office for appropriate level action.

SECURITY GATE:

- Remote openers can be purchased from Ameri-Tech Property Management for a fee.
- The gate access code is currently **1956**. (no "#" is required when entering code). It is changed yearly. You will be notified of a new code number in advance of change.
- Please be discreet when giving out the code.
- Vehicles exiting Lake Place should yield to those that are entering from Hulsey Road.

SCHEDULE OF SERVICES:

Trash Pickup

- a) Waste – Wednesdays and Saturdays
- b) Recycles – Wednesday
- c) Yard Waste – Saturdays

NOTE: Garbage cans should be placed out on the curb on the night before pick-up only and put away by the next evening.

Lawn Maintenance – Every Thursday (during winter the schedule moves to every other Thursday)

Exterior Pest Control – **Every XX** inside info for a fee ****GET DETAILS from KIMBERLY****

BULLETIN BOARD:

Upcoming events, announcements and notice of Board of Directors' meetings are located on the bulletin board next to the mailboxes. The newly remodeled board can also be used to post items for sale or lost and found.

EXTERIOR AREAS:

- Prior to making any changes or additions to the exterior of your unit, including landscaping, an Architectural Change Form must be obtained from the community website, completed, and submitted to Ameri-Tech Property Management. It will then be presented to the Board of Directors for approval.
- Changing the color of the painted surfaces on the outside of the unit is not allowed.
- Do not attach anything to your columns, outside walls or awnings that cause damage. You will be required to pay to have it fixed.
- Do not feed any kind of animal outside your unit. This includes raccoons, ducks, birds, stray cats and dogs, etc. Do not feed or get near any alligator you may see.
- Anything planted in the ground becomes the responsibility of the Lake Place Association to either maintain or remove. If you want outside plants, we recommend keeping them in pots.

PETS:

One pet is allowed not to exceed 20 pounds in maturity. Renters are not allowed to have any pets. Fish tanks cannot exceed 55 gallons. All pets must be registered with the Ameri-Tech Property Management.

PARKING:

- Parking is only allowed in the carport and in driveway. No street parking.
- If carport and driveway are completely full, additional parking is available on the west side of swimming pool or designated area on the east end of Lake Place Lane.
- Parking in front of mailboxes is for mail pick-up only.
- No parking on the grass; this includes all vehicles and boats.
- Vehicles that are parked improperly, are inoperable, or do not have a valid license plate tag are subject to towing.

MISCELLANEOUS:

- A POD cannot be on property for longer than 30 day and must be on the driveway and not on the grass or in the street.
- The size of the furnace filter for LPI is 20x20x1 and for LPII is 18x24x1.
- No hanging of clothes/towels/household items out to dry, on either the front or the back of the unit
- No decorative flags are permitted to be affixed to the exterior of your unit, except American Flag.
- Bicycles, skateboards, ramps, toys etc. are not to be left unattended in any common areas. No toys, sports or recreational equipment may be installed or stored on any common areas.
- No riding of bicycles on grassy areas.
- Standard window coverings only are to be used on all windows in your unit, and kept in good repair (especially those facing the street)
- No air conditioning window boxes are permitted.
- Residents are expected to be considerate of their neighbors and keep all noise level down, i.e. TVs, stereos, etc., especially between the hours of **10:00 P.M. and 8:00 A.M.**
- Signs or written materials may not be placed in windows, except for small safety/security signage.
- Outdoor Holiday decorations must be removed by the second week after the Holiday.
- “For Sale” signs are only to be placed outside the fence on the edge of our property on Hulsey Rd
- Yard Sales/Estate Sales are not allowed.
- BBQ grill must be 10 ft. from building when it is in use. No fire pits.
- Do not blow or dump leaves into the lake or blow leaves into the street.
- No fireworks