

COMMUNITY UPDATE – 6/28/17

WELCOME NEW RESIDENTS :

We extend a warm welcome to new residents within our community. We are happy that you have chosen Tequesta Hills as your new home. Please familiarize yourself with the Community Rules and Regulations. If you have any questions or concerns, please contact SeaBreeze Management at 561-626-0917.

URGENT - AIR CONDITIONING UNITS :

It has come to our attention that, upon inspection of air conditioning units, that some tie-downs attaching the units to the curb have rusted and are no longer holding the unit to the curb. When servicing the unit, ensure that your company inspects the tie-downs for obvious safety reasons, particularly because Hurricane Season is upon us.

GRANDFATHERING OF TRUCKS, MOTORCYCLES, OVER THE WEIGHT LIMIT PETS AND MULTIPLE PETS :

The Board of Directors would like to thank everyone for taking the time to submit their information. We very much appreciate your time and effort.

PARKING ON GRASS : “NEVER” PARK ON THE GRASS !!

Homeowners who violate will be fined for each offense. Homeowners will be fined for each offense when their TENANTS are not in compliance and the tenant’s lease WILL NOT be renewed. Guest parking is available at the pool parking lot.

ROOF ACCESS :

Notify your contractor of the protected access point. We have installed signs which clearly mark the side of the building to be used for access. No homeowner should be on the roof and will be fined, if not compliant. Roof access is for licensed contractors only. IF ROOF ACCESS SIGNS ARE NOT FOLLOWED, VIOLATING COMPANIES WILL NOT BE ALLOWED TO RETURN TO THE PROPERTY.

DUMPSTER – PICK UP DAYS ARE MONDAYS AND THURSDAYS

BULK ITEMS – DO NOT PLACE AT DUMPSTER UNTIL WEDNESDAY EVENINGS !

HOLD BULK ITEMS WITHIN COURTYARD UNTIL WEDNESDAY EVENINGS ! PLACE ITEMS WITHIN DUMPSTER AND CLOSE DUMPSTER LID. If plastics are found within the dumpster, our Waste Company WILL NOT EMPTY YOUR DUMPSTER. Boxes MUST BE BROKEN DOWN before placing into the APPROPRIATE CONTAINER. **Offenders will receive letters and fines will be issued.**

BALCONIES :

Nothing, including rope swings, planters, etc. are to be hung from balconies and must be removed.

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GATE ARBORS :

You **MUST** remove gate arbors immediately. Violation letters will be sent and you will be fined accordingly.

SOLAR LIGHTS :

Solar lights have been ordered. They will be installed in December when our volunteers return. Whether or not you have purchased your own solar light, the volunteers will make sure you receive the one purchased by the Association. You will be allowed to install no more than 2 solar lights on the exterior of the fencing. If you currently have 2 installed on the exterior, the 3rd solar light will need to be installed within the confines of your Courtyard below the fence line.

PARKING SPACES :

It has come to the Association's attention that there are several residents who are parking at an angle within parking spaces. Please ensure that you are not intruding into another resident's assigned parking space. Preferred parking is straight into your assigned parking space ensuring that your vehicle is aligned within the parameters of the designated parking lot lines. Violators will be sent a Violation Letter and if it continues, a fine will be levied.

PET WASTE :

Residents have witnessed a few dog owners have not picked up after their dogs. **YOU MUST PICK UP AFTER YOUR DOG AT ALL TIMES ! If you continue to violate, you will be fined \$100 for each incident.** With the convenience of cell phone cameras, you never know when you will be photographed committing this offense.

EXPOSED WIRING :

Some residents have exposed wiring outside the Courtyard area due to the fence project. Please ensure that your exposed wiring is confined within your Courtyard. Arrangements are being made to bury exposed Comcast lines and to repair or replace damaged Comcast boxes.

FENCE LINE GAP FIXES :

Please refrain from piling rocks and/or bricks under the fence line due to the gap between the fence and lawn area. The preferred method for fixing this gap is to place mesh or wood.

SOD REPLACEMENT :

Sod replacement will be taking place, where necessary, in the near future.

EAVES, BRICKS AREAS, SIDEWALKS :

Bids have been received and it is on the schedule for powerwashing of brick areas, eaves and sidewalks.

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SOLICITATION :

Solicitation of any kind is prohibited within the community which includes the act of babysitting, etc. for payment.

BULLETIN BOARDS :

Please DO NOT put your unwanted mail into the Bulletin Boards. The Bulletin Boards are not for that purpose. If you receive unwanted mail, discard it appropriately. If you receive another's mail, redirect it or walk it to the appropriate unit. **DO NOT PUT UNWANTED MAIL INTO BULLETIN BOARDS !!**

FENCE STAINING AND ROAD PAVING :

Fence staining, as previously mentioned in the Community Updates, is scheduled for September. Road paving will occur after the fence staining takes place.

COURTYARD FOLIAGE :

It is the owner's responsibility to ensure that ALL foliage is maintained AWAY from the mansards AT ALL TIMES. If you are a leasee, notify the owner that this must be done immediately. Violation letters will be sent and a fine imposed.