

Tequesta Hills Condominium Association, Inc.

C/o Sea Breeze Community Management Services, Inc.

4227 Northlake Boulevard

Palm Beach Gardens, FL 33410

Phone (561) 626-0917 Fax (561) 626-7143

www.seabreezecms.com

January 26, 2018

Dear Home Owner,

PLEASE ENSURE THAT YOU COMMUNICATE THE FOLLOWING TO YOUR TENANTS IF YOU RENT YOUR UNIT, IT IS YOUR RESPONSIBILITY TO MAKE SURE YOUR TENANTS ARE AWARE OF ALL RULES AND REGULATIONS.

Bulldog Fencing :

As you may be aware, Bulldog Fencing has returned to the property to complete the Punchlist of items that have been reported. As the Board of Directors is made aware of their advancement throughout the property, you will be notified of their visit to your unit for repairs. **Once notified, please do not lock your gates on your scheduled date.** Immediately upon the completion of the Punchlist of items (estimated timeframe for completion 2/22/18), then a Final Inspection of fencing is required and then staining will begin. After which, paving of the roadway and the parking lots will be done. You will be notified as we progress via eblasts and Bulletin Board notices.

Christmas Decorations :

It is now time (January 26, 2018) to return your outdoor Christmas Decorations to their rightful place within your unit. Little Christmas/Epiphany occurs on January 6th. Based on that, all outdoor Christmas/Holiday decorations, including Christmas lighting, will need to be removed by January 7th, every year thereafter commencing this Holiday Season.

County Line Road Traffic/May 19, 2018 - May 23, 2018 :

Thankfully, we have an owner who has informed us of the following event :

The Mayor of Tequesta is allowing a local Country Club to use the Tequesta Park (across from Tequesta Hills) for parking up to 500 cars in the ball fields for the upcoming U. S. Amateur Four Ball Championship. **Traffic Police will be assisting with the traffic flow on County Line Road. Please be advised that there may be delays upon the ingress and egress of the community property during May 19 - 23, 2018.** The Board of Directors is asking for your patience during this brief period of time.

Security Cameras :

Please ensure that the placement of your Security Cameras encompass YOUR courtyard area only.

Satellite Dishes :

Satellite Dishes are permitted within the community but **MUST** be mounted to the appropriate Satellite Dish pole within your courtyard. They **CAN NOT** be mounted to the fencing, the balcony or in the common areas.

Trash/Bulk Items/Dumpster Gates and Lids :

All trash must be placed in the appropriate container. Bulk item pick-up scheduled dates are every Thursday and bulk items **ARE NOT** to be disposed of **until Wednesday evenings**. You **MUST** place the trash and the bulk items **WITHIN the dumpster enclosure, not outside of the enclosure**. If non-compliant, you will be sent a violation letter. **PLEASE MAKE SURE YOU CLOSE THE DUMPSTER GATES AND DUMPSTER LIDS SECURELY.**

Pool Use :

The owner or tenant **MUST** be present at the pool area while entertaining guests. Your little ones must be in appropriate swimwear. Children **must** be accompanied by an adult (18 years old or older). **No pets are allowed at the pool area unless classified as a service animal. If classified as a service animal, certification must be on record with the management company and must remain on the pool deck, not in the pool.**

Hurricane Shutters :

The installation of plywood covering windows and doors is **NOT** permitted during Hurricane Season. The Architectural Guidelines state : 1) Hurricane shutters may not be installed without the prior written approval of the Board of Directors; 2) Hurricane shutters must be the same paint color as the exterior of the building (currently Sausalito in satin finish) for color uniformity; 3) **Two (2) types of hurricane shutters are acceptable : Permanently installed accordion-type hurricane shutters or screw-mounted panel-type hurricane shutters;** 4) Hurricane shutters must be in good repair. **Installation of plywood is NOT acceptable and must not be used in the future.**

The stucco exterior must be repaired (plug holes and paint exterior using Sausalito in satin finish) to its original structure, at your expense.

You must obtain and submit the "Request for ARC Approval" form (obtained from the SeaBreeze Management Community website or by calling SeaBreeze Management at 561-626-0917) PRIOR to the installation of approved hurricane shutters (see # 3 above).

All work must be completed by a reliable, insured contractor. COMPLETION DATE FOR ALL WORK REQUIRED IS JANUARY 31, 2018.

Reminder :

We request your help in our efforts to preserve the appearance of the community and to abide by the Condominium Declaration and Rules and Regulations set forth. Upon the purchase of a unit within the Association, you become a member and agree to the governing documents. As a tenant, you agree to the Rules and Regulations set forth by the Association.

Thank you, once again, for your patience, understanding and support regarding our upcoming projects !



Respectfully,
Board of Directors
Tequesta Hills Condominium Association, Inc.