



TEQUESTA HILLS COMMUNITY RESIDENTS – MAY 18, 2020

OVERGROWN COURTYARD LANDSCAPING

ANY LANDSCAPING THAT IS OVERGROWN IN YOUR COURTYARD AND IS MAKING CONTACT WITH THE FENCE, ROOFING, BALCONIES, BALCONY RAILINGS, SHINGLES, AND/OR MANSARDS, MUST BE REMOVED.

AMENDMENTS TO ARTICLE VII OF THE DECLARATION STATES - THE ASSOCIATION SHALL MAINTAIN THE ROOFING, BALCONIES, BALCONY RAILINGS, SHINGLES AND FENCES. PROVIDED, HOWEVER, ASSOCIATION SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO FENCES CAUSED BY PLANTS, TREES, VINES OR OTHER PLANTS OR VEGETATION GROWING WITHIN A UNIT PATIO OR COURTYARD AREA.

REPAIRS AND MAINTENANCE NECESSARY FOR SAME SHALL BE THE RESPONSIBILITY OF THE UNIT OWNER OF THE UNIT THAT THE FENCE SURROUNDS. FURTHER, THE UNIT OWNER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE FENCING, BUILDING, MANSARDS, PATIO, ROOFING, BALCONIES, BALCONY RAILINGS, SHINGLES, OR MAINTENANCE REQUIRED DUE TO THE UNIT OWNER'S NEGLIGENCE OR THAT OF HIS LESSEES OR GUEST.

WE ASK THAT YOU REMOVE AND/OR TRIM ALL LANDSCAPING THAT IS GROWING AGAINST THE FENCE, ROOFING, BALCONIES, SHINGLES, BUILDING AND MANSARDS.

PLEASE BE AWARE THAT FAILURE TO DO SO COULD RESULT IN THE UNIT OWNER BEING HELD LIABLE FOR THE COST OF CORRECTING THE LANDSCAPING AND THE COST OF FENCE REPLACEMENT.

PET OWNERS/TEQUESTA HILLS CONDOMINIUM RULES

UNFORTUNATELY, DUE TO CONCERNS BROUGHT TO THE ATTENTION OF THE BOARD OF DIRECTORS, WE HAVE FOUND IT NECESSARY TO REMIND PET OWNERS OF THE FOLLOWING :

- 1) HANDLERS MUST PICK UP AFTER THEIR DOG/CAT **AT ALL TIMES**.
- 2) HANDLERS **MUST HAVE CONTROL** OF THEIR DOG/CAT AT ALL TIMES; HANDLERS **MUST NOT** ALLOW THEIR DOG/CAT TO URINATE ON FENCING.
- 3) **UNLEASED DOGS ARE PROHIBITED** AS PER THE TEQUESTA HILLS CONDOMINIUM RULES AND FLORIDA STATE LAW; HANDLERS MUST HAVE THE **DOG/CAT ON A LEASH AT ALL TIMES WHEN OUTSIDE OF THE COURTYARD**.
- 4) **DOG MUST BE SUPERVISED AT ALL TIMES INCLUDING WITHIN THE COURTYARD**. YOU CAN NOT PERMIT YOUR DOG TO BE LEFT IN THE COURTYARD DISTURBING OTHER RESIDENTS IN THE COMMUNITY.
- 5) **TETHERING OF ANY ANIMAL TO THE FENCING IS NOT PERMITTED**.
- 6) **EXCESSIVE BARKING IS NOT PERMITTED**.

DISREGARD OF THE ABOVE WILL RESULT IN ENFORCEMENT TO THE FOLLOWING EXTENT :

OWNER OR TENANT OWNING ANIMAL - IMMEDIATE REMOVAL OF ANIMAL FROM THE PROPERTY.

TENANT OWNING ANIMAL - LEASE WILL NOT BE RENEWED.

OWNERS - PLEASE ENSURE THAT YOUR TENANTS ARE AWARE OF THE ABOVE.
