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Atlantic Board Band 1

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Thoughts Entering the New Year 2019

Welcome back owners, renters and new residents, making all co-owners and renters feel a part of the community, and recommend our neighborhood to others who are looking for a great clean place to call home.

- Consider becoming a association committee volunteer.
- Be responsible for adhering to rules and regulations, be a good neighbor to all.
- Share your ideas, perspectives, and concerns, and let's work together to build an even better community for ourselves.
- Attend board meetings and take the time to review important information about the our association policies and ongoing projects.
- **Next Annual Owners meeting is scheduled for Thursday, February 28th, 2019 at 7:00 PM in SR Clubhouse.**

Atlantic Broad Band is almost 99% complete, a few owners undergoing unit repairs due to water damage and some late snowbirds arriving back to sunny South Florida. Remember to notify Atlantic Broadband (2 weeks) before arriving to schedule hardware / Internet service. Call Atlantic Broadband at **1-833-694-6192** to schedule your installation. Your feedback on service is always important and welcomed.

How familiar are you with association rules and regulation?

At the last Board of Director meeting, this subject came up to remind owners and rental residents the need to adhere to rules and regulation. We all want to protect neighbors in our community from recognize violations that affect the safety, health and well being of our San Remo community.

Please read and review rules and recommendation items. This will help us all to understand the importance of these rules to keep shared common elements looking great and proud to call it home.

Health & Safety Related Rules and Reminders:

1. No pet community.
2. No garbage or unsightly articles being hung or left out on patio's or on balcony and common element areas - must always be immediately disposed at designated on-site trash pickup areas.
 - a. Separate and recycle paper goods
 - i. Place in Yellow Bins;
 1. Newspaper, news inserts, brown paper bags, corrugated cardboard boxes, magazines, catalogs, & phone books, milk and juice cartons including drink boxes.
 - b. Separate and recycle plastic/Aluminum Cans only/glass goods;
 - i. Place in Blue Bins;
 1. Aluminum beverage cans, foil, and pie plates, glass - bottles and jars, plastic containers,milk,and juice cans. **(No plastic bags or steel cans are permitted).**
 3. Breakdown all boxes and containers, before placing in Recycle Bins.

How knowledgeable are you about our governing rules and regulation?





Rules & Regulations continued

Pool Rules Display at Pool.
Take time to read safety rules.



4. Furniture, tires, electronics devices, mirror placed outside of common trash containers are not permitted. Bring those items to the dump or pay for removal at owners expense.
5. Dumpster Gates must be close before leaving trash areas.
6. Copy of the unit deed must be given to office manager (owners only).
7. Contact J & L Property Management for all problems occurring outside of the unit.
8. Gas/Propane Tanks and related Barbecue equipment on property is prohibited.
 - a. All 2nd floor units can only use Electrical Barbecue (Fire Dept. Rule)
 - b. Only Charcoal Grills are permitted on ground floor 15' away from building, when not in use they must be stored inside units and not on patios. (Fire Dept. Rule)
9. Always be considerate to your neighbors, keep noise to a minimum. No loud noises such as stereo, TV, radio, etc. after 11:00 PM.
10. Plants and objects that hinder /or obstruct access to units is prohibited (Fire Dept. Rule)
11. Make sure dryer vents are keep clean, free of lint, debris, with secured screen.
12. No flammable materials may be stored within units, and on patios, balcony or rear porch.
13. Shut off water if leaving for an extended period (Shut-off is located outside 1st floor of unit). Keep water valve always clear of debris.
14. Only one set (table & chairs) are permitted on ground floor patios.
15. No Furniture is permitted on second floor landings.
16. No Motorcycles, motorized scooters, bikes, boats, ski mobiles, trailers, commercial trucks, etc. These items will be removed at owners expense. Authorized motorcycles, bikes, with grandfather sticker, are permitted.
17. Please observe all displayed pool rules and keep pool area clean and free of debris when leaving. Also, please close umbrellas when leaving the pool area to insure safety when unoccupied, Board of Health rule.
18. Pool operation is open daily from "Dawn to Dusk" only, No admittance after dusk. Sign will be placed on pool entrance gate with sensor light to ensure notification conformance.
19. Outside antennas, TV dishes on buildings and common elements areas are prohibited.
20. Vehicle, car washing is prohibited, We don't have a designated location on common element community property. Association Liability!
21. A set of key must be given to office within one week or when locks are changed for each unit. These keys will be secured under office lock and key. Required in case of emergency, when access is need and unit is unoccupied. (at owners expense). All residents are required to have a pool gate key to gain access.
22. No skate boards, scooters and bicycles riding in parking lot areas (common elements area for safety of residents)
23. Only one owner assigned parking space per unit. and (1) guest spot is allowed for each residence.
24. All vehicles must have permit stickers, placed on rear driver inside windows. Obtained at office with vehicle registration number and vehicle model.
25. Non stickered vehicles and commercial trucks must be remove within 24 hours. Will be towed at owners expense.





Rules & Regulations continued



The Florida Condominium Statute 718 gives the association the authority to levy a fine for failure to comply with these provisions. No fine may exceed \$100 per violation. However, a fine may be levied on the basis of each day or a continuing violations, with a single notice & opportunity for a hearing, provided that no such fine may exceed %1000 (one-thousand dollars). No fine may be levied except after giving reasonable notice & opportunity for a hearing to the owner and, if applicable, its tenant and /or other invitees. If the committee does not agree with the fine, the fine may not be levied.

26. No commercial signs of any type shall be displayed within the community boundaries.
27. Always adhere to driveway Entrance and Exits only signs. Please drive courteously to ensure safety of our community owners / renters.
28. Speed limit is 5 mph on common property is strictly enforced for the safety of our community.
29. All vehicles must park with headlights facing forward toward buildings. (safety from gas fumes entering apartments). Unloading or loading vehicle is permitted, but must return vehicle facing forward, once completed task.
30. Unit owners are responsible for Air Condition periodic draining lines (recommended 3 to 4 months) for proper operation and eliminate possible building damage due to water leakage.
31. Unit owners are responsible for internal insurance coverage when damage occurs within the unit or possible liability damage to other neighboring units.
32. Only licensed and insured plumbers, carpenters and electricians are used for renovations performed within apartment. Must have Board Approval for major repairs AC and heating, including 2nd floor tiling, requires sound proofing insulation.
33. No Unit shall be used or occupied except as residential and single family residences.
34. All unit owners are responsible for the actions of residents, visitors and other person or persons residing and/or visiting their units. It shall be the responsibility of the owner to inform any person of the rules & Regulations of the community.
35. All Fire Alarms must not be removed, tempered with or painted (Fire Dept rules with fines of \$500 and/or imprisonment may be enforced).
36. All outdoor screens must be kept in working condition, screen holes fixed or replaced by at owners expense.
37. Maintaining AC & heating, plumbing, electrical equipment in good operational use, is the responsibility of unit owners (protects the property right of our community).
38. In unit Pest Control - is the responsibility of the owners/ renters, while external pest control - is San Remo Association Directors responsibility.
39. No exterior modifications of any kind shall be made to any unit unless approval, in writing, has been received from the Board of Directors.
40. All damage caused by to the association property by any resident, guest and/pet, shall be the responsibility of the unit owner who shall he strictly liable.
41. No business of any kind shall be maintained, operated nor permitted on the property, nor any common property elements thereof.

Owners will be required to pay within 30 days of written request for payment, after 30 days, a \$25 per day fine will be added until the \$1000 limit is reached. If still not paid, a stopple letter will be written to owner that will be attached to property prior to owner selling this property.

It is the intent of the association to maintain a neat, clean and healthy environment for all to enjoy. Please comply to rules and regulations.