

## New Resident Quick Guide

Americana Finnmark Condominium is a great place to live. All residents, owners as well as tenants, are part of the AFC community, and are responsible for abiding by the general rules of condominium living.

Residents should be mindful of the following:

- All vehicles must be registered with the Management Office, at which time residents will be issued parking stickers for each car.
- Guest parking passes are available. To avoid a violation notice, be sure that guests place their parking pass on the dashboard of their car.
- One gate access card is allotted to each unit occupant. A deposit is required for each card and will be returned when the resident vacates the unit and returns the key
- A move-in fee of \$350.00 is required from new tenants. The fee is \$250.00 for new owners.
- Pets are allowed: no more than one dog (weight up to 25 lb. fully grown) or two cats are permitted. Dogs must be leashed at all times when in the common areas and accompanied by an adult.
- Garbage rooms include bins for household waste and recycling. Please place your garbage in sealed plastic bags and make sure recycling goes in the appropriate bin.
  - Bulk items (eg, TVs, exercise equipment, building materials) are not to be left in the garbage rooms. Residents are responsible for taking these items to the Montgomery County dump, called the [Shady Grove Transfer Center](#), or hiring a bulk disposal company. If the association has to pay for this removal, the costs lead to increased rents and homeowners' fees.
- Energy usage directly affects homeowners' fees and rents, so remember to turn off lights when not needed and turn down your heat or air conditioning when you're not home.
- If you hire any contractors to work on your unit, they must first register with the Management Office.

Amenities:

- The swimming pool and toddler pool are open to all residents and their guests. A resident ID and guest passes are required and must be shown when entering the pool area. Pool regulations are posted and for everyone's safety, must be obeyed.
- Two lighted tennis courts. Keys are available from the Management Office. Regulations are posted at each tennis court.
- Laundry rooms are available to all residents and may be used between 8 a.m. and 11 p.m.
- A car wash station is located at the rear gate of the community and is available from spring to fall. It is for community residents only.
- The community room in the mid-rise building is available for all residents to rent for special gatherings and parties.