

Oakwood Court Welcome Letter:

On behalf of the Board of Directors, allow us to welcome you to Oakwood Court. You should have received a full packet with all the governing documents at your closing. The Board would like to call special attention to the following items. Your cooperation during and immediately after your move will help all of the residents of the complex to enjoy a high quality of daily life. Please note the Board takes these rules seriously and will enforce them as required.

1. **Noise Regulations** - Disturbances including but not limited to parties, music, etc. are not permitted before 8:00 AM or after 11:00 PM. Disturbances are defined as anything that emits beyond your condo unit and affects the quality of life of your neighbors. Residents are asked to act with special consideration when returning to the unit late at night. Noises echo in the evening hours between the buildings.
2. **Parking** – Automobiles may be parked only in the areas provided for that purpose. No boat trailers or commercial vehicles. Cars must be licensed and operative.
3. **Recreational Facilities**. Use of the pool and common patio area will be in such a manner as to respect the rights of other residents. Use of particular recreational facilities will be controlled by regulations to be issued from time to time, but in general that use will be prohibited between the hours of 11:00PM to 8:00AM.
4. **Cable Lines** – No radio, television antenna, Satellite dish, or any wiring for any purpose may be installed on the exterior of a building without the written consent of the Association. Must turn in an architectural modification form and get approval prior to installation or the cables/dish will be removed without warning.
5. **Pets** - Rules regarding the keeping of pets are detailed in the condominium docs. Dogs must be leashed at all times when outside the unit and may not be left outside when the owner is not present. All residents must clean up after their pets. Barking dogs are considered a nuisance. Maximum weight of pet fully grown not to exceed 25 pounds.
6. **Signs** – An owner may identify their unit with a name plate of a type and size approved by the Association and mounted in a place and manner approved by the Association. No other signs may be displayed except “for sale” or “for rent” signs approved by the Association.
7. **Balconies**- The balconies, porches and exterior stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. No laundry will be permitted outside of an owner’s unit.
8. **Common Areas** – Common areas of buildings will be used only for the purposes intended. No articles belonging to resident owners will be kept in those areas, which shall be kept free of obstruction.
9. **Alterations/Repairs** – Unit owners are reminded that alteration and repair of the building is the responsibility of the Association except for the interior. No work of any kind is to be done upon exterior building walls or upon interior boundary walls without first obtaining the approval required by the declaration of condominium
10. **Floor Coverings** – All apartments shall be carpeted except in bathrooms and kitchens
11. **Garbage** – Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of receptacles supplied by the Association.
12. **Utilities**- Each occupant shall maintain their unit in a clean and sanitary manner and in good condition and repair and shall maintain and repair the fixtures therein and shall promptly pay for any utilities which are metered separately.
13. **Solicitation**- Soliciting is strictly forbidden.

14. **Grills**- The use of any outdoor cooking facilities is permitted in areas so designated. They may not be stored on porches, balconies or exterior stairways.
15. **Waterbeds**- No waterbeds allowed.
16. **Contact information** –Management – Richard Balderston, Blue Ribbon Property Management, 813.684.9374 or Richard@blueribbontampa.com

Revised 7/31-2019