

WATERFORD

COMMUNITY ASSOCIATION, INC.

Community Information Sheet

- You are now a part of a community association of 187 homeowners. A membership meeting is held annually and you will receive official notification prior to this meeting. Board meetings are held throughout the year and homeowners are welcome to attend.
- The community website is located at www.waterfordpalmetto.com and is a great source for community information, documents, board meetings, contacts, etc.
- There is a **pool area** for your use, located at 5070 Lakehurst Ct., Palmetto, FL 34221. Only one (1) pool key is issued per lot. Cost is \$10 (cash only). To obtain a pool key, please contact Tim Robertson at (941) 725-5396 or timrobertson67@gmail.com.
- **Mandatory quarterly assessments are due on the first of the following months: January, April, July and October each year.** You should receive official notification each December regarding the assessment for the upcoming year. If you do not receive an assessment notice including payment coupons, please contact management prior to the end of the year.
- This is a deed restricted community, so please make yourself aware of the restrictions. **Please also be aware that any changes you wish to make to your property, landscape or home exterior must be pre-approved in writing by the architectural committee.** You may obtain an alteration application form on the website.
- **Your property cannot be leased for the first 24 months of ownership.** A Lease Application is available on the Association's website and must be completed and approved prior to tenants occupying the home. If you lease your property, **please ensure that your tenants are provided copies of deed restrictions and understand their need to abide by them.** We remind you that as the owner, you are responsible for the actions of your tenants.
- It is each **homeowner's responsibility to update the association regarding any change in contact information**, i.e. new telephone number, new mailing address, name change, etc. A change of address/contact information form is available on the Association's website. **Please note there is only one Address of Record per lot.**
- If you contact your waste service provider, they will be able to provide you with current information about your scheduled trash, recycling and yard waste collection days. **Trash/recycle receptacles MUST be concealed from view at all times** except when placed at the curb on designated trash pick-up days.

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