

THE ESCONIDO COMMUNITY ASSOCIATION

20 Escondido Circle, Altamonte Springs, FL 32701

Telephone (407) 339-6162/ Fax (407) 260-9770

NEW RESIDENT INTERVIEW FORM:

UNIT: _____ BLDG _____

NAME: _____

DATE: _____

- () The Association has the right of approval over all residents of the Community. Owners and Tenants must keep the Association fully informed of all occupants in the Unit. The Association shall also be kept informed of the telephone number of the unit and a work telephone number to be used in case of emergency. The Association does not have a master key or any other key to a unit.
- () Escondido Community Association is an **"ADULT COMMUNITY"**. This means that at least one adult aged 55 years or older, must be a permanent resident in each condominium unit. A unit cannot have more than 14 days of overnight guests, under the age of 18, within a 60 day period.
- () Buyer interview only:
Monthly dues and any assessment payments in support of the Association's annual budget are due and payable on the first (1st) day of each month to the Association office. Late charges of \$25.00 are assessed if paid after the 10th of the month.
- () **No pets are permitted.** Visitors may not bring pets on property.
- () Residents are responsible for their guests, visitors, and employees.
- () All residents' vehicles are to be registered with the Association office and display the parking decals that are issued by the Association. The following vehicles are not to be parked on ECA property:
a) commercial vehicles (b) boats, campers or recreational vehicles (d) any vehicle with more than 4 wheels (e) any vehicle with markings to include, but not limited to decals, magnetic signs, or stencils. All residents vehicles are to be registered in the ECA office and display the "parking sticker" that is issued at the office in the lower left corner of the vehicle windshield. Vehicles not displaying a parking sticker are subject to towing at the owners expense.

Visitors staying over 48 hours must obtain a visitor's parking permit and display the permit in their vehicle.
- () Moving Vans and contractors vehicles are limited to parking on property for the length of the work day and must be removed from the property no later than 6:00 PM each day.

- () Each unit has an assigned parking space that is identified by specific initials. Do not park in any other unit's identified parking space. The handicapped parking space is to be used for passenger drop off and pick up only, and may not be used for overnight parking. Visitor spaces are for guests, visitors, employees and those residents that have more than one vehicle, and are available on a first come basis.
- () Noise levels in the units should be kept to a minimum at all times. Stereo, TV and other sound devices should be turned down to a minimum between 11 pm and 9 am. No radio or television antenna nor any wiring for any purpose may be installed on the exterior of any building or in any common area. No Construction work of any kind is to be done after 6PM or on Sunday's.
- () Residents should be aware of running water sounds. If you hear a constant running of water or a hissing in the walls, please report it to the Association office if you cannot determine where it is coming from.
- () Residents should periodically check and clean the condensation line in the Units air conditioner. It is recommended to check with your air conditioner provider for instructions regarding the routine maintenance of you're A/C unit.
- () Properly dispose of trash and garbage by wrapping or putting it in a plastic bag before carrying it to the dumpster. This prevents leakage into the hallways, steps and elevators. Do not place trash outside your unit door. When putting trash or garbage into the dumpster, place it towards the back in order that others may use the dumpsters. Recycle trash into the appropriate containers.

Contractors and delivery people must take all appliances and construction waste/materials with them when they leave the property.

- () Residents are responsible for the removal of all bulk trash and boxes. You may not dispose of old appliances, mattresses and frames, or construction material in the dumpsters. Boxes should be flattened before placing in the dumpster. In the event ECA assumes the cost of removing prohibited debris, the resident will be responsible for this charge. No paint cans or light bulbs may be placed in the dumpsters.
- () No exterior color changes or other exterior alterations shall be made or added to any building on Escondido property except upon and after approval in writing by the Board of Directors.
- () Residents and guests using the pool, tennis courts and shuffleboard are to wear identification wrist bands that are available from the Association management office.
- () No mechanical work on vehicles shall be permitted on Escondido property. No washing of cars shall be performed except in the designated car wash area. Vehicles being washed must have an Escondido parking permit.

All units shall be used for residential purposes only. No unit may be sub-leased.

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- () When leasing or renting a unit by an owner (either, directly or through an agent) the unit owner shall furnish in writing to the management office, before the commencement of the lease term, the name and ages of the persons to occupy the leased unit, the lease terms and other information which the Board of Directors deems relative in order to make its determination whether or not to approve such a lease.

Please remember that all renters must meet the same requirements as to age and no children under 18 as owner's do. All renters must be interviewed and approved before their lease is signed.

No application for approval of a proposed tenant will be reviewed unless it is submitted along with a non-refundable application fee of \$100.00 . Approval shall not be unreasonably withheld; however, no such lease will be valid until approved.

Any lease of a unit must incorporate rules and regulations of Escondido Community Association documents that exist or as they are later amended. In the event the tenant violates the restrictions, ECA shall have the right to terminate and cancel the lease and to bring appropriate legal proceedings. The cost of reasonable attorneys fees shall be the obligation of the tenant/owner including those for eviction.

A COPY OF THE LEASE MUST BE SUBMITTED TO THE MANAGEMENT OFFICE!

- () In the event of non-payment of maintenance fees by the owner, renters will be required to pay their rent to ECA who will deduct the amount owed including late fees and/or accelerated billing to the year end. Any funds remaining will be forwarded to the unit owner. All leases must include provision for the above.
- () There shall be no skating or skateboarding on ECA property. Bicycling is not allowed on the walkways or sidewalks.
- () The Board of Directors of the ECA retains the right to modify these Rules and Regulations or to promulgate additional ones as needed.
- () No flags (other than American), signs, pennants, advertisements, notices or other lettering other than unit numbers shall be displayed from the exterior of a building or from the common areas by any person on any part of the buildings or common areas within ECA property. All bulletin boards are for ECA notices and announcements only. Owner's may use the bulletin board in front of the management office to advertise a unit for sale or rent only. These must be put on a 3x5 card and given to the manager for posting. These may be posted for a maximum of 3 months.
- () Facilities and safeguards for the safety of unaccompanied children were not provided for in the design and construction of Escondido and are not presently provided. The lake, lagoons, and swimming pool are easily accessible and constant care and vigilance is required of all caregivers of children when they are on the property.

Additionally, there is no provision for a children's playground on site. Residents may not leave children's toys, playpens, bicycles, skates, or any other paraphernalia outside units on common areas.

- () The use of charcoal, gas or propane is prohibited on ESC property.
- () See Frequently Asked Questions & Answers for other information.

- () Unit owners who are planning to make structural changes inside of their units, must obtain a permission form from the office and approval from the Architectural Committee. This includes any electrical, plumbing removing walls, changing or removing ceilings, replacing windows, doors, sliders and porch enclosures. You need written permission from the Architectural Committee. Complete and return the permission form to the office along with the name and license number of the contractor, and the Architectural Committee will review and either approve it or not or approve with changes.
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- () Please make sure that you place all of your newspapers in the recycling dumpster that is located next to the maintenance shed and to the left of Building #16. The Social Committee receives monies from the recycling company.
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- ECA Clubhouse rental: Unit owners and renters are permitted to rent the clubhouse for a private Party. Owners or renters must be present at the time of the function. The clubhouse shall not be used by or for any political, religious, charitable, commercial, business, fund raising or fraternal organization or for any purpose or unlawful activity. A resident shall not use the clubhouse or its facilities for activities related to his or her business or employment.
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There is a \$100.00 fee to rent the clubhouse for the entire day and a \$100.00 refundable deposit.

Applicants will receive a copy of all E.C.A. Documents, By-Laws, Rules & Regulations, and a copy of the current "Questions & Answers" (Owners/Residents), and any Addendums to the Rules & Regulations upon approval and prior to closing.

I/We have been informed of the Rules and Regulations of Escondido and, if approved, agree to abide by said Rules and Regulations.

Sign_____Date_____

Sign_____Date_____

The committee recommends to the Board of Directors that based on the intent of the ownership documents that the Community be as harmonious as possible, the applicant(s) be:

- () APPROVED
() DENIED

_____COMMITTEE MEMBER

_____COMMITTEE MEMBER

