

CONDO LIFE AT LYNDHURST H

March 31, 2024

1. **NO SMOKING/VAPING/MARIJUANA:** Lyndhurst H is a no smoking, vaping, or marijuana building. If you or your guests must smoke, please be a minimum of 25 feet from the building. Bring an ash tray and do not butt out on our property.
2. **LAUNDRY USAGE:** **When you are finished using the dryer, please clear the tray of all lint.** If the laundry machine is not working, place a service call Rey at RLM Laundry Equipment (give your name and unit number) - their phone number is (305) 216-5042.
3. **CONDO INSURANCE:** As per our Condominium Documentation (Declaration, By-laws, Articles of Incorporation and Rules), all unit owners must carry condo insurance. Owner's condo insurance should name Lyndhurst H as an insured party,
4. **GUESTS AND PASSES:** Owners must be present when guests are resident in the building, unless **PRIOR approval** has been obtained from the Board. Owners are responsible for the actions of all their guests. Guest pass authorization forms can be downloaded from the CenClub.com website, completed, and given to the President for approval. However, to obtain the guest pass from the ID Office, the resident must accompany the guest with the form to the ID Office.
5. **CONDO SITTER:** As per our Condominium Documentation (Declaration, Bylaws, Articles of Incorporation and Rules), **if you are going to be away for more than 2 weeks**, you must have someone check your condo a minimum of every two weeks (although the Board recommends you have this done weekly).
6. **RENOVATIONS:** Prior Board approval is mandatory. **The Board has a \$1,000 damage deposit requirement to protect the common elements of the building.** Condo owners are responsible for all damage to the building caused by their contractors and sub-contractors. **For complete details of all renovation requirements, including the approval process, refer to page 2 of the Welcome to Lyndhurst H guide.**
7. **NO PETS:** We are a "no pet" building. If you have a service or emotional support animal, prior Board approval for residency is required. Ask the President for the Lyndhurst H Application package and process.
8. **GARBAGE DISPOSAL:** Spray bleach inside your bag and then double bag your garbage to discourage rodents, bugs, etc.. On Monday and Thursday, please make sure the garbage bins ARE NOT on the driveway for pick up BEFORE tossing your garbage down the chute.
9. **BULK TRASH PICK-UP:** Pick-up is every Wednesday in front of the garages. You can put stuff (mattresses, furniture, etc) out for pick-up every **Tuesday after 4:00pm.** You are responsible for the disposal of any flammable material (e.g. paint, etc) – do not leave these on the driveway.
10. **PEST CONTROL (BUILDING and YOUR CONDO):** Place a service call to **Seacrest: 1-888-928-6465 or use the Seacrest Pitera system.** There's no charge for this service. Obtain a work order number so that you can track that the work gets done.

- 11.**ELEVATOR PROBLEMS:** Call **United Elevator: 1-877-837-5837**. Leave a message with the details of the problem, and your name, unit number, and phone number in case they need more information about the problem.
- 12.**BUILDING LIGHTING:** Report all light outages to **Seacrest at 1-888-928-6465**. Obtain a work order number and track to make sure the work gets done.
- 13.**AIR CONDITIONING MAINTENANCE:** To keep the A/C lines from clogging and having water back-up into your condo, A/C fluid should be used every 3 months.
- 14.**KEEP OUR WALKWAYS CLEAR:** Chairs should not be left outside of each unit, including those at each end of the walkway. This is a fire violation, which is fineable, and should the Fire Marshall fine the building, the unit owner will be charged for the fine.
- 15.**DO NOT FEED THE ANIMALS:** Do not feed the squirrels, ducks, geese, coyotes, and other animals. You do not know if they are carrying any diseases (e.g. rabies, etc) and we do not need their feces (crap) on our grounds. Feeding them encourages them to return for more food.
- 16.**MOVING IN OR OUT:** Whether you are moving in, moving out or emptying a condo of furniture, the Board has a \$1,000 damage deposit to protect the common elements of the building.
- 17.**SAFETY IN A MULTI-UNIT DWELLING:** You have chosen to live in a multi-unit residential dwelling in close proximity to other people. With that choice comes obligations to be considerate to your fellow residents and to be careful with the leaseholds in the building. You also have an obligation to your fellow residents to keep your unit in proper working order and in a sanitary condition.
- 18.**WASHING YOUR CAR:** This is not a permitted activity in CVE unless you use your own water and electricity.
- 19.**PERSONAL BBQs and BBQING:** Article 13 (J) of the Lyndhurst H Bylaws specifically state "Cooking and barbecuing shall be permitted on the COMMON ELEMENT of the CONDOMINIUM property ONLY in the areas designated for that purpose by the BOARD. **Personal barbecues are not permitted.**"
- 20.**ELECTRIC BIKES and SCOOTERS:** In keeping with Florida law and the safety of all our residents, page 6 of the Welcome to Lyndhurst H guide outlines the rules for storing and charging all electric bikes, scooters and mobility scooters, and all must be registered with the Association.
- 21.**OWNER COMPLAINT FORM:** In order for the Association to take any corrective action and, for example, issue a violation letter to a resident who is the subject of a complaint, the incident in question must be officially documented in writing by the person filing the complaint, including pictures when necessary. The form can be found on page 17.

TO CONTACT THE BOARD: LYNDHURST.H@GMAIL.COM

Lyndhurst H Board of Directors