

WEKIVA PARK TOWNHOMES NEWSLETTER

We would like to welcome all new owners and tenants to Wekiva Park Townhomes.

As residents of Wekiva Park Townhomes, we are proud of our community and want a clean and attractive place to live in and show off to visiting friends and family. Because we live so close together, and because much of our neighborhood consists of common areas that serve us all, we have special responsibilities to obey rules established by the developer and the City of Apopka. These rules are laid out in the Covenants and Restrictions (CC&R).

You should have been given a copy of the CC&R by your Title Company, rental manager or landlord when you moved into Wekiva Park Townhomes (WPT). If not, you can find a copy of these documents located on our website, www.wekivaparktownhomes.com. Click on the documents tab and there you will find the link to the Covenants and Restrictions.

Please read the Covenants and Restrictions carefully. If you have a question about any of the rules, come to a bimonthly board meeting, usually held at the First United Methodist Church, Apopka, on the second Thursday of odd-numbered months, and ask the Board.

The following are a few of the areas covered by the Covenants and Restrictions. By following these, together we can help keep Wekiva Park Townhomes a pleasant place for all of us to live.

Pets: Your pet must be on a leash at all times, and you must curb your pets.

We all love pets and many of us keep them. We may have as many as two pets in our townhome. But along with the usual responsibilities of pet ownership, townhome living requires consideration for other residents. If you had your own backyard fenced in or a large lot that was not common property, then you could let your animal run free and leave his or her droppings anywhere on your property. That is not the case when you live in a townhome community. Animal excrement can also carry a number of parasites and diseases that can affect humans and the children who live and play in our common areas are especially at risk. Please be considerate of your neighbor. The CC&R's, and common courtesy, require you to pick up after your dog or cat. This is neighborly consideration and kindness that will be appreciated.

Wildlife: Do not take your garbage can outside until the morning of garbage pickup

We also have a number of animals living in our area that are not pets. Bears and raccoons are often a nuisance in WPT, especially in the dark of night before garbage pickup mornings. Raccoons can easily get under our garbage can lids, and bears have been known to amble down the streets overturning every can along the way in their search for goodies. That's why we recommend that you place your garbage out the morning of pick-up. If animals do target your can and

scatter your garbage across the streets and lawns, you are responsible for cleaning up the mess (or you can try to talk the bears into doing it). The city of Apopka will not clean it up for you, and it is not the responsibility of the neighbors on whose driveways and yards it ends up.

Most of the snakes seen in our neighborhood are the nonpoisonous garden and lawn varieties, but on rare occasions poisonous snakes have been known to venture into our yards. Warn children to keep away from any snakes they see. This is also another reason to keep pets on a leash.

Trash and Recycle Bins: **Garbage cans and trash containers shall not be placed outside the Living Unit**

Please remember that all trash and recycle bins must be kept inside your garages. Please help keep the appearance of our community clean and pleasant. Your assistance in helping to maintain a beautiful neighborhood for all of us to enjoy is greatly appreciated. Garbage cans and trash containers shall not be placed outside the Living Unit for pick-up earlier than 6:00 p.m. on the day preceding the pick-up.

Garbage Collection (Black Bin): Tuesdays and Fridays

Furniture and Large Box Collection: Early Tuesday mornings

Recycling Collection (Grey Bin) Dates: Alternate Wednesdays

Parking: No street parking, parking over the sidewalk, or parking in visitor's parking

Parking continues to be a serious issue in WPT. Residents should park in the garage and driveway of their residence. Parking spaces are for visitors. If you are expecting a long-term visitor, someone staying more than five days, call Vista Management at 407-682-3443 to request a hang-tag for your long-term visitor's car. Remember that residents parking in the "For Visitors Only" spaces will be warned, and then towed if they continue to park there.

Other parking rules:

- The Covenants and Restrictions allow two parking places for every residence: the garage and the driveway. They also specify that garages are to be used for parking and not primarily for storage. So clear out your garage, park one of your cars in it, and park the other in the driveway.
- You may not block a neighbor's driveway so they are unable to maneuver their vehicle in and out of their own driveway.
- No parking is permitted on grassy or landscaped areas.
- No parking is allowed on the streets or in the circles at any time. Any vehicle, including a visitor's, parked on the street or in a circle will be ticketed by the Towing Company or towed. The only exception is for commercial service vehicles parked temporarily in the course of work.

- Parking a second vehicle in a short driveway may cause the vehicle to block the sidewalk and protrude onto the street. The City of Apopka has an ordinance against blocking sidewalks, and City police can issue a ticket for that violation.
- No car repairs in your driveway or streets.

Architectural Review Committee: Any Exterior changes requires an ARC Application

Sometimes we want to make changes to the exterior of our townhome, such as screening in the lanai, adding stepping stones next to the driveway, or making nonstandard changes to landscaping. The Covenants and Restrictions require that any changes must be reviewed and approved by the Architectural Review Committee (ARC) of the HOA. To request ARC approval for a change to your townhome or property, download the ARC request form from the WPT website, print it out, fill it in, and give it and any supporting information to the Board or send it to Vista Management. The ARC will review it and notify you of their decision at their earliest convenience.

Lanai: Used for the usual patio furniture, not for storage of personal property. The common areas must not have display of properties that interferes with the comfort and convenience of others.

Sports Equipment: Basketball backboards, skateboard ramps & play structures are not permitted

Basketball backboards, skateboard ramps, and play structures may not be installed or placed in ANY part of Wekiva Park Townhomes. Basketball backboards, skateboard ramps, or play structures are not permitted in the development.

Children Playing in the Streets and Backyards:

As more families with children have moved into WPT, parents please supervise your children and do not let them play in the street or wander into neighbors' backyards. To report unsupervised children, call the Apopka Police non-emergency number, 407-703-1759. The police will send an officer to speak to the children and their parents.

Garage Sales: Individual Garage sales are not allowed

WPT holds a community garage sale at least once a year, and the HOA gets city approval for it. Individual residents'

garage sales are not allowed without prior approval of the HOA Board. If you want to organize a community garage sale, please let the Board know.

A Reminder:

Florida statutes now allow the HOA Board to use fines to penalize violations of the CC&R and ultimately to put a lien on the property if violations continue and fines are not paid. That is not a move any of us want to make, and with cooperation of everyone, we won't have to.

Upcoming Meeting: November 2020.

First United Methodist Church
201 South Park Avenue, Apopka

Management Company Information:

Vista Community Association Management
323 Circle Dr.
Maitland, FL. 32751
407-682-3443

Property Manager:

Joe Marshall, LCAM
Jmarshall@vistacamfl.com
407-682-3443 ext 1216

ARC Requests:

arb@vistacamfl.com

Payment Questions:

payments@vistacamfl.com

Collection Questions:

collections@vistacamfl.com

Portal Access:

www.vistacamfl.com or <https://portal.vistacamfl.com/Home/Login>