



***At Turtle Run
Luxury Condominiums & Townhomes***

HOA Association Responsibilities

- The attic access can be provided with some notice for our maintenance team member to open and close for your technician. Re:
Cable in the attic...Please be advised that we can arrange for our maintenance team member to open the attic door, but no one is allowed to climb into it – they can look in, but there is no sub-floor and if one of the sprinkler pipes is broken, you will incur a heavy cost to your unit and the neighbor(s) – so PLEASE do not allow them to go in there.
- Fire and Domestic Backflows – inspections done annually
- Basketball Court (1)
- Bees
- Fountain by pool
- Inspectors for Unit Owners – Unit owner must grant access – the Management Office cannot be responsible
- Property Insurance – Condominium fees include exterior of building (cracks in stucco, roof, landscape, pool/spa, gym & common areas). – Cothrom Insurance – 954-368-2191
- Irrigation – pipe or sprinkler leaks should be reported to Management Office for Work Order to be issued
- Janitorial to buildings performed by Maintenance Team. Any requests must be emailed to azambaux@grsmgt.com for a work order to be generated. Do not ask the maintenance team to do something but instead, email us as they need a work order.
- Landscape (landscape, hedges, debris).
- Security Patrol and Parking Enforcement –Broward Security– nightly 10:00 pm to 7:00 am – contact number: 954-671-8191
- Paint (exterior) - last done in 2016 (done every 8 -10 years). Sherwin Williams
- Pest Control for landscape plantings and ornamentals only / The Association is not responsible for **exterior pest control, except for landscape materials.**
- Playground (1)
- Pool – Adult, Kiddie and Spa – entrance by Fob – can be purchased for \$25 – Money Order made payable to GRS Community Management
- Pressure Cleaning Sidewalks and Building stairwells – Maintenance Team – performed on rotation
- Roof Access to Attics – Management Office has the keys for entry – must be opened by Maintenance - , at no time is a homeowner allowed to go into the attic space.
- The roof access is the sole responsibility of the vendor you choose to use. It is imperative that your vendor be properly licensed and insured for your protection, as well as Cypress Pointe's.
- Shutters are not to be stored on patio.

- Sidewalks repaired by Association
- Storm drains inspected and cleaned annually
- Street Lights – contact Management with Pole # for repairs
- Carriage Lights – light outside of the exterior wall.
- If the light is right outside your door, then it's yours.
- Stucco & cracks in exterior wall
- Basketball Key (1) – keys to be sold at \$35.00 each and payable to **GRS Community Management.**
- Trash Compactor and Recycle Area – maintenance by Association
- Tree Trimming – Hardwoods and Palms trimmed annually 01/04/22
- Towing – any vehicle on property between 12:00 am and 6:00 am without a Cypress Pointe Decal or Guest Pass will be towed. Residents must call J & J Towing – 954-972-0855 - directly to retrieve their cars
- Our office does not complete Rental Verifications. This is a Condominium Community and the Leases are between the Owners and their Tenants. We have no knowledge of the transactions between the two parties.
- *Miscellaneous: The developer of your community did not build with gutters to be included.*

Unit Owner Responsibilities

Interior of the unit is Unit Owner's responsibility, except leaks caused by the roof. Drywall is replaced by Association.

Please read the Community Documents carefully, as **the windows and doors are not the responsibility of the Association.** Please arrange for a licensed contractor to inspect and repair your windows, as necessary.

- Cable is not included in association fees. Bluestream is the only cable provider allowed. This includes the cable and internet.
- Mailbox # and Key –Unit Owner is responsible to contact local post office - Post Office – 4233 W. Hillsboro Blvd. - Unit Owner is responsible to contact local post office to also arrange for postal carrier to open – mailboxes to change a lock – locks can be purchased at Home Depot or Lowe's
- Homeowner is responsible for the front door threshold – along with the door and framing and garage.
- Dryer vents - All units have their own dryer vents - The dryer vents are not the responsibility of the Association. Each unit owner must take care of these. Each unit has its own dryer vent stack and can be blown out through the vent exit on the roof. Use a vendor who is licensed and insured and has a ladder to reach the roof if need be. The dryer vents are not the responsibility of the Association. Each unit owner must take care of these. The attic access can be provided with some notice for our maintenance team member to open and close for your technician. The roof access is the sole responsibility of the vendor you choose to use. It is imperative that your vendor be properly licensed and insured for your protection, as well as Cypress Pointe's.

- Townhouse Style: located outside the bldgs. by the garages
- 3 Story Condos : Each unit has its own stack & runs from each unit up to the roof..
- In between two garages are two vents - the one closest to your garage door is yours.
- Maintenance Team can never perform work in a Unit due to insurance liability.
- Pests – Unit Owners must hire a licensed pest company for ants, roaches, and for rodents in attic spaces. The Association only makes repairs if damage allowing rodents to get into space is due to cracks in building exterior or roof vents. **The Association is not responsible for exterior pest control, except for landscape materials.**
- POD's - Page 16 of the rules and regs refers to the POD's but not time frames. Time frames are 2 days max and in a guest spot.
- Towing -Residents must call Towing Company directly to retrieve their cars – Do Not call Management Office or Emergency Service in case of towing. 01/04/22
- Trash must be properly disposed of in the Compactor or Recycle Area. Bulk Trash is not to be left. You must take it to the City Waste Transfer Station on weekends (listed in your Rules & Regs).
- Water Heater Leaks – Unit Owner must call licensed and insured contractor and if you are on a higher floor, Management must be contacted immediately so ensure remediation to other units is done by your contractor
- Screens on patios / Screens in windows – Unit Owners must replace broken, torn, or missing screens
- Patio touch up paint – contact Management office to obtain paint to touch up damages to patio area
- If the **water shut off valve outside breaks**, it is the Unit Owner's responsibility –a licensed and insured plumber must be used. If water to the unit for a small project is required, please advise us 24 hours in advance so we can have the maintenance guy turn it off.
- Pipes that Leak – Unit Owner must call licensed/insured plumber. If issue is determined to be the Association's pipe in the common wall, the Association is responsible. Please have the plumber provide you with their findings & then you must forward to the management office to review and fix.
- Visitor parking pass - All requests should be sent to us in writing to azambaux@grsmgt.com prior to 4:30 pm Monday – Friday, listing the following: Your Address/Unit # ... Color, Make and Model of the vehicle...License plate # of the vehicle. and the actual dates you need the pass for ie: 01/01/21 – 01/05/21. Adrien in Resident Services will prepare the pass and leave under the front door mat for you.
- Exterior window cleaning is a homeowners responsibility.

UTILITIES

Water is: City of Coral Springs (954) 345-2160.

Electricity is: FPL 1-800-226-3545.