

NOTTING HILL CONDO ASSOCIATION
1311 Villa Prima Way
Lake Mary, FL 32746
407-333-2002

We felt it would be beneficial to send an update to our new residents and reminders to the old residents. Please feel free to contact the office should you have any questions. We appreciate your assistance in making Notting Hill a wonderful place to call home.

1. **Doors Entrances (Bldgs 1-10):** The Association has invested in new entrance/exit doors for your security & safety. These doors are to be kept closed at all times as this is for your security. Please assist us in keeping these doors closed. If you notice an entrance door open or propped open with a rock, simply remove the rock (or item propping open the door) and close it. Your assistance in helping us keep the doors secure is greatly appreciated.
2. **Trash:** All trash in the bins is to be secured in a “tied” trash liner. If it is not the trash will NOT be removed. **Any small items next to or on top of trash bins will be considered trash as well. Premier Valet and the Association will not be responsible for the removal or for replacement of item.** If your trash is missed please report it to the management office. We will contact the service provider. Trash is picked up 7 days a week, excluding; Easter Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day, New Year’s Eve and New Year’s Day.
3. **Bulk Trash - the following applies:**
 - A) **Electronic and items larger than the size of the trash bin (bulk trash) will not be picked up. If left out for over 48 hours, the Association will have it picked up and charge the owner for the cost to remove it.**
 - B) **If you have large bulk items that need to be removed, do not place by the Condo Association dumpster or in the recycle bin.**
 - C) ***For large bulk or electronic removal, you can setup a bulk pickup at your expense by calling Premium Trash Services. Please schedule ahead of time at 888-334-1597.***
4. **Bicycles and Breezeways:** Please remove any and all bicycles, toys and all other items from the breezeways. This is mandated by the Fire Marshall.
5. **Patios:** Per the condo documents and current leases the only permissible items on the patios is furniture and plants.

GAS & CHARCOAL GRILLS ARE NOT ALLOWED TO BE USED OR STORED ON PATIOS AND IS A FIRE HAZARD. THIS IS MANDATED BY THE STATE FIRE MARSHALL AND THE CONDO DOCUMENTS.

You may only utilize an “electric grill” on your patio.

Additionally, if you store your grill in your garage on the “Gated side”, charcoal and gas grills can only be used when located 10 ft. away from any structure per State Fire Marshall and Insurance Company. Any fire damage caused by your gas or charcoal grill use, will be your responsibility to repair.

6. **Windows:** No items shall hang in the windows. This includes signs, pictures, etc... In addition, the backing of curtains, shades, etc must be white in color so that the community maintains a uniform appearance.
7. **Fitness Center:** Please be advised that guest must be accompanied by residents or lease holders. Minors (under 16) must be accompanied by an adult. Please report any violations to the office.
8. **Pools:** ***NO PETS or GLASS is permitted at the pool.*** Again this is a state mandated policy and could result in pool closures if violated. Minors under age 16 must be with an adult.
9. **Minors:** The Condo Association understands that during the summer, many parents work and your children stay at home. The Condo Association encourages children to play and enjoy being outdoors but we also expect the parents to ensure that their children understand the rules for the common areas, pools and clubhouse. We have noticed a significant increase in children & teens under age 16 utilizing the pools, spa & gym. They sometimes refuse to leave when asked by management or other residents.

Also, the after-hours Seminole County Sheriff Office patrols are hired by the Condo Association to patrol and help keep the Condo Association a safe place to live. They have also noticed a significant increase in children under the age of 16 at the pool, clubhouse gym and common areas, well past 11 PM.

The Sheriff's office wants the parents to know there is Florida Statute 877.23, which is a state wide curfew for juveniles. It is not an arrest able offense; however it is a state curfew that allows police and sheriff to take the juvenile into custody until a legal guardian can take custody of the juvenile.

The state wide curfew is 11 PM – 5 AM Sunday through Thursday and Midnight – 6 AM on Saturday, Sunday and legal holidays.

10. The Condo Association will be changing the street lights to a brighter LED street light with Duke Lighting Solutions. The change will be done in September and we feel it will provide better lighting a night.

Thank you for your cooperation,

Management for
Notting Hill at Oakmonte
Condo Association