

Spanish Spring Townhomes Homeowner's Guide



I. INTRODUCTION

This guide is designed to answer most common questions and concerns that you may have as a resident of Spanish Spring Townhomes. This is not a complete listing of all rules or restrictions. The legal documents that provide a detailed description of permitted and prohibited activity are the following:

- Declaration of Restrictions and Protective Covenants
(Dated May 19, 1987)
- Amendment to the Declaration of Restrictions and Protective Covenants
(Dated October 30, 1993)
- Amendment to the Declaration of Restrictions and Protective Covenants
(Dated April 16, 2003)

II. MONTHLY MAINTENANCE PAYMENTS

Maintenance payments are due on the first of the month. For 2010, all units pay \$355.00 payable to: Spanish Spring Townhomes, Inc. Payments may be mailed to:

Spanish Spring Townhomes, Inc.
P.O. Box 24823
Fort Lauderdale, FL 33307

Payments may also be left in the black mailbox located at the clubhouse adjacent to the door to the exercise room.

Payments received after the 15th of the month are subject to a \$30 late charge.

III. PARKING

Each unit owner is assigned two parking spaces. Please do not use other owners parking spaces without their permission.

The Board understands that each of us has visitors from time to time and any of us may therefore occasionally require additional parking space. However, to protect the appearance of our property, owners may only use the swale areas adjacent to the street for short-term parking. If possible, please arrange to use a neighbor's extra parking space for long-term parking. If cars remain parked on the swales for extended periods, the grass is likely to be damaged. Cars left on the swales for more than 24 hours will be towed.

Please be careful when parking on or driving over the swales. These grassy areas and the underground sprinkler systems within them are easily damaged. So, help keep our property looking attractive. If possible, avoid driving over the swales, and if you park on them, make it temporary. Please also pull in and out of the swales slowly so you don't leave unsightly ruts, muddy bare spots, damaged grass, or broken sprinkler heads.

