

Camelot Residences

DECEMBER 2021

2021 BOARD of DIRECTORS

Jordan Zueger	503-569-6635	Pres
Jason Andersen	321-917-7223	V-Pres
Don Drake	352-408-0213	Secr
Kim Lucks	321-269-5253	Treas
Marlene Blankenship	321-269-4851	Director
Jeff Lindle	321-747-8561	Director
Tim Day	239-233-4496	Director

BOOKKEEPING

Kathy Watts

Dragon Property Management, LLC
PO Box 542876

Merritt Island, FL 32954-2876

Office: 321-338-2588 Fax: 321-574-4155

E-Mail: office@dragonpm.com

Website: www.dragonpm.com

MAINTENANCE SUPERVISOR

Jim Pugliese - on site office: 321-567-5123

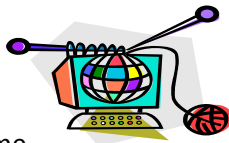
9am to 4pm Monday thru Friday

**Emergencies only: 321-350-1206

NO PETS ARE ALLOWED ON THE PROPERTY AT ANY TIME!

INFORMATIONAL WEBSITE

DPM provides a web page for Camelot Residences on their website: www.dragonpm.com Click on the name on the left and you will see minutes of past meetings, ByLaws, Condo Docs and anything else the Board wishes to have posted. Please give us your input on the page and any suggestions for improvement.



ANNUAL MEETING:

The annual meeting is scheduled for Monday, February 7, 2022 at 6pm at the Titusville Library.

PARKING SPACES:

Residents are allowed **ONE** reserved space. **DO NOT park in a space assigned to someone else or your vehicle will be towed without notice.**

PARKING STICKERS:

ALL vehicles are required to have a parking sticker whether you're an owner or a renter. Those vehicles without a sticker or an expired license tag **WILL BE TOWED.**

ADDITIONAL VEHICLES:

-Motorized bikes, skateboards or any such conveyance is not allowed on any walkway. Whether ground floor or second floor.
-Commercial vehicles. trucks, campers, recreational vehicles, boats, vans and trailers may **NOT** be parked in the property.

PORCHES / BALCONIES:

Porches and balconies are Limited Common Elements which means the Association owns it but you have exclusive use of the area. As such, you are responsible to maintain and they **must** be kept in a neat and clean condition. The Fire Marshall stated that there needs to be 3' cleared walkways **AT ALL TIMES**. No fire extinguisher can be blocked. Only **OUTDOOR** furniture is allowed to be placed on the screened porches or walkways. Porches are not to be used for storage. **If you are on the first floor, you cannot use the area under the stairs for storage and plants MUST be kept in pots. You are allowed 2 outdoor use chairs and one table measuring no more than 18" in diameter and 2 plants in pots. No statutes, signs, toys, bikes, etc are to be left in the limited common area. Second floor units are allowed 2 outdoor use chairs and one table measuring no more than 18" in diameter and 2 plants in pots. You cannot block the walkway. Bicycles are also not allowed to be ridden on walkways.**

EMERGENCY VS NON-EMERGENCY:

Call our on-site maintenance supervisor, Jim Pugliese at 321-567-5123 for maintenance issues **DURING BUSINESS HOURS ONLY**. If it is a **'true emergency'** and not "I just thought of something" or "when is such and such going to be repaired" and cannot wait until the next business day, then call Jim on the emergency line 321-350-1206. If your issue is inside your unit, for example: AC unit dripping, clogged toilet, shower leaking, water heater.....it is YOUR responsibility to call a plumber or the appropriate vendor. It is NOT the Board or Management's responsibility to inspect and call a vendor for you.

UNIT KEYS – EMERGENCY REPAIRS:

Per the Condominium Docs, Section 13.2:
In part: "...if in the opinion of the Association and emergency exists which jeopardizes other apartment owners, residents or the Condominium Property, the Association may enter or authorize it's agent to enter the Apartment to make such maintenance, replacements or repairs immediately with or without notice."

In order to make emergency repairs and protect Association property, it is requested that the Association receive a copy of all unit keys.

These keys will always be securely locked and only used in an emergency. If you change your lock(s), a new key needs to be supplied to the association.

NOTICE

****ALL OWNERS AND MANAGEMENT COMPANIES MUST DO AND PROVIDE TO THE ASSOCIATION A COPY OF THE BACKGROUND CHECK ON ALL NEW TENANTS.**

****ALL TENANTS MUST RECEIVE A COPY OF THE RULES & REGULATIONS.**

****THE ASSOCIATION MUST RECEIVE A COPY OF THE LEASE AND TENANT INFORMATION SHEET WITHIN 10 DAYS OF OCCUPANCY.**

****A KEY MUST BE PROVIDED TO THE ASSOCIATION FOR EMERGENCIES. LOCKING YOURSELF OUT OF YOUR UNIT DOES NOT CONSTITUTE AN EMERGENCY.**

****FEES ARE DUE THE 1ST OF THE MONTH AND PAST DUE ON THE 10TH.**

****OWNERS MUST NOTIFY THE OFFICE OF ANY ADDRESS, PHONE OR EMAIL CHANGES.**

PLUMBING ISSUES:

It is not the responsibility of maintenance personnel to check issues INSIDE your unit. If your plumbing is backed up, it is your responsibility to call your landlord and/or a plumber to determine whether it's a common pipe issue or a unit issue. **DO NOT CALL MAINTENANCE!**

ASSESSMENTS:

Fees are due on the **first of the month**. **Please remember to make your payments in two separate checks, one (1) for the monthly assessment which is \$240 for 2022 payable to "Camelot Residents Association" and one (1) for the Land Lease which is \$64.50 for a one-bedroom and \$86.00 for a two-bedroom payable to "Camelot Land Lease" for 2022.**

NOTICE – PROPER BEHAVIOR:

Being treated with courtesy goes both ways. The police will be called if anyone, whether an owner, renter or vendor, that verbally threatens or gets aggressive with maintenance, the Board or management. This kind of behavior will not be tolerated.

RULES & REGULATIONS:

A copy of the Rules & Regulations **MUST** be given to new tenants. It is the responsibility, as well as the duty, of every unit owner/resident in our community to become familiar with and adhere to the rules and regulations. Unit owners are again reminded they are responsible for and may be held liable for the actions of their tenants and invited guests.



POOL USE:

We have been having issues with groups rough-housing, running and in general taking over the pool so other residents are not able to peaceably utilize it. Please remember that children under 14 **MUST** be accompanied by a parent or guardian when at the pool; not just an older friend or relative, but a real adult who will supervise the child. Toddlers **MUST** wear leak-proof "Swimmers" when using the pool. **The pool is open from dawn to dusk only. ANYONE NOT COMPLYING WILL BE ASKED TO LEAVE THE POOL AREA AND IF ADDITIONAL CHEMICALS ARE NEEDED OR THE POOL VENDOR CALLED, THE OWNER OF THE UNIT WILL BE CHARGED ALL EXPENSES AND/OR FINED.**



CIGARETTE BUTTS:

Please dispose of them properly, they aren't to be tossed on the ground for others to pick up.

SWIMMING POOL RULES

- A. This is a private pool for the use of residents and guests only. There is no lifeguard on duty. Use of the pool is at your own risk. The maximum number of persons permitted in the pool is fifteen (15).
- B. Pool hours are from 9:00 A.M. to Dusk
- C. In order to eliminate overcrowding in the pool, no more than two (2) guests per unit are allowed in the pool area.
- D. An adult resident must accompany each guest and all children under age thirteen (13). An adult can only be responsible for four (4) children.
- E. The dividing safety rope is there for your protection and must be left there as dictated by Florida statutes.
- F. All swimmers must shower before entering the pool. Swimming attire must be worn in the pool. No street clothes are allowed in the pool.
- G. Anyone having a skin disease, inflamed eyes, a cold, nasal or ear discharge, open blisters, cuts or skin abrasions or a communicable disease is not permitted in the pool.
- H. No babies in diapers, unless wearing pool diapers, may use the pool. All children must be toilet trained.
- I. No pets of any kind permitted in the pool or pool area.
- J. Glassware, bottles or any breakable items are strictly prohibited.
- K. No food or alcoholic beverages are permitted in the pool area unless approved by the Board of Directors.
- L. Running, diving, jumping, cannonballing, foul language, loud or boisterous conduct or other horseplay is not permitted. No Floats in Pool.
- M. No audio equipment is to be used in the pool area unless earphones are used.
- N. The pool may be closed at any time without notice for maintenance, repairs, inclement weather or any reason the Association deems necessary. The Manager will post notice.

PER THE RULES & REGS

- 1. PARKING SPACES.** Each apartment is assigned one marked parking space. All other vehicles must be parked in an unmarked space. Do not park in the space reserved for another. Violators are subject to having their vehicles towed.
- 2. SPEED LIMIT.** The speed limit in Camelot Estates is 10 miles per hour. This has been set for the safety of the children and is strictly enforced by the Board of Directors.
- 3. REPAIRS TO VEHICLES.** Emergency repairs are limited to changing of flat tires, jump-starts, or replacing a dead battery to resident's vehicles on premises, and the owner of the vehicle is responsible for the cleaning of the area. Any vehicle dripping fluids must be repaired immediately or will be banned from the parking areas.
- 4. PARKING STICKERS.** A Camelot parking sticker is required for each vehicle owned by a resident of Camelot Estates. Our Grounds Patrol person checks all vehicles on an irregular schedule. Stickers may be obtained at the On-site office, 3152 Sir Hamilton Circle. There is no charge for the sticker. Bring a description of your vehicle and the license tag number when you come for a sticker. All vehicles must have a current tag.
- 5. NOISE LEVELS.** Please control the noise level. While the Association has no desire to restrict your social life, the close proximity of your neighbors requires that parties are contained within your apartment and the noise level is kept low enough so others are not disturbed. Quiet hours from 10:00 P.M. to 7:00 A.M.
- 6. BARBECUE GRILLS.** Barbecue Grills may be used outside the apartment on a grassy area only. In areas where such barbecuing is permitted, only commercially manufactured cooking devices shall be used. No grills may be used on the second-floor walkway, within a screened porch/patio or in front of the building. No grills may be stored on the second-floor walkway or in front or side of the buildings. If charcoal is used, it must be

extinguished with water and be cool to the touch prior to disposal in any trash receptacle. The

cooking area, including the cooking devices, is to be properly cleaned immediately after use so as not to attract insects and rodents.

7. TOWELS, BLANKETS, CLOTHING, ETC. No towels, blankets or clothing etc. are to be hung outside your apartment, over the second-floor railing or stairway rails.

8. PEST CONTROL. The Association provides pest control to the exterior of the buildings only. Contact the manager's office for more information. Pest control services do not relieve you of your responsibility to keep your apartment, especially food preparation and serving areas clean.

9. SKATEBOARDS, ROLLERBLADES, ETC. The parking and roadway areas are designed for motor vehicles only. All children's bicycles, tricycles, skateboards, scooters, etc. are not allowed to be ridden in the parking, roadway and sidewalk areas. All ball playing, jump roping, games, etc. are prohibited in these areas and on the walkway and stairs. Please instruct all family members and guests not to play in these areas. All grassed areas throughout the property are allowed for recreational activities.

10. HOUSEHOLD TRASH. Household trash and garbage are to be placed in plastic bags and deposited in one of the dumpsters located around the complex. Cardboard boxes are to be opened, flattened and placed in a dumpster. Recycle bins are available for your recyclable items DO NOT PUT PLASTIC BAGS IN THESE CONTAINERS. Large items such as furniture are to be placed in the enclosure at the southwest corner of the property for pickup. Hazardous waste (batteries, tires, etc.) must be taken to a hazardous waste facility.

11. STAIRWAYS AND WALKS. Stairways and walks are to be kept clear. A 36" aisle is to be maintained at all times. This is a Fire Department rule for your own safety. These stairs and walkways should not be used for play areas. Bicycles, toys, etc. may not be stored on the second-floor walkways or in front of the buildings.

12. FEEDING OF ANIMALS. Feeding of animals and wildlife is prohibited.

13. PETS. Pets are not permitted in the complex nor are any allowed to "visit". Only birds and fish properly taken care of are permitted.

14. SAFETY CONCERNS. The safety of all Camelot Estates residents is an extremely important issue of the Condominium Association. The climbing of trees, on dumpsters, recycle containers and A/C units is prohibited.

15. INSIDE SCREEN ROOM AREA. These areas should not be used for storage. If you are unable to properly arrange items an approved shade or blind should be used. Proper access to rear door must be maintained.

16. SWIMMING POOL. Separate rules are provided regarding the Swimming Pool and are posted in the pool area. Please read them. Keys are provided for each apartment and are required to enter and exit the pool.

17. DAMAGE TO CONDOMINIUM PROPERTY. An apartment owner shall be liable to the Association for damage to the common elements caused by the apartment owner, or the invitee or lessee of the owner. Defacing of the condominium property by marking with chalk, markers etc. will not be allowed.

18. INSTALLATION OF TILE OR WOOD FLOORING. The building design of Camelot is for carpet and some vinyl flooring within the units. The installation of tile or wood floors has increased the unnecessary noise levels to the first-floor residents. The Board of Directors highly recommends not installing these items. Owners will be responsible to remove these items at their cost as stated in the Condominium Documents. Section 13.1 Apartments b. By the Apartment Owner (1)