

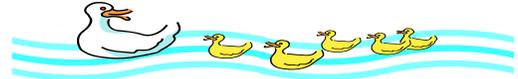


Camelot Residences

DECEMBER 2025

2025 BOARD of DIRECTORS

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Tom McBreen	tjm8573@gmail.com	Director



FEEDING ANIMALS:

Feeding Florida's wildlife is strictly forbidden. Those cute critters will soon lose the ability to find food for themselves, so heed this reminder! This includes ALL wildlife, whether squirrels or feral cats.

INFORMATIONAL WEBSITE

DPM provides a web page for Camelot Residences on their website: www.dragonpm.com Click Camelot 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.



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

2026 ASSESSMENTS:

2026 Association Fees will NOT increase. Fees are due on the **first of the month. PAST DUE ON THE 10TH. YOU WILL BE CHARGED FINANCE CHARGES.**

MAINTENANCE / COMMON AREA

Jim Rogers - on site office: 321-567-5123
12pm to 4pm Monday thru Friday
****Emergencies only: 321-350-1206**

Please remember to make your payments in two separate checks, one (1) for the monthly assessment which is \$295 for 2026 payable to "Camelot Residents Association"

NO UNREGISTERED PETS ARE ALLOWED ON THE PROPERTY AT ANY TIME!

- 1- Service dogs are allowed with documentation.
- 2- Support dogs are only allowed with proper documentation. **Going on line and paying for a certificate and answering questions from a psychiatrist or doctor you've never seen DOES NOT qualify your pet as a "support and/or emotional animal"**. Ignoring this may force the association to begin fining at \$50.00 per day until the animal is removed. Cats are not allowed to be loose.

****Per the Land Lease Documents, Land Lease fees for 2026 will be: one (1) for the Land Lease: which is \$70.95 for a one-bedroom and \$94.60 for a two-bedroom payable to "Camelot Land Lease".**

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 conveyances are 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.

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!

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 statues, 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. No plants are allowed on the 2nd floor. 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 Rogers at 321-567-5123 for maintenance issues and he will return the call 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 another apartment owners, residents or the Condominium Property, the Association may enter or authorize its 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 required 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 – PROPER BEHAVIOR:

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

NOTICE OF OWNER RESPONSIBILITY

****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 AND YOU WILL NEED TO CALL A LOCKSMITH OR HIDE A KEY SOMEWHERE.**

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

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:



The pool is open from dawn to dusk only Please follow the pool rules.