

# Information for Tenants & Guests

Adopted by the Board on June 10, 2010

A few notes for our long-term rental residents from the Springwood Villas, HPR Board of Directors.

Welcome to Springwood! We hope you will enjoy living in our beautiful community. Enclosed is a copy of the rules for Springwood, as well as a copy of the fine schedule for the complex.

Here are answers to the most frequently asked questions:

## **Can I throw large items in the dumpster?**

The dumpsters are for bagged household refuse only. You must make other arrangements to dispose of large items, boxes, furniture, etc. or there is a public dump on Dillon Road.

## **If no pets are allowed, how come I see dogs on the property?**

The "No Pets Allowed" rule was made official through a By-Law Amendment in 1992. For many years the rule was not enforced. In 2004 it was decided that the rule would be enforced. In fairness to those owners and residents with pets at that time they were allowed to be grandfathered in. So you may see an occasional pet in the neighborhood; however no new pets are allowed.

## **Are there any parking regulations? If so, what are they?**

We ask that you please do not park in another villa's assigned parking space. There are a number of unassigned spaces throughout the complex and these are available on a first come, first serve basis. Only non-commercial vehicles with two axels are permitted to park in the community. Additionally, vehicles must be operational to be parked at Springwood, and the registration and insurance must be current. Trailers, boats and other recreational vehicles are not permitted.

## **Are grills allowed?**

No grills of any kind are permitted at Springwood. Any grill found on the property (including electric) will be removed, without notice at the villa owner's expense.

## **Where can I store my bicycles?**

Each unit has an individual storage room. You can store your bikes in there, on the provided bike racks throughout the property or inside your villa. Please do not leave them in the hallways or on your deck/patio.

## **Who do I call for maintenance issues?**

You should contact your rental agent or unit owner for any maintenance issues. They will then contact the appropriate party.

*Please reference the Community Rules & Regulations for a complete listing of the community guidelines or visit the website at <http://imcresortservices.com/properties/Springwood.htm> for the complete listing. The governing documents are also posted there for your convenience.*

**OWNERS WHO RENT THEIR VILLAS ARE RESPONSIBLE FOR PROVIDING THIS INFORMATION TO THEIR TENANTS & GUESTS.**