

QUICK REFERENCE FOR EMERGENCY TELEPHONE NUMBERS

Police/Fire/Ambulance:	911
(I.R.C. Sheriff's Office Non-Emergency)	569-6700
County Office of Emergency Management	226-1444
(Hurricane Storm Warnings)	ext # 444
Keystone Property Management Group, Inc.	569-7928
Or log on to: www.kpmgcommunitycare.com	
Utilities:	
Water/Sewer: Indian River County	770-5300
Electric: City of Vero Beach	978-5151
Indian River Memorial Hospital	567-4311
Bell South (Repair)	611
Comcast Cable TV	388-9387

CHECK YOUR BULLETIN BOARD IN THE CLUBHOUSE REGULARLY FOR SOCIAL ACTIVITES, BOARD MEETINGS AND POSTINGS OF THE BOARD MINUTES.

BOULEVARD TOWN HOME ASSOCIATION, INC. IS THE OFFICIAL BODY REPRESENTING THE INTERESTS OF THE HOME OWNERS IN THE BOULEVARD.

FORMS

If you need to obtain any of the following forms, please contact Keystone Property Management Group at the above telephone number or write to the Board of Directors in care of Keystone:

- Architectural Review Application
- Lease Application
- Complaint Form
- Suggestion Form

Please take the time to write to the Board of Directors care of: Keystone Property Management Group or try to attend the regularly scheduled Board of Directors meetings. Advanced notices of the Board meetings are posted on the Community Bulletin Board.

“HELPFUL HINTS”

In the event of an emergency that relates to your home (i.e. power outages, no water, no cable etc.), the 1st person to call should be your service provider. If the problem relates to the property, please call or write Keystone Property Management Group.

2015

BOULEVARD TOWN HOME ASSOCIATION

Rules Regulations & Helpful Hints

September 2015

Dear Homeowner:

Welcome to the Boulevard Town Home Association, a residential community noted for its prime location in Indian River County Florida. We hope that you will enjoy living here for many years to come.

The Boulevard Town Home Association presently consists of Thirty Two residential homes within the Boulevard Village & Tennis Club community. By owning a home in The Boulevard Town Home Association, you automatically become a member of the Boulevard Maintenance Association. Both Associations have distinctly different maintenance responsibilities. Under Florida Law, the Boulevard Town Home Association, Inc. is responsible for the management and operation of the homeowner association's common elements. A Board of Directors administers the affairs of the Association and is responsible for implementing and enforcing all rules and regulations.

For many of us, living within a Deed Restricted community is a new way of life, one that may require some adjustment in attitude and behavior to assure pleasant and harmonious living for all. Of utmost importance is such use must not conflict or infringe upon the rights of other residents. It is important to emphasize that The Boulevard Town Home Association is a residential community and not a resort—many of our residents live here permanently.

MAINTENANCE RESPONSIBILITIES

The Town Home Association is responsible for maintaining your grounds, including cutting the lawn and trimming all of the shrubs; but—it is the Boulevard Maintenance Association which is responsible for all exterior pest control, fertilizing and spraying of the lawn and shrubs, and irrigation piping and sprinkler heads. The Town Home Association is responsible for painting the exterior of each of the homes and has a schedule for when that is expected to take place. The Town Home Association will notify you well in advance of when yours is scheduled to be painted. The Town Home Association is also responsible for replacing the roofs on each building and will also notify you when that is scheduled to be performed.

GUIDELINES FOR LIVING IN THE BOULEVARD

Construction:

Please be certain that contractors working directly for you are advised of the following information:

- No construction can commence until after all approvals have been obtained from all respective governmental authorities as well as the Boulevard Town Home Association Architectural Control Board (ACB).
- Ascertain and mark exact location of utilities so as not to disrupt service.
- Commence and conclude work between the hours of 8:00 AM and 5:00 PM Monday through Friday. Playing music that can be heard by your neighbors is unacceptable.
- No parking on median islands or any grass areas. If sprinkler heads, lawn areas, and/or shrubs are damaged, repair costs will be billed to the responsible person or contractors.
- No construction material may be left out so as to disturb your neighbors or encroach upon common areas, streets, gutters or swale areas.

Storage:

- No trucks, boats, boat trailers, mobile trailers, mobile homes, campers or similar type vehicles shall be stored on the streets, driveways, parking areas or vacant lots. These items may only be parked or stored in enclosed garages.
- Please - make sure you store all toys, bikes, recreational equipment, etc. within your garage and not in front of your home or on the patios.

Walkers and Bikers

- Walk or Skate towards oncoming traffic on far-side of road.
- Early morning walkers should refrain from loud conversations.
- The safest way to bike is in a single file in the same direction as traffic close to right side of road.

BOULEVARD SECURITY AND SAFETY

It is recommended for your own safety and security to be alert to the following:

1. **Better Safe Than Sorry.** Do not hesitate to report any suspicious activity.
2. **Keep doors and windows locked at all times.** It's been noted that our owners leave garage doors and sliding glass doors open—please remember to lock your doors at night and to lock car doors when parked outside.
3. **Set alarms when leaving the property,** even for short periods of time.
4. **Keep bicycles in locked areas.** If left outdoors, chain to an immovable object (like your teenager).
5. **Observe posted speed limits,** 15 mph in common areas (slower in parking lots).
6. **Walk toward oncoming traffic.**
7. **Bike in the same direction as traffic.**
8. **Carry a flash light** at night for extra visibility and safety.

GUIDELINES FOR LIVING IN THE BOULEVARD

Homes:

- Replace dead or dying landscaping.
- Retrieve all trash containers promptly after trash collection.
- Keep garage doors closed when not in use.
- Observe all “No Parking” rules.
- Curtail loud noises that might disturb your neighbors.
- Please, no garage sales are permitted.
- Always treat your neighbors and staff with courtesy, consideration and respect.
- Satellite and other antennas should be unobtrusive and shielded from view in accordance with the specified use restrictions in your association documents.
- “For Sale”, “For Rent”, and similar signage are prohibited.

Vacant Lots:

- Vacant lots should not be used for storage or dumping.

Animals:

Only household pets may be kept in The Boulevard. Ambulatory pets such as dogs and cats must be leashed when on public roads or common grounds. Owners/tenants are required to clean up after their pets.

MAINTENANCE RESPONSIBILITIES (CONT)

The following is a brief synopsis of various topics which are relevant to your ownership in the Boulevard Town Home community — but it is recommended that you refer to your own documents for a complete list of Association and Owner responsibilities:

- **Plant Maintenance**—The Town Home Association is responsible for the maintenance and trimming of the plants within the community.
- **Plant Replacement**—Plant replacement is the responsibility of each individual owner to replace plants on their individual property. The Maintenance Association has a budget for the replacement of plants which are in the common areas of the community only.
- **Exterior Pest Control**—The Maintenance Association is responsible for providing exterior fertilization and pest control for the lawns and shrubs.
- **Interior Pest Control**—Each individual owner is responsible for all interior pest control.
- **Irrigation Maintenance and Repair**—The Maintenance Association is responsible for maintaining all of the irrigation system; if you feel there is a problem, please report it the Management Company for resolution.
- **Exterior Maintenance**—Each owner is responsible for maintaining the exterior of their home. This maintenance includes repairing cracks in masonry and concrete surfaces, which is defined as vertical as well as horizontal exterior surfaces including driveways and garage entry aprons.
- **Pet Cleanup**—Each owner/tenant who has a pet(s) is responsible for the daily cleanup of the pet. Please remember that other owners/tenant and staff all use the common grounds of the community.
- **Architectural Control Board (ACB)** - please remember, any exterior change requires the approval of the ACB prior to performing the work. This includes purchasing or installing either moveable or permanent play structures, hurricane protection systems, screen enclosures and satellite systems of any nature.
- **Trucks and Commercial Vehicles**—Please refer to your ‘Use Restrictions’ for a complete list of what’s permitted within the community. Overnight parking on the street is prohibited by any vehicle.
- **Leases**—All leases must be in writing and must be submitted to the Association no less than fifteen (15) days prior to occupancy. All leases require a mandatory \$500.00 refundable fee and a \$50.00 non-refundable use fee. Failure to submit these applications may be grounds for future denial of leases.