

WELCOME TO OUR COMMUNITY

We would like to welcome you to Chevy Chase Condominium Association. We hope that the following information is useful to you and answers most questions.

1. **QUALIFIED PROPERTY MANAGEMENT** is our management company. Our manager is Dianne Bargren and her Assistant is Raemarie Bannon. The e-mail address is dianne@qualifiedproperty.com, raemarie@qualifiedproperty.com. Phone number is 727-869-9700 should you need to contact them for questions or issues that you may have.
2. **UTILITIES –**
 - a. **CITY OF SAFETY HARBOR** should be contacted for water, garbage pickup, recycling. At 727-724-1550. New owners need to apply to the city for such services. Garbage is collected on Tuesday mornings at 6:30 AM, so please put out your garbage can, also excess garbage can be put out for a further pickup by the city. Recycling is picked up on Friday morning at around 6:30 AM. Once the garbage is picked up by the City on Tuesdays and Fridays, the garbage cans should be placed in the garage on those days as soon as possible and not left outside. Our aim is to keep our property looking good.
 - b. **SPECTRUM –** The Association pays only for basic cable for TV, this does not include updated TV services, phone or internet. Contact Spectrum if you need these services not the Association.
 - c. **DUKE ENERGY –** Contact them for your electricity 727-443-2641
 - d. **SAFETY HARBOR POST OFFICE** - located on Main Street- contact them if you need a key to your mail box.
3. **PARKING –** Each unit owner has ample space to park in their driveway and also in their garage. **THERE IS NO PARKING ON THE STREETS OVERNIGHT BETWEEN 12:01 AM AND 6:00 AM.** This is for the protection of our Association to allow emergency vehicles that might need to come. Please advise any visitors or guests staying with you as **VEHICLES WILL BE TOWED AT OWNER'S EXPENSE.**

4. **DOGS** – Dogs must be kept on a leash at all time; this is not only Chevy Chase's Rule but also the City of Safety Harbor and Pinellas County. We appreciate that you will pick up after your dog as "dog poop" goes into our water supply when it rains. Also no one wants to walk into it. **OUR DOCUMENTS STATES THAT DOGS MUST BE NO TALLER THAN 16" IN HEIGHT OR SMALLER WHEN FULLY GROWN.**
5. **PLANTING AND OTHER THINGS IN THE COMMON ELEMENTS**- Individual unit owners own only the inside of the unit, not the outside. The outside of the buildings and the property are considered part of the common elements. We have over the years allowed unit owners **3 FEET** around their unit, if they want, to plant small plants to beautify their area. No bushes, Palm Trees, or other plants with roots that can grow under the buildings. Small flowering plants are allowed. The unit owner maintains them and not the Association.
6. **UNIT OWNERS' RESPONSIBILITIES:**
 - a. Windows, Front doors, Garage door, Awnings
 - b. Skylights and Chimneys if you have them.
 - c. Water line to each unit including inside the unit
 - d. Driveways and walkways to each unit, unit owner are responsible to keep them clean and power washed, if need be, to remove the mildew/mold that collects on them.
7. **RULES AND REGULATIONS** – Each unit owner should have a copy of the Rules and Regulations of our Association. Please understand that if something is not listed under the Rules, it does not mean it is permitted. Any questions contact our management company. Again, the outside is considered the common element and nothing can be placed in the common element including the preserves, such as any types of decorations, bird feeders, signs, etc.
8. **POOL** – The pool is for the use of unit owners and guests. A pool key should have been given to each unit owner by the prior owner. Only 1 pool key is allowed per unit. There is a \$50.00 fee to replace any lost key. **PLEASE OBEY THE POSTED RULES AT THE POOL, THIS IS TO EVERYONE'S BENEFIT SO EVERYONE CAN ENJOY THE POOL.** We also appreciate unit owners taking good care of the furniture and keeping the place clean. Replacing any damages ends up costing the Association.