

Sanford Hidden Lake Villas

Important Items to Remember:

MANAGEMENT CONTACT INFO:

MAILING ADDRESS: ASC Property Services Inc., P O Box 196025 Winter Springs, FL 32719

PHYSICAL ADDRESS: 1073 Willa Springs Dr. Ste.2001, Winter Springs, FL 32708

PHONE: 407-636-6060 **EMAIL:** Betsy@ASCFlorida.com **WEBSITE:** ASCFlorida.com

HOA PAYMENTS DUE: January 1st

HOW TO PAY: Personal Check (street address on check), ASCFlorida.com (credit card, e-check), personal online bill pay system (street address as account number)

HOA BOARD MEETINGS: Held at 6:00 pm 3rd Tuesday of the month at the Sanford Garden Club, 200 Fairmont Dr. Sanford FL. Also, posted on the bulletin board at the pool.

HOME IMPROVEMENT PROJECT: ACC (Architectural Control Committee) application and information found on ASCFlorida.com (Owner must submit application for any outside home improvement) Approved paint and roof colors are found on our website.

PICNIC AREA RENTAL: Application found on ASCFlorida.com, \$50.00 deposit required, pool access granted for guests.

POOL/TENNIS COURT ELECTRONIC KEY: Application on our website or at ASC Property Services office, address above. Electronic pool key charge is \$50.00 cash, check or money order. One key per home.

PROPERTY MAINTENANCE: Please refer to HOA Documents for specific rules (ASCFlorida.com)

COMMON VIOLATIONS:

- Vehicles must not be parked on the grass
- Vehicles must be licensed and in drivable condition
- Trailers and boats must not be parked in the driveway or anywhere on your property
- Home must be kept free of mildew, painted and siding in good condition
- Retention, privacy and fire walls must be clean and in good repair
- Lawn must be mowed, bushes and trees trimmed regularly
- Lawn must be mowed behind fencing where 10' easement is present
- Fencing kept in good condition

Violations that aren't corrected in the stated time frame are subject to attorney action, additional fees and amenities suspension. Contact ASC Property Services Inc. for more information regarding violations.

PETS: Must be on a leash. State law requires owner to pick up pet waste.

PARKING: Parking is permitted in the street at Sanford Hidden Lake Villas. Please be courteous, don't park across from another vehicle or across from a driveway, save room for emergency vehicles.