

Audubon Villas at Hunter's Creek

14111 Fairway Island Drive Orlando, FL 32837

407.857.3131

Rules & Regulations

These guidelines will provide you with information on many of your community policies and services. These guidelines may be added to, amended or replaced by the Board of Directors.

ENTRANCE, HALLWAYS, STAIRWAYS, & WINDOWS

The sidewalks, stairways, landings and public common areas shall not be used for any purpose other than ingress to an egress from the buildings. These areas shall be kept clear of bicycles, carriages, motorcycles, toys, waste/trash receptacles, cigarettes, footwear, umbrellas and all other articles at all times. No signs, signals, illuminations, advertisement, notice or any other lettering or item may be displayed on windows, doors, or any other part of the building. Exceptions may be made for the use of intrusion alarm stickers on the windows.

PATIOS, BALCONIES, & BREEZEWAYS

Patios and balconies must be kept clean and clear of storage items at all times. Hanging any items over the railing is not permitted. Only use patios and balconies for patio type furniture (No couches, loveseat, recliners, or grills) or flower boxes and planters

LOCKS AND KEYS

Keys for your unit will be provided by the bank or the landlord will provide for their tenants. All amenity keys and mailbox keys will be provided by the bank or again landlord of said unit. A master key will be kept on file in the management office at all times in case of an emergency inside the unit. If we do not have a key to your unit during an emergency the association will have no other choice then to forcefully open it at your expense. Also if you do not have an amenity key it will cost you \$25.00 for the replacement. If mailbox locks need to be changed it is a \$15.00 fee for replacement. All keys for amenities and mailbox keys will be provided by the management office.

SPEED LIMITS

The speed limit throughout Audubon Villas is 15 miles an hour. If you are caught speeding through the community your vehicle will be stickered for the violation.

PARKING

Parking is a first come first serve basis. Reserved parking is private parking you will not be permitted to use those areas to park. Parking is only allowed in designated areas. Vehicles parked illegally will be towed without notice at the owner's expense. Repair work on vehicles is prohibited.

GUEST

Residents are responsible for their guest and seeing that they comply with all the rules and regulations

NOISE

Disturbing noises and/or loud music, television, radios, children running inside, dogs, and stereo equipment even from the street is not permitted. This is common courtesy for your neighbors and must be followed at all times. All noises must be kept to a minimum after 10 pm!

TRASH

A trash compactor is provided for your use. Garbage should be placed in plastic bags and tied securely. Place bags inside receptacle not beside or on top of it. Do not leave trash by your door or at the bottom of the stairwells.

PETS

Pit Bulls or other breeds considered dangerous will not be allowed, or what the Board of Directors deem dangerous will be removed from Audubon Villas at Hunters Creek with a 7 day written request. Pets must not be left unattended on balconies or patios. All pets (including cats) must be kept on a leash of a length that affords owner control over the pet. Owners must pick up all solid wastes of their pets and dispose of such waste appropriately at all times.

LAKES, PONDS & CANALS

Lakes, ponds, and canals in or bordering the property are there for aesthetic or water retention purposes only. No swimming, boating, or fishing is permitted.

FITNESS CENTER

Open from 8:00 am to 10:00 pm Children under the ages of 18 years of age are not allowed without a parent or guardian. Residents must accompany visitors and residents will be responsible for the actions of their visitors. No food, glass containers are permitted. I agree that my use of the Fitness Center, including any times equipment or weights are used in the Fitness Center, is at my own risk and I assume full responsibility for any personal injuries which may result from my use of the Fitness Center.

POOL/SPA RULES

Open from 8:00 am to dusk depending on the time of year. No food, glass containers, or pets are permitted. There are no lifeguards at the pool and swimming is at your own risk. Children under the ages of 18 years of age must be accompanied by a parent or guardian and are not permitted in the spa. Shower before entering the pool or spa. Residents should accompany all visitors. No running, diving, jumping, abusive language or undue disturbances will be tolerated. All residents, owners, and guest will wear the proper attire for the community pool area.

BICYCLES, SKATES, ROLLER BLADES

Bicycles, roller blades, and skates are prohibited on grass areas, landscaping, sidewalks, fitness center, and pool area. Bicycles must be brought in at night. They cannot be left in the breezeway (Chained) or in any common areas. If left in those areas the Condo Association has the right to remove those items.

CAR/TRUCK WASHING – COMMERCIAL VEHICLES

Car /truck washing is permitted at the designated car wash area only. Commercial vehicles are not permitted within Audubon Villas unless within normal working hours for service vehicles.

Please govern yourself accordingly

Todd Perry, LCAM

Community Manager for Audubon Villas at Hunter's Creek

407.857.3131

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Important Numbers

Emmrick Security

4 pm to 7 am (7 days a week)

407.744.4460

Animal Control

311

Orange County Non Emergency Hot Line