

Town Shores of Gulfport No. 211, Inc.
— — A Condominium — —
The Jamison House
2960 59th Street South
Gulfport, FL 33707

IMPORTANT INFORMATION

WATER TURNOFF PROCESS If Roof access is required for inspector and/or closing stack, unit owner must contact Masters and arrange for time staff member to be present (Monday-Friday's only 8am-4pm). Master's is responsible for posting 24 hours which stack is being shut down in the elevator and the lobby; the stack number, date and length of time. A fee of \$25 is charged by the Masters.

EMERGENCY INFORMATION FOR MEDICAL SITUATIONS Unit owners are requested to prepare in case of emergency, a file card with pertinent information such as preferred Doctor and hospital, necessary medications and who to contact in case of emergency. You are asked to place the information on the refrigerator or in some place visible, so it is accessible within unit for EMT's.

SMOKE DETECTORS AND FIRE ALARM SOUNDER Each unit has a smoke detector and fire alarm sounder. Replace the battery in the smoke detector as needed. You **must** keep the fire alarm sounder plugged into an active power outlet. If you don't, it will immediately trigger an alarm signal in the electrical room downstairs. If for some reason you expect the power to be turned off in your unit, please notify the Board as soon as possible.

AIR CONDITIONER It is the owner's responsibility to maintain their air conditioner. To prevent the air conditioner drains from plugging-up with minerals and possibly cause flooding of another unit, please add one cup of vinegar/bleach (per your air conditioner service company) to the a/c drain each month during the air conditioning season. If you don't know how to do this, just ask.

ESTATE SALES The board must be notified in advance of an estate sale. Estate sales are to be held between 9 am and 3 pm on any day except for Sunday. The estate sale should be posted in the elevator and on the bulletin board 24 hours in advance.

LATE CHARGES A late charge of \$25 will be levied for all delinquent maintenance or assessment payments on the 11th day after the due date, which is the 1st day of the month. In addition to late fees, as per Florida State Statue 720.3085, delinquent maintenance or assessment fees will also be charged interesting using the state's current statutory interest rate on the unpaid balance.

ID TAGS At all times unit owners must carry a red owners I.D. tag and guests must carry a yellow visitor I.D. tag assigned to their unit when in the Town Shores Complex. Tags must be visible while utilizing the facilities of the Master Association.

MULTIPLE VEHICLES Each resident is provided one parking space at the Jamison Building. Any unit needing to utilize a guest space, for themselves or residing guest for more than 21 days in a calendar year, must pay a fee of \$100.00 per month. Since we have a limited number of guest spaces, a written request must be made to the Board seven (7) days in advance for approval along with your first month's payment. Thereafter, payment will be paid monthly or quarterly in advance.

KEYS Unit owners are required to provide the board with a key and/or code for entrance to the unit for emergency situations. (Water leaks, alarms, etc.) It is suggested unit owners have either a spare key with a neighbor or in a lockbox in case you are locked out of your unit. If a board member has to get the emergency key, the owner will be required to pay a \$25.00 fee per occurrence.

PETS Jamison is a NO PET building with the exception of service animals or emotional support animals with the proper approved documentation. This applies to owners, renters, visitors/guests. This documentation MUST be presented 24 hours prior to a service or emotional support animal coming to the building. ONLINE ESA letters are NOT acceptable. It MUST be from your personal LICENCED medical doctor/psychologist. Failure to present the approved proper documentation will result in a fine of \$100/day to the unit owner. The recently enacted Florida law also provides penalties for those who misrepresent their pet as an ESA – it is a second-degree misdemeanor punishable by up to 60 days in jail and/or a \$500 fine to knowingly offer falsified documents to a housing provider concerning an ESA request. Those found guilty of this offense must also perform 30 hours of community service for a community service program that serves people with disabilities within six months of their conviction.

GUESTS If unit owner is not going to be present during their stay, Permission to Use Apartment form MUST be filled out and submitted to the Board 24 hours PRIOR to arrival. Guests are limited to 30 days.

CARPORTS Park only in your assigned carport. If any bikes, kayaks, canoes, etc. are stored in your carport space they MUST be within the white lines of your parking spot. If it extends over the white lines they must be stored in your unit or, if kayak, down at the kayak storage area by the club house (need to contact Masters on this) and/or bike(s) in the bike rack or your unit. If you are utilizing any other unit owner's space, we need to have Permission to Use Parking Spot form filled out.

Emergency Vehicles We are a 55+ community. Emergency vehicles need 24/7 access to safely attend to emergency situations. This means all walkways and catwalks MUST be free and clear of all furniture, plants, mats, etc. to be able to get a gurney anywhere in the building. This also means NO LARGE vehicles can park in the guest spots in front of the building that stick out past the white lines. All exterior door lights especially at the end (Units 1 and 15) MUST be operational at all times.

Roof Access If you need roof access to turn off your stack (water), have air conditioner serviced (end units on all levels and sixth floor) and/or having a home inspection or any access needed to the roof, arrangements must be made via Masters (727)-345-9491 24 hours in advance. Masters is available only 8AM-4PM Monday-Friday. A fee of \$25.00 is charged to the unit owner by the Masters.

Security If you see something or someone that does not appear to be a resident or normal call

1. Signal 88 Courtesy Guards 727-501-6273
2. Gulfport Police Department Non-Emergency 727-582-6177

Violations Violations of house rules can lead to a warning, fine and/or suspension of Jamison and/or Town Shores privileges.