



450 Moorings Cove Drive, Tarpon Springs, Florida 34689

Dear Residents,

We are providing a list of issues that are addressed in our rules document, but seem to still be unknown or unheeded by many residents. Please read this list carefully.

- Buildings **2, 7, 9, 10, 11, & 12**: Please stay off **patios and balconies**, per engineers and attorneys. **This is mandatory!!** Sorry for the inconvenience, but they have been deemed unsafe. It increases our liability and risk if this rule is not followed!!!
- For smokers, please do not throw cigarette butts on the ground; someone else has to pick up for you.
- Please pick up after your pets. Again, someone has to pick up for you or we have to pay someone. We are asking everyone to take pictures of anyone doing this: we will levy large fines.
- Only one pet permitted per unit. Please provide the Board with updated vaccination records. Guests are not permitted to have pets on the Moorings property.
- For **guests** staying in your unit more than 14 days, we need their (all) names, length of time they are staying, and all vehicle information (registration, insurance, and copy of driver's license). This is essential as we have had squatters in one of the buildings who trashed the unit. AirB&B or VRBO rentals are **prohibited** at the Moorings as are those of less than three months.
- If you are getting a different vehicle, please transfer the "M" sticker to the new vehicle and provide the Board with the new registration and insurance documents.
- Please be respectful of our elderly neighbors and do not park over the curb.
- Only two visitor passes allotted per unit. Visitor pass must be displayed visibly on dashboard.
- For the recycling bin, break down all boxes and please read the information on the bin regarding what items are permitted. Do not leave any items outside the bin. If you don't want them, either discard in trash or donate to a charity! However, large items must be taken to the dump.
- Trash receptacles are becoming very full. Please break down and take boxes to recycling. Large items, such as furniture, mattresses, doors, etc. must go to donation centers or the dump.
- If recycling or trash dumpsters are full, do not place any items outside of either dumpster!!!
- Please do not leave discarded items such as small appliances or household items near the office or clubhouse unless previously discussed with the Board. Follow above rules for discarding them.

- Pool: Please take hairpins and barrettes out before swimming. Our pool maintenance guy is finding hair pins on the bottom of the pool and stairs. They are causing rust stains that cannot be removed and only wear away after many years. Be careful of any other metal objects as well.
- The barbecue grill by the clubhouse is for everyone's use. If you use it, (after it cools down) please empty ashes in receptacle provided and clean the grates.
- Clearly mark all bikes and kayaks with name and unit numbers. If you are not using your bicycle(s), please remove it from the rack so someone else may use that space.
- Please provide us with all boat information when due and also notify the Board of any new or replacement boats prior to bringing it to the Moorings.
- Any improvements made to your unit must have prior Board approval, such as windows, doors, patio extensions, a/c units, etc.
- Prior approval is required for trailers, moving fans, or any commercial vehicles remaining on the property overnight or longer.
- Please do not plant trees in front flower beds and ask the Board if you want to add any plants. We are trying to prevent invasive plants from taking over our flower beds. Also we are using only termite resistance mulch, which the Board will provide.
- Appropriate interior water shut-offs (half-turn brass lever) must be in place by April of 2020. We may be able to get a group rate so please contact the Board if you are interested or if you have questions.
- Please turn off water if you will be gone more than three days and set a/c to 78 degrees. A higher temperature in the unit promotes mold growth and attracts pests.
- Ensure all units have working smoke alarms and change the batteries every six months. (Time change is recommended). A fire extinguisher is recommended, especially if you are a smoker.
- Please read the official rule documents for more complete rules as well as details. You may also find the rules on our website or ask a Board member for a copy.
- For notices or updates, please check any of the three bulletin boards frequently. Visit our webpage at [mooringscondos.org](http://mooringscondos.org) as well. The Moorings email is [themooringscondo@gmail.com](mailto:themooringscondo@gmail.com). It is checked regularly.

Thank you for your cooperation,  
The Moorings Board of Directors