



Welcome to Catalina Cove

On behalf of your Homeowner's Association, we would like to welcome you to our community and congratulate you on your home purchase. In addition, we would like to take this opportunity to provide you with information, which is important to have as a property owner. Remember, as an owner, you, your family, and your guest will be expected to abide by the rules and regulations that govern our Association so that we can all live in a harmonious community. [Catalina Cove HOA](#) website provides valuable news, community links, and information for you to use.

Homeowner Association Fee

All property owners are required to pay monthly homeowner's fees based the type of unit. These Association fees are used to maintain, repair, and replace common areas, roadways, pond, irrigation, management expenses and appropriate reserves. Once you send your owners' paperwork to the management company you will receive a coupon book the following January to make your payments. Remember, even without a coupon book, you are responsible for payment the first of each month. Please send your check with your unit number written on the check directly to BB&T PO Box 628207, Orlando, FL 32862. For your convenience Homeowners can now log in online to view their accounts, make a payment or submit a service request by going to: [Truist Association Services | Payment Services](#). You may also set up an automatic withdrawal from you bank. Payments are due on the first and late by the 15th of the month.

Architectural

If you would like to make changes to any part of the structure of your house, you must obtain Architectural approval from the Architectural committee, a volunteer group of homeowners. Basically, anything that is attached and can be seen from the common areas such as fencing, front doors, hurricane shutters, windows, screened patios, doors must be approved. You can review the Architectural guidelines for reference [archguidelines.pdf](#). You can complete and submit the [Architectural request form](#) online from our website. Renters must have the unit owner to apply for Architectural modifications.

Parking and vehicles

Each unit is assigned a carport parking spot, other guest spots are available to use. If there are more than 2 cars assigned the additional cars to are to park by the tennis court parking area. The speed limit in the community is 15 mph. No bikes, skateboards or roller blades shall be allowed on the sidewalks or between any vehicles in carports.

Renters

There is a limit on the number of renters allowed in the area, to be added to the list to rent or approval for renters please contact the [Ameri-Tech property management company](#).

Tennis Courts and Pool

You and your guest can enjoy both the pool, as well as the tennis courts seven days a week. Both recreational areas are gated. No dogs are allowed in the pool or tennis court area. No glass containers are allowed in the pool or pool area. Floats are to be used only when they do not interfere with pool use by others.

Trash removal

There are two trash dumpsters, one at the end of Catalina Circle and one at the end of Tradewinds Ave. All trash must be bagged. Larger items must be disposed of by the owner. We encourage owners to recycle, there is a recycling facility at the end of Hamlin Boulevard just before Walsingham Road on the left heading south.

Board Meetings

Your Board of Directors consists of volunteer property owners who are elected by the property owners for 1-year terms. Board meetings are held quarterly. You can find dates, time, and place posted under [Meeting Dates](#) on the web site.

Pets

The Board allows only two pets per household (dogs, cats, birds, aquarium fish). No pets (except for existing pets) will weigh over Fifty (50) pounds. All dogs & cats, when walked on the Association common area, must be on a leash and under the control of the owner or attendant. Owners must pick up after dog. Any outside pet facilities such as doghouses, cages, etc., are allowed only in the fenced patio area of the unit and must not be visible from common areas. No pet facilities are allowed on unit sundeck balconies. Dogs cannot be left on patio without an attendant in the home. All dogs must have required vaccinations.

Good neighbor

To ensure your own comfort and that of your neighbors, sound systems and television sets should be turned down to a minimum volume between the hours of 11:00 PM and 8:00 AM. All carpentry must be done within 8:00 AM and 10:00 PM. Residents may also join a [Catalina Cove Nextdoor group page](#) that provides a forum to communicate and upcoming events.

Again, welcome to the community!

Catalina Cove Home Owners Association