



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 it 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 - Home \(catalinahoa.org\)](http://catalinahoa.org) provides news, community links and information for you to use.

Homeowner Association fee

All property owners are required to pay the monthly homeowner's fees based on 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. You may also set up automatic withdrawal from your 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 Board, a volunteer group of homeowners. Basically, anything that is attached and can be seen from the common area such as fencing, front doors, hurricane shutters, windows, screened patios, doors must be approved. You can review the Architectural guidelines for reference. You can complete and submit the [architectural-change-request-form.pdf \(catalinacovehoa.org\)](http://catalinacovehoa.org/architectural-change-request-form.pdf) online from our website. Renters must have the unit owner to apply for Architectural modifications. Paperwork must be submitted to the property manager, Gloria Reed, LCAM, greed@ameritechmail.com.

Parking and vehicles

Each unit is assigned to a carport parking spot, other guest spots are available to use. If there are more than 2 cars assigned the additional cars 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. For approval for renters please contact the [Ameri-Tech property management company \(https://www.catalinacovehoa.org/contact.php\)](http://www.catalinacovehoa.org/contact.php). There is an actual rental list and a waiting list for rental.

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. Only unit owners in residence or renters may sponsor pool parties. Reserve the pool online at [pool-reservation.pdf \(catalinacovehoa.org\)](#) and send the form to property manager Gloria Reed, LCAM, greed@ameritechmail.com. Place a written notice on the community board two (2) days in advance. Include name, date, and time. The unit owner or renter sponsoring the party is responsible for any damage and is responsible for leaving the pool area clean.

Trash removal

There are two trash dumpsters. One is at the end of Catalina Circle and the other is 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 North.

Board Meetings

Your Board of Directors consists of volunteer property owners who are elected by the property owners for a 1-year term. Board meetings are held quarterly. You can find dates, times and place posted under [Catalina Cove HOA - Meeting Dates \(catalinacovehoa.org\)](#) on the website. Owners also receive emails regarding the Board of Directors meeting date and time and the agenda.

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 their 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 the common areas. 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 between 8:00 am and 10:00 pm. After 11:00 pm, all occupants shall comply with the civil Noise Ordinance. Residents may also join a [Catalina Cove Nextdoor group page \(https://nextdoor.com/g/72rpdphds/?is=neighbor_profile\)](#) that provides a forum to communicate and announce upcoming events.

Again, welcome to the community!

Catalina Cove Homeowners Association