

**Welcome Letter: Princeton Place Three Association
340 Horse Creek Drive**

Welcome to Princeton Place Three !!

We are glad you have chosen to reside at Princeton Place Three, the Hidden Gem of Naples, on the Cocohatchee River.

Here are a few things learned from personal experience, and items from our by-laws, which will help you and your neighbors enjoy your time spent here

Noise issues:

- Quiet hours are 10pm-8am. During these hours, please
 - keep music and TV down to reasonable level, and avoid talking loud on your lanai
 - talk quietly on walkways/stair wells if you come home during these hours.
- Floors are cement, and studs are metal, so sound travels easily through floors to unit below and to the side of you. Please:
 - keep felt sliders on kitchen/dining chairs,
 - Consider avoiding hard sole shoes walking around in your unit
 - All owners are requested to put vinyl rollers on your lanai doors
(The Slider Man is one local vendor option for this)

Smoking:

Smoking is not permitted on North Balcony or walkways.

Pets:

One small dog (<25lbs) or One Cat is allowed by owner, but not renters. Dogs are not allowed south of the buildings, or in pool area. You must pick up after your pet.

Trash:

- Only household garbage is allowed in in the dumpster. No storing items in trash rooms.
- Avoid throwing trash down during quiet hours.
- Furniture, appliances, building materials, must be hauled away separately by owner's coordination & responsibility.
- Recycling bins are available across the parking lot to the east of the fire pump house.

Storage:

Owners are not to hang or store any items outside their unit on North Balconies or in stairwells.

Remodeling/Repairs:

All remodeling or repairs (other than painting or carpet replacement) must be pre-approved by the Association Board. All work must obtain a Collier County Permit and all work must be conducted by a Licensed Contractor in Collier County. Failure to conduct these activities through appropriate process can lead to fines to the Owner & Contractor. Note: All tile or wood flooring must have "Proflex" or other approved barrier installed under it to reduce noise in unit below.

Rental/Leasing:

Leases are only allowed for 30 day periods or longer.

- You are required to put in a Lease Application through Southwest Property Management and the Processing fee is \$50. Form available on our website or from SWPM.
- The Association Board reviews these lease applications and must approve or deny the lease.
- The lease may be terminated by the Association for legitimate cause per our By-Laws.
- Failure to follow these rules can lead to fines applied to the owner, and all leases are subject to Florida Tax
- Be sure you arrange a permit/pass ahead of time at the front gate for any tenants/guests.

Helpful Condo Unit Advice:

Maintenance:

- Water Heater failure is a common cause of water damage. Replace it if older than 10 years.
- Use Metal mesh covered hoses on your washing machine.
- Get your AC unit serviced annually. Make sure they put algicide tablets in your condensate drain pan.
- It is recommended you consider putting a surge protector on your main Electrical line coming into your unit. You can contact an electrician or Florida Power & Light on the options for this.
- Unit owners are responsible to maintain their window screens in good order.

When you leave your unit for extended periods:

- Cleanout Fridge, and Run Garbage Disposal
- Leave dishwasher slightly open, and leave doors under sinks slightly open
- Leave Bedroom & bathroom doors open
- Thermostat to 77, Humidistat to 50
- Turn off water heater breaker
- Cover toilet bowls and tanks with saran wrap (keeps them from drying out)
- Cover sink, tub, & shower drains (to keep traps from drying out, and bugs from coming in from sewer)
- Turn off main line water valve coming into unit (in water heater closet)
- Close shades
- Be sure Property Management company has current key for your unit.

Property Manager is: Southwest Property Management phone: 239-261-3440 x 129
shagedorn@swpropmgt.com