

August 31, 2024

To Tuscany Homeowners,

The Board has updated the Tuscany Rules and Regulations Document dated October 3, 2011.

The intent is not to interfere or manage your residency here at Tuscany. They are to clarify and define how we all want to live in a neighborly and safe environment.

As Tuscany has aged, we have experienced more leak and water problems from Unit Air Condition systems. Original hoses to sinks, dishwashers, washing machines, etc are causing water leaks.

The majority of residents do not live here full time. The remainder of residents travel extensively and are not in-residence full time. Our management and maintenance companies routinely check for building issues and sometimes find causes to be from individual units.

The only other way we find out about the building operational issues of doors unlocked, leaks, damage to the building is when residents report it to Tim Hendrix, the Property Manager for Tuscany. His number is 727 452 3053. Emergencies call otherwise text for a return call.

The majority of the document is unchanged. A few line items have been updated.

New additions are numbers 4 and 5. They were developed as a result of actions and activities we have encountered over the last couple of years. They are meant to be preventative to any possible harm to individual units, neighbor units or to the building.

Since the Board began its work in February of 2023, we have finally moved from reacting to problems to preventing them.

Best regards,

Your Neighbors and Board Members, Bonnie, Brad, Dick, Larry and Pat