

## Tuscany Good Neighbor Living and Responsibilities

Our community is designed for easy and private living. We are self-monitoring and desire to live free of onerous rules and regulations. The good neighbor rules that we have are meant to keep us safe, secure and respectful of all. Below is a simplified summary from the Tuscany Governance Documents on the Portal. All neighbors thank you for being a good neighbor. If you see a common element problem, please advise WCM.

- Turn your water off when leaving your condo for more than 24 hours. Water damage from your Unit is your responsibility if it should cause any building damage or damage to other homeowner units.
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- A/C Units have caused extensive damage in the building. If you are not on a regular maintenance plan with your AC provider, please join the neighbors that do.
- Window and deck washing **with a hose** can only be scheduled on **Thursdays** of the month hopefully having the top units done first and moving down the building. It is suggested that you text your neighbors below to advise window and deck washing.
- Gas bills are on the rise. The water temperature is set for 80 degrees. When you have guests, text/call Sofia Gonzalez 813 785 6811 for dates you want the temperature increased and when you are finished. She will keep a written log of the requests.
- Garages and garage doors are homeowner's responsibility. If you don't know a service provider, the management or maintenance company can recommend one.
- The outside call for entry box is operational. If you need to have your name and cell phone added to buzz in a guest or delivery, call the management or maintenance company. One cell phone number per Unit will respond to the box. If you want to allow entry, press 9.
- Bag all garbage before putting down the shoot. Breakdown boxes so they will not get stuck in chute. Be mindful of the time of day you are using the chute.
- Familiarize yourself with all Governance Documents on the portal. Especially those describing homeowner's responsibilities regarding alterations and

improvements, hurricane preparedness, pets, and elevator usage for move in/out or large item deliveries.

- Submit an Architectural Form found on the portal for any repair or renovation work in your unit. Extensive work must be approved by the Board before it begins. As with all contractor or service providers you hire, the resident is responsible for them while onsite. Please ask them to deliver through the garage elevators to prevent possible damage in the lobby.
- If you are going to use the elevator for large deliveries or for multiple trips, please complete the elevator form and send to Ro Lynch at WCM. [Royenal@wcmmanagement.info](mailto:Royenal@wcmmanagement.info) three days prior to desired use. This will inform Maintenance to prepare the cab to prevent damage.
- If you see a common element problem, for example garage gate not functioning, pool/spa issues, doors unlocked or malfunctioning, call Ro Lynch and advise her of the issue. 813 494 0885. After 5pm and on Weekends/Holidays, please call the emergency line at 813 244 0477.