

THE GRANDE DOWNTOWN ORLANDO CONDOMINIUM ASSOCIATION, INC

Address: 300 East South St Office, Orlando, FL, 32801
www.grandedowntown.com

PET REMINDERS

Renters: As a reminder, you are not allowed to have dogs on the property. This includes your friends and family as well. Please make sure you are abiding by this rule. If your unit owner allows you to have a cat, you must properly register the cat with the Association. Please contact Management for the required form and additional items that are needed.

Owners: Please remember that pets are not allowed to commit a nuisance in any public portion of the Condominium. Pets are limited to dogs (breed restrictions are in place and strictly enforced), cats, birds and fish. Pets are limited to two (2) per unit with the exception being fish. All pets must be registered with the Association. If you have not already done so, please contact Management for the proper registration requirements. Exotic pets are strictly prohibited. In addition to the above, please remember the following:

- Pets may only be on balconies if the unit owner is present. If you are inside and your pet is outside, that is not allowed.
- Any pet being walked on the condominium property must be leashed at all times.

For a few weeks, many residents have been reporting a unit owner allowing their dog to use the common hallways and elevators as its restroom. This unit owner is not picking up after their pet which is creating a nuisance for residents, their guests and the staff. Per the rules, unit owners are required to carry with them, at all times, paper towels and disposable bags when walking their dog on any portion of the common areas. Owners must clean up after their pet IMMEDIATELY, particularly feces in all areas or urine on paved walkways, driveways, hallways and elevators. Unit owners are ULTIMATELY RESPONSIBLE for any damage caused by resident or visitor pets to the common areas and to the property of others.

If any resident knows or has observed this resident allowing their pet to use common areas as a restroom and not pick up after their pet, please report this immediately to Management during business hours or security after hours. Security may be reached at 321.229.6435 between the hours of 6pm and 6am. We appreciate your cooperation in helping us to resolve this matter.

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Holiday Decoration Reminder

The Board of Directors would like to remind residents of what is and is not allowed when it comes to decorating for the Winter Holiday Season. **Winter holidays are the only time of year that decorations may be used on the exterior portions of the condominium units.**

The following decorations are allowed:

- String lights (mini lights only) may be hung on balcony railings and in windows. Please remember that nothing may be permanently affixed to any portion of the balcony walls or railings.
- Garland may be used on balcony railings and in unit windows but must be used in a tasteful manner.
- Residents may hang a wreath on their front door BUT may only hang the wreath using a wreath hook. Wreaths may not be hung in any other manner.
- No other types of decorations are permitted on doors, in windows, or on balconies without the prior written approval from the Association.

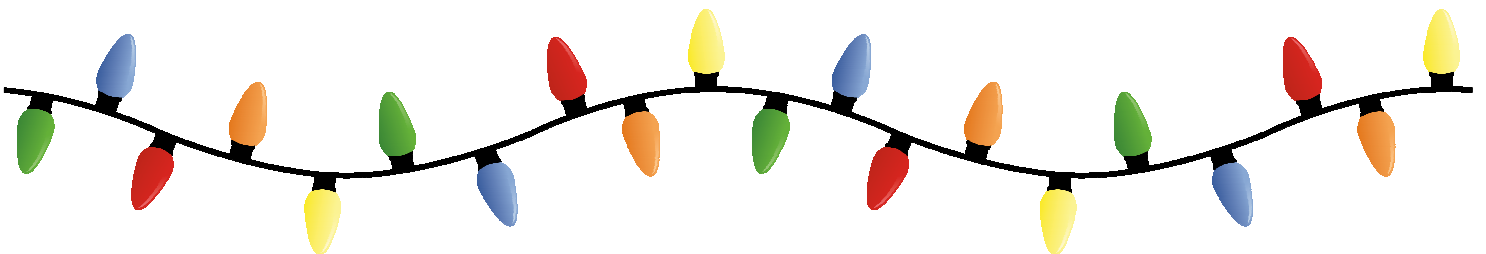
*****Please be advised that inflatable decorations are NOT allowed.*****

Decorations MUST be removed no later than January 9th, 2019. As always, the Association will have a temporary bin delivered to the property for the proper disposal of trees. A notice will be placed by the mailboxes and in each elevator once the bin has been delivered. Residents are responsible to pick up all pine needles from common portions of the property. Once the bin has been removed, residents will be responsible for the removal/disposal of their tree.

Please contact Management should you have any questions or concerns regarding holiday decorations.

Holiday Office Hours

- December 24th, 2018 – Office closing at 1pm.
- December 25th, 2018 –CLOSED for Christmas Day.
 - December 31st, 2018 – Office closing at 1pm.
- January 1st, 2019 – CLOSED for New Year's Day.





HOLIDAY PACKAGE POLICY



During the Holiday Season Management receives an excessive amount of packages on a daily basis. Beginning immediately through January 7, 2019, the following policies are in place:

- Residents must pick up packages within 3 business days from the date of delivery. Residents are ultimately responsible for the tracking of their packages. After 3 business days from date of delivery, Management will send a final package notification giving another 1-2 business days to retrieve the package. If packages are not picked up by the deadline date in the final notification, all packages will be sent back to sender. Please make sure you are tracking and picking up all packages in a timely fashion.
- Perishable items that need to be refrigerated will be placed in the package room as there is no other location for those items. Please try to have items that must remain cold delivered to your place of work or try to have them delivered at a time when you will be home.
- Large heavy items should be delivered to the resident's unit as Management does not have a dolly available for use nor space in the package room or office.
- As always, Management will only accept packages for known Owners/Residents and/or approved Renters through the Association. Any package that is delivered to the office for unknown person(s) will be returned to sender immediately with no notification.
- ONLY RESIDENTS MAY OBTAIN PACKAGES FROM THE OFFICE DURING BUSINESS HOURS OR AFTER HOURS UNLESS RESIDENT HAS SPOKEN TO MANAGEMENT PRIOR.

If you are unable to pick up packages during office hours, you may call the courtesy officers seven days a week between the hours of 7p.m. and 9p.m. at 321.229.6435 so that they may meet you at the office and issue you your package(s). **You must call the courtesy officer before meeting them outside of the office as they are on property conducting rounds.**

***** On December 24th, 2018 the courtesy officer will be available between the hours of 7pm and 10pm for package pick-ups. There will be no package pickups on December 25th, 2018. Regular after-hour package pickup times (7pm-9pm) will begin again on December 26th, 2018. *****





By Appointment Only



Management is kindly asking all Owners and Residents to make appointments when they need to speak to Management. This is due to the number of requests, emails, calls, etc., that have been increasing over the last 6 months. All requests for forms/documents must be in writing. If you call and Management is unable to answer, please leave a voicemail and we will call you back within 1 business day. All e-mails will be answered within 1-2 business days, if not sooner. We understand this may be an inconvenience, but this will allow us to devote the proper time and attention to all residents without constant interruptions.



The Board of Directors and Management wish everyone a Happy Holiday and a safe and Happy New Year!