**Terraces’ Project Updates**

**“Gutters & Downspouts”**
The gutter and downspout project has been completed. The main purposes of this project were to rework the existing gutters by repairing leaking sections and seams, plus add additional downspouts to help drain the gutters during heavy rain storms. We have received reports of a couple of seams that are still in need of repair, and the contractor has been notified and asked to schedule a return trip to repair these problem areas. Residents are requested to report any future problems that they notice related to the gutter and downspout systems on each of the four buildings, so we can get them resolved or repaired in a timely manner.

**“Dumpsters”**
A new, smaller capacity dumpster has been placed in each enclosure. These smaller capacity and lower profile models replaced one of the larger types at each location. The dumpsters are emptied three times per week, instead of twice, so the weekly total available capacity has been increased. Several residents have reported that these smaller dumpsters are definitely more user friendly. The lighter lids make it much easier to place trash inside. There has also been a positive impact on the concrete areas inside and around the enclosures with regards to cleanliness and less incidents of critters getting into the trash bags and dumpsters. All residents are asked to keep a watchful eye and report incidents where trash is being left on the concrete around the dumpsters.

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**Terraces at Celebration Rules and Regulations**

1. All leasing must be kept current on file within the guidelines of the Terraces Covenants.
2. All vehicles must be parked in the assigned parking space of the unit owner, and backing into a parking space is not permitted at anytime.
3. All trash is to be placed in the dumpster! No food is to be left outside. Boxes must be broken down and placed in the dumpster.
4. No trash is to be left outside the condo unit at anytime.
5. All pets must be registered with, and approved by, the Association. Registration forms are available from the property manager. (This allows us to notify first responders as to the presence of a pet if an emergency occurs in a unit)
6. Pets must be kept on leashes at all times throughout Celebration, and residents are required to clean up after their pets.
7. No exterior changes are permitted without first requesting Association and CROA-ARC approval.
8. No personal items (including bicycles) may be stored on any portion of the common elements, in the breezeways, or under stairways.
9. Bicycles must be stored properly in the designated bicycle racks. (maximum 3 bicycles per rack)
10. One door mat and one decorative door hanging can be placed within the entryway of condo unit. No other items are permitted (i.e. planters, etc.)
11. No cooking devices (i.e.: grills, smokers, or fryers) are permitted to be stored or used on balconies or patios at anytime.
12. No business may be run out of a condominium unit, and no commercial vehicles may be parked on the Terraces property after regular business hours.
13. Residents leaving for an extended period of time during hurricane season must arrange to have all furniture removed from balconies and patios when Celebration declares a storm preparation alert.

Note: If you have questions concerning the Terraces’ governing documents, please call or email our property manager, Lonnie Vanderwerf.
Leasing Your Terraces Unit

Unit owners who lease their units must comply with the Terraces Condominium Association’s governing documents and policies; including filling out the following forms and receiving approval from the property manager before a tenant is allowed to move into your unit:

- Request for Rental Approval
- Resident Contact Information Form
- Pet Registration (if applicable)
- Parking Decal Application

The unit owner has the responsibility to insure that each renter is advised about and provided a copy of the Rules & Regulations, including the Parking Decal Policy, and the pet registration requirements. Failure to fully complete and comply with these requirements could result in a lease being rejected by the association, and your tenant’s vehicle(s) being towed from the property at the owner’s expense.

Note: All leases must be for a minimum period of not less than 6 months, and a unit can only be leased once in any 12-month period per the Terraces’ covenants.

Please be advised that after numerous notices to all unit owners and renters, we are now actively enforcing the Terraces’ Parking Decal & Towing Policy.

Note: Your tenants must also comply with the requirements set by Celebration Town Hall, which may be in addition to, or different from what is required by the Terraces.

Application information, forms, and policies are available from the property manager.

Patio Lantern Replacements

The association had to delay the installation of the patio light fixtures until early in March. The maintenance staff is now set to begin these installations, and ground-floor unit owners are requested to insure that their patio light switches are turned off Monday through Friday during the daylight hours. Residents do not need to be present while the new fixtures are being installed. A new 60-watt equivalent CFO type soft white bulb will also be installed into the new fixtures. These long-life energy saving bulbs will add a definitive soft yellow appearance to the exterior of the building when switched on, and unit owners are requested not to remove and/or replace the CFO bulbs with any other type or color.

Recurring Covenant Violations

“BACKING INTO PARKING SPACES” This is prohibited by Florida statute when using a parking space that is beneath a building, or under a breezeway. Dangerous vehicle exhaust fumes can be drawn into the residential units by the heating and air conditioning systems. The Terraces’ Rules and Regulations also stipulate that “all vehicles must be parked facing forward, and backing into parking spaces is not permitted at any time”.

“REMODELING PROJECTS” All unit remodeling projects, including replacement of heating and air conditioning systems (inside air handler and outside compressor units), must receive prior approval from the Association, and in some instances, Celebration ARC. The unit owner is required to submit a detailed description of the work, the name and address of the contractor, and the contractor’s insurance information to the Association before any work begins. Application forms and additional information is available from the property manager.
Elevator Operation
(Very Important!!!)

Please do not restrict the elevator doors from closing at anytime. Holding the doors open will weaken and damage the door-closing springs, which will then prevent the elevator from functioning properly. This will result in damage to the main electrical control panel, which is expensive to repair.

Cigarette Butts, Bottles, Cans, Candy Wrappers, etc.

Please refrain from throwing cigarette butts, bottles, cans, candy wrappers, and other items into the flowerbeds from the balconies, patios, or when exiting vehicles. Doing so results in the association having to pay extra clean up charges to pick up these items.

Remember: A burning cigarette butt tossed into the flowerbeds can ignite the pine straw and cause a dangerous fire.

Terraces’ Pet Ownership
(Breed known as “Pit Bull” is prohibited)

The Terraces rules and regulations require all pets to be registered with the association. First responders must have this information available when entering a unit in case of an emergency. The registration information and forms can be obtained by contacting the property manager.

Please remember to clean up after your pet(s) while walking and exercising them on the Terraces’ property, and throughout Celebration. All residents must help to keep our entire community enjoyable for all who reside, visit, and work in Celebration!

Bicycle Rack Capacity

Residents are reminded to observe and adhere to the signs posted near each of the bicycle storage racks located in the breezeways and under the stairwells. These racks accommodate a maximum of three (3) bicycles, and any bicycles placed in these racks, which exceed the rack’s capacity, will be removed and placed in the bicycle storage racks under the carport behind building 2.

Terraces’ Private Park

This small park located at the end of building 4 is reserved for Terraces’ resident only, and is open each day from dawn to dusk. The private park is only accessible from the parking lot behind building 4, and signage will soon be placed at the access point. The sign will alert those entering the park as to the hours and use restrictions. Residents using the park are asked to clean up after themselves, collect and place all trash in the dumpsters behind building 3. Please also be mindful that there are residents adjacent to the park, so it is always best to keep noise to a minimum.

Parking Decals & Visitor Tags

Please be certain that each of your vehicles have a parking decal clearly displayed while parked on the Terraces’ property. Visitors’ vehicles must have a visitor parking tag hanging on the rear-view mirror.

Vehicles parked on the Terraces’ property after business hours or on weekends that do not have a parking decal or a visitor tag, are subject to being towed at the owner’s expense.
2012 Board Meeting Dates  
April 23rd, July 23rd, October 22nd, and December 17th  
All board meetings begin at 6:30pm in the 851 Building on Celebration Avenue.  
(Time and/or location changes will be posted on the bulletin boards)  

Annual Unit Owners Meeting - September 24, 2012  

Please remember to check “The Terraces” webpage located on the Celebration Front Porch. There you will find the Terraces’ governing documents, approved policies, and other useful information that may answer any questions you might have about the Terraces.