

# NAUTICA SOUNDVIEW CONDOMINIUMS

## Welcoming Committee



### NEW RESIDENT ORIENTATION



# Overview



- Orientation Packet
- Fitness Center
- Garbage and Recycling
- Garage, Parking, Move-in and out
- Pets and common areas
- Lobby
- Roof deck
- Exterior – Window coverings, signs, etc
- Fire Prevention (Smoking, grills, evacuation)
- Board Approval

# Orientation Packet



- Introductions and contact information
- Orientation
  - Checklist
  - Welcome letter
  - House Rules
- Communications –
  - Website at [www.nauticasoundview.com](http://www.nauticasoundview.com)
- Internet – Comcast

Individual Briefings are scheduled based on mutually agreeable times.

# Fitness Center A Building



- Getting In – Check that key works in the door handle.
- Equipment – Clean after use. Locate the television remote.  
Do not remove or add items without the Board's authorization.
- Hours – Observe the hours posted on the door.
- Closing – turn off all lights, TV, lock doors and windows.

# Garbage and Recycling



- Garbage is for normal household garbage. Large items and remodeling refuse should be taken to the county dump or donated to Value Village, Goodwill, etc.
- Use the proper recycle bins.
  - Newspaper can be commingled with mixed paper. No shredded paper.
  - All bottles, cans, and plastic can be commingled.
  - Remove caps from bottles, and rinse bottles, jars, and containers.
- Please pick-up any items you drop on the floor.
- Trash service comes on Monday, Wednesday, and Friday. Recycling bins are emptied on Tuesdays.



# Garage, Parking, and Moving-In/Out



- Park only in your own assigned space. Owners are authorized to tow your vehicle if parked in the wrong spot.
- Ensure vehicle fluids do not leak on the garage floor. You are responsible for clean-up; and can be fined and assessed for damage.
- No car-washing in the garage.
- Do not leave your garage remote or other valuables in your vehicle. Recommend using a wheel locking device.
- Use the P-2 garage doors to move in and out. The doors can be held open by covering the electric eye with a traffic cone or other tall object.

# Pets and Common Areas



- Pets will not be allowed in the Common Elements unless they are on a leash and are being walked to or from the unit to a public road.
- Pets must weigh less than 25 lbs. Dogs and cats must be licensed. Service dogs must be reported to the Board of Directors. The Board may ask for documentation if a disability is not readily apparent.
- Owners must promptly pick up any waste matter left by a pet. Digging in flowerbeds and planters is not allowed, and the owner shall immediately fill any holes and fix any damage caused by pets.
- Common areas are for the enjoyment of all owners. Courtyards are no longer to be used as pet relief areas as of March 31, 2020.
- Pet-sitting as a business is prohibited within our buildings.

# Lobby



- Prevent Tailgating. Don't let others into the building unless you know them. It's okay to hold the door for others you recognize as residents. No propping of doors unless they are attended.
- Use recycle bins for junk mail.
- Check area for packages. Most mail services are able to access the building. UPS usually delivers packages right to your door.



# Roof Deck



- No fireworks of any kind.
- Stay within the railed area.
- Do not feed the birds or leave food items behind.
- Do not smoke on the deck.
- Do not throw things from the deck.
- Remove your garbage, beer cans, bottles, etc.



# Exterior



- Window coverings (blinds, shades, drapes) must be white.
- Do not display signs in the windows.
- Do not attach items to the patio walls, ceilings, or railings.
- Antennae and satellite dishes are authorized in the limited common area deck adjacent to the owner's unit as long as they are not attached to the building or deck railing (see declarations section 10.13). Board approval may be required (see declarations.)
- Air conditioners that sit in or on the window or attach to the building are not allowed.

# Fire Prevention



- Smoking is not permitted in common areas or within 25 feet of the entrances.
- Gas and charcoal grills are not permitted on the unit balconies or in the common areas. Electrical grills are permitted.
- Evacuation – When the fire alarm sounds, check your door handle for heat before exiting. If the handle is not hot, check the hallway for fire or smoke. There are stairwells at each end of the floor. Use the one that does not have a presence of fire or smoke. Exit away from the building and gather across the street from the main entrance. Do not re-enter until the fire department gives the all-clear.

**TREAT ALL FIRE ALARMS AS THE REAL THING!**



# Board Approval Required



- Before changing the flooring to hard-surfaced flooring such as wood, tile, or laminate.
- Before making repairs to the deck attached to your unit.
- Before shutting off the building water supply.
- Before removing or leaving patio furniture in the common areas.
- Before removing or leaving fitness equipment in the fitness center.
- Before making structural changes to the walls in your unit, or the electrical or plumbing systems.