



LEXINGTON
Place

COMMUNITY
RULES & REGULATIONS



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Revised: 1/14/2019

Lexington Place is a residential condominium, not an apartment complex. The Condominium Association would like to remind all owners and residents of some of their responsibilities and community rules. This list is not all-inclusive and may be amended from time to time.

Leases & Rentals:

- All residents must register with the Association. If renting, a copy of your lease is required to be provided to the community manager, bring it to the Association office in the Clubhouse.
- The community manager is not involved in any rental issues, renting of units, or renter disputes. Please contact your landlord or rental agency if you have any questions.
- The community manager does not have any rental information regarding units for prospective tenants.

A/C Units:

- Please ensure your A/C system is in good operating condition. This will help prevent mold and clogs in the drain line that could cause water leaks to your own as well as adjacent units.
- Change your A/C filter on a regular basis.
- Pouring bleach or vinegar down the drain line once a month will help keep debris from clogging drain lines, but bleach in an already clogged drain could damage the carpeting in an adjacent unit.
- Some A/C units have a sensor to shut off the unit and prevent water overflows if the drain line becomes clogged. A sensor can usually be added to a unit without one.
- Promptly report water leaks to the community manager, and landlord or rental agency if renting.

Dryer Vents:

- Keeping dryer vents clear and unclogged will help decrease fire risk.
- It is recommended that you do not leave home while your dryer is running.
- Damp clothes after a complete dryer cycle are an indication the dryer vent could be clogged.
- As a courtesy, the Association has arranged to clean dryer vents as time permits, however this is ultimately the owner's responsibility.

Pet Policy:

- No more than two pets per unit are permitted, with a combined weight of 80 pounds or less.
- Pets may not cause a nuisance. Please be mindful of your neighbors.
- All pets must be leashed while outside your condominium.
- Dogs and cats must be cleaned up after.
- No pets, except for service animals are allowed inside or near the entranceway of the mailroom.
- Violations will be reported to Animal Control. Nuisance animals will be banned.

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Clubhouse, Fitness Center, Sauna, Racquetball Court, Theatre, Pool and Jacuzzi:

- THE AMENITIES ARE CLOSED FROM MIDNIGHT TO 6AM.
- Please adhere to all posted rules, restrictions, and health advisories when using these facilities.
- The use of all amenities is at your own risk.
- No parties open to the public or consisting primarily of non-residents.
- You may not collect monies and/or solicit goods or services to anyone for the use of the amenities, or any of the common elements.
- No bicycles, tricycles, skates, or skateboards may be ridden inside the Clubhouse.
- No erecting or placing any nets inside any of the amenities.
- Trash must be disposed of properly in the provided receptacles.
- Absolutely NO dogs or other pets are permitted in any of these areas.
- Use of the great room and kitchen is limited to groups of no more than 12 people. The clubhouse is not presently available for rental for private events.
- Do NOT allow your key card to be used by someone other than yourself.
- You are responsible for actions of your guests and are always expected to accompany them.
- All minors (under 18 years of age) must be accompanied and supervised by an adult.
- All violators of the rules and restrictions will have their key card access to the amenities revoked.
- Smoking is not permitted in any of these areas.

Racquetball Court:

- No activities other than playing Racquetball are allowed inside the Racquetball Court. Any other activities such as Dancing, Zumba, Yoga, Skating, and Wallyball, are strictly prohibited.

Tennis Court:

- No activities other than playing Tennis are allowed on the Tennis Court. Any other sports, including Pickleball, are strictly prohibited.
- No skate boarding, rollerblading, or bicycling on the tennis court.
- No playing on the tennis nets.
- Please turn off the lights after use.

Parking & Driving:

- Please park ONLY in your assigned reserved parking space(s), or in unnumbered spaces at the back of the community.
- Check with the community manager if you are unsure of your assigned space.
- If you park in a space marked PRIVATE/OWNER, which is not your assigned space, you may be towed at any time without notice, at your expense.
- Residents should not use unnumbered spaces adjacent to the buildings on a long-term basis.

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- Do not park in Office Reserved spaces in front of the clubhouse Monday–Friday, 8am–8pm.
- To tow a vehicle from your assigned parking space, you will need a copy of the Towing Letter for your unit, available from the community manager.
- Guests may park in unnumbered spaces adjacent to the buildings or at the back of the community.
- Parking in a handicap space without a proper tag or badge will result in your vehicle being towed.
- If you park in a fire zone or travel lane your vehicle will be towed.
- All commercial vehicles, including commercial pick-up trucks, MUST park at the rear of the community in the two rows closest to the back wall. All commercial logos must be covered. Violators will be towed without notice.
- Vehicles with expired tags, flat tires, or which otherwise appear abandoned will be towed.
- NO boats or trailers are allowed to be parked anywhere in the community.
- Motorcycles must be parked in regular parking spaces and any parked in breezeways or on sidewalks will be towed without notice. Only ONE vehicle is allowed per space.
- Bicycles cannot be locked or chained to common stairways, railings, or in the breezeways.
- Be mindful of the stop signs in front of the clubhouse.
- DO NOT SPEED! The community speed limit is 15 MPH. Many residents, including children and pets, are out and about both day and night.
- The front gates and barrier arm are timed for one vehicle at a time. Do not tailgate another vehicle through the entry gate. Do not buzz other vehicles into the community. Do not enter via the exit gate.
- The gates are continuously monitored and the owner of any vehicle damaging the gates or barrier arm will be billed for the damages.
- Gate and amenity access devices will ONLY be issued to renters with a valid lease on file in the community office.
- Remove valuables and lock your vehicle for your own safety and security.

Car Wash & Repairs:

- There is a car wash area at the back of the community for personal resident use. No car washing is permitted in front of buildings and no commercial car washing activities are permitted at any time.
- Car repairs are not permitted at any time at any location within the community. All violators will be towed immediately.

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Patios, Balconies & Stairs:

- Use of grills is strictly prohibited, due to the risk of fire and damage to the buildings.
- No antennas or satellite dishes can be permanently attached to any part of the buildings or mounted on the ground outside. A freestanding tripod is allowed on your patio or balcony.
- Patios, balconies, breezeways, and stairs need to be free and clear of all personal items. The only items permitted on the patios and balconies are patio-type furniture, planters, and other items that are normally used for a residential patio or balcony.

Bulk Items:

- Do not discard furniture or any other large bulk items anywhere in the community. Large bulk items which cannot be fully placed in the trash dumpsters are YOUR responsibility to remove from the community. Violators will be billed.

Maintenance Emergencies:

- The night and weekend maintenance emergency number is 407-255-5632.
- Please remember that any maintenance issues within a rented unit are the owner's responsibility.
- Do not call this number for parking issues, noise complaints, or other non-maintenance emergencies.
- Be sure to notify the community manager of maintenance emergencies that may have affected another unit or the exterior of your building.

LEXINGTON PLACE CONDOMINIUM ASSOCIATION, INC.
11500 Westwood Blvd
Orlando, Florida 32821

On Site Community Manager: Iriann Martinez

imartinez@sentrymgt.com
407-846-6323 ext: 55009

Office Manager: Yesenia Rosario

MyLexingtonPlace@gmail.com
407-778-4208

Owner Account Questions:

Sentry Management
www.sentrymgt.com
800-932-6636