

# Deerwood Place Residents' Guide for Common Areas

**Definition of Common Area** - Private versus Public (Common) areas - Each individual unit is considered private property; however the common areas including the hallways, elevators, driveways, clubhouse, pool, and any area outside your individual unit is the public property of the association.

**Elevator Operation** - Each building in Deerwood Place has two elevators which are vitally important to every resident. We can preserve the long-term and continued operation of our elevators by following the below guidelines:

1. When residents moving in or out, moving companies, or furniture delivery services require use of the elevator for multiple trips to transport large items to/from your condo, please contact James at 904-755-6729 for the elevator key so he can make arrangements to have the elevator turned off on the loading floor.
2. Avoid standing in or blocking the elevator doorway - The motion control sensors that are built into the elevator doors are the most sensitive area of the elevator. When these sensors are crossed too often or for a long period of time (moving furniture), the sensors get confused which can cause the elevator to malfunction.
3. Use of the Door Open Button - When waiting for others who need to use the elevator, use the Door Open Button rather than using your arms to cross the motion detectors on the doors.
4. Keep the elevator, track and doorway clear of all debris. Small items that get stuck in the elevator doorways prevent the elevator from functioning properly. Be certain that the doorway is clear of any small items that may come off of furniture, or goods carried to our individual suites.

**Driving Areas** - The speed limit in Deerwood Place is 7 miles per hour. Drivers need to observe caution and stop at all posted signs. Please treat every intersection as if there were a stop sign on all four corners.

The clear height of the portico ceiling at the front entrance of each building is 10'-5". Absolutely no moving trucks are allowed under the portico. A clear height for each parking garage is 6'-5".

**Common Area Facilities** - We need everyone in the community to cooperate in using the pool, gym, and clubhouse facilities within the stated hours. The pool closes 30 minutes after dusk. Sunday – Thursday the pool area closes at 10pm. On Friday, Saturday and Holiday's, the pool area closes at 12am (midnight).

**Storage of Personal Property** - All storage must be kept inside the Unit or the storage area assigned to such Unit. There shall be no storage of personal property on the Common Elements and Association Property. This includes baby carriages, playpens, bicycles, wagons or toys. Such personal property must be stored within the Units, Limited Common Elements or designated storage areas

**Pets** - Dogs are to be kept on a leash at all times. Dog owners are responsible for removal of any pet waste, and bags for this purpose are located throughout the community.

**Debris Management** - Trash chutes for refuse disposal are located at the south end of each hallway prior to the exit stairs. Trash should be placed in a plastic bag which is to be secured before disposal. The trash chute is 50 feet tall of metal construction, and very difficult to clean; therefore, all items, especially leftovers and cat litter, must be contained prior to disposal so no residue sticks to the walls of the chute. No cardboard boxes or broom/mop handles are allowed in the trash chutes; dumpsters for these items and other large items are located between buildings 300 and 400 and next to building 100.

**Signs and Flags** - No signs shall be displayed from the Condominium Property except those signs as shall have advance written approval by the Condominium Association and Deerwood Place Master Association.

**Parking** - No campers, recreational vehicles, boats or boat trailers may be parked or stored on the condominium property. Motorcycle parking requires the written consent of the Condominium Association and Deerwood Place Master Association.

**Skating** - No rollerblading (in-line skating), roller-skating, skateboarding, or scooter riding is permitted on the premises. This includes the sidewalks, pool area, parking area and roadways.

## **Limited Common Area Guidelines**

**Garages** - When you are not using your private garage, doors are to remain closed to maintain building security.

**Balconies** - Use of gas or charcoal grills is not permitted on balconies.

**Satellite Dishes** - Subject to federal guidelines, all antennae, satellite dishes and other receptor devices to be installed on a balcony must be approved in advance by the Condominium Association and the Deerwood Place Master Association ACC, in accordance with federal law. Such devices shall not be placed on the roof, Common Elements or Association Property of the Condominium.