

**WELCOME TO
GREYSTONE TOWN HOMES
OWNERS' ASSOCIATION, INC.**

Owner Information Packet

Greystone Town Homes Owners' Association, Inc.

Resident Information Form

Property Address: _____

Homeowner Information:

Homeowner: _____

Mailing Address: _____

Home Phone: _____ Cell Phone: _____

Work Phone: _____ Email: _____

Emergency Contact

Name: _____ Has Key?: _____ Phone: _____

Name: _____ Has Key?: _____ Phone: _____

Resident Information:

Name: _____

Phone: _____ Cell Phone: _____

Email: _____

Name: _____

Phone: _____ Cell Phone: _____

Email: _____

Pet Information:

Type: _____ Breed: _____ Color: _____ Weight: _____

Type: _____ Breed: _____ Color: _____ Weight: _____

Vehicle Information:

Make: _____ Model: _____ Color: _____ Tag: _____

Make: _____ Model: _____ Color: _____ Tag: _____

Make: _____ Model: _____ Color: _____ Tag: _____

Please note: All information provided is confidential. We keep resident information strictly confidential and is for use in official business and internal purposes only. The Association nor its agents will release this information for any reason.

However, the Association does maintain a community address book for periodic distribution within the community. If you wish to be included in the community address book, which is also available to residents on a secured community website, please indicate your approval below. Otherwise, your information will not be included.

_____ I APPROVE, please include me in the community address book.

_____ I DECLINE, please do not include me in the community address book.

Print Name: _____

Signature: _____ Date: _____

UPON COMPLETION

You may return this form in person, via regular mail or email:

**Greystone Town Homes
1101 Sandstone Run
Sanford, FL 32771
Eufemia.Roche@fsresidential.com
407-688-9190**

Signature: _____ Date: _____

Signature: _____ Date: _____

For Management Use Only:

Date Received: _____

Date Entered: _____

Greystone Town Homes Owners' Association, Inc.

Disclosure and Hold Harmless Agreement

The undersigned hereby understands and acknowledges that the gates(s) provided in the community are an amenity and are not designed or intended to serve as a security system. Residents are responsible for taking the proper measures to ensure the security of their personal effects, automobiles and/or dwelling places. The Association makes no representation, express or implied, concerning the operation, use, or hours and method of operation, maintenance, and any and all other decisions concerning the gate(s) shall be left to the sole discretion of the Association.

The undersigned hereby agrees that the Association and Management Company are NOT responsible for the loss of damage of any items, articles or property of any resident, visitor, or third party or for any act committed within the community against any resident, visitor or third party based on the operation, use or no-use of any such gate(s). In addition, no tenant, resident, or homeowner shall be entitled to any reduction or offset in homeowner's dues or assessments for any decision made by the Developer or Association with respect to the continued use, non-use, or method of operation of the gate(s).

The undersigned hereby acknowledges and agrees to hold the Association, its agents, subsidiaries, successors and/or assigns, harmless for any decision, act, omission, occurrence, or event resulting from the Associations' operation of the gate(s). Furthermore, the undersigned also acknowledge that he/she/they understand(s) that the gate is merely an amenity and is not designed as a security measure.

Property Address: _____

Print Name: _____

Signature: _____ Date: _____

Greystone Town Homes Owners' Association, Inc.

Gate Information

Tenant Name: _____

Tenant Name: _____

Property Address: _____

Phone Number for Gate Directory System: _____ (This may be a landline or a cell phone number but it **MUST** be a local phone number.)

Using this system, your guests/vendors can locate your name in the directory system by pressing the # key to scroll through the alphabetical directory list and then dialing the four digit number next to your name. Once the number is dialed, the system will call the phone number provided above. To allow entry, you will press 9 on your phone.

eGo Tag Stickers can be purchased for \$15.00 These stickers are for use in only one vehicle and must be affixed to the windshield of that vehicle.

Access Cards allow access to the gates, fitness center and pool. These cards can be purchased for \$25.00.

For both types of access devices, payment must be made in the form of a check or money order payable to Greystone Town Homes. You may make an appointment to come to the on-site office to purchase these items.

Greystone Town Homes Owners' Association, Inc.

c/o FirstService Residential

1101 Sandstone Run

Sanford, FL 32771

407-688-9190

Eufemia.Roche@fsresidential.com

Greystone Town Homes Owners' Association, Inc.

Release

In consideration for the use granted to me/us for the clubhouse facility, the exercise equipment contained therein, and the pool, and its related equipment, I/we hereby waive, release, and discharge any and all claims for damages for death, personal injury or property damage which I/we may have, or which may subsequently occur to me/us as a result of my/our utilization of these facilities and equipment. This release is intended to discharge, in advance, the Board of directors, its officers, the management company, and its designated manager, and all agents and employees acting on behalf of the same, from and against any and all liability arising out of our connected in any way with the utilization of the facilities provided in the clubhouse, exercise room or pool area or Greystone Townhomes Owners Association, Inc., even though that liability may arise out of negligence or carelessness on the part of the persons or entities mentioned above.

I/we further understand that serious accidents occasionally occur in and around the pool and as a result of the use of exercise equipment/weight, and other equipment and facilities provided to the owners and guests of Greystone Townhomes and that those injuries may result in serious or mortal personal injury and/or property damages, as a consequent thereof. Knowing the risks of the use of these facilities, equipment pool and related items, I/we hereby agree to assume those risks and the release and hold harmless all of the persons or entities mentioned above who, (through negligence or carelessness) might otherwise be liable to me/us or to my/ours heirs or assigns, for damages. I/we hereby agree to assume responsibility for any minors utilizing these facilities or for their actions, an on their behalf, agree to release the person or entities mentioned above from any claim for damages arising as a result of their use of the facilities or equipment.

It is further understood and agreed that this waiver, release, and assumption of risk is to be binding upon my/our heirs and assigns. I/we further accept and agree to abide by the rules and regulations of the association for the use of the pool, clubhouse facility, and exercise equipment, as may be adopted by the Board of directors and posted for the consideration of the members and guests of Greystone Townhomes.

Dated this _____ day of _____, 20____

Print Name: _____

Signature: _____

GREYSTONE TOWN HOMES OWNERS' ASSOCIATION
PET REGISTRATION FORM

Please return this form to:

Email: Eufemia.Roche@fsresidential.com

Address: _____

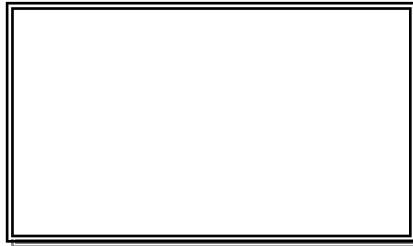
Type of Pet (please circle one): DOG CAT BIRD OTHER

Pet's Name: _____ Pet's Age: _____

Pet's Weight: _____ Pet's License/Tag Number: _____

Breed (*Be specific – give complete description, color, etc.*): _____

Please attach photo of
pet here



Owner to Sign Below:

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I am aware of GREYSTONE's rules & regulations and local ordinances regarding pets on the property and agree to abide by them.

Signature _____ Date: _____

PLEASE RETURN FORM WITH PHOTO MANAGEMENT OFFICE

Reference: SOP Community Association Administrative Record Keeping

Greystone Town Homes Owners' Association, Inc.
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Article III of the Association's Declaration:

Rules and Regulations
Owners, Tenants, Guests

- Each lot shall be used for single family residential purposes only, no trade or business of any kind is permitted. However, rental of a residence is not a violation.
- Antennas. No TV antennas may be erected on a lot if cable is available.
- Satellite dishes less than one meter in diameter are permitted and shall be installed so that it is not visible from the street unless a position visible from the street is necessary for reception to be received by the satellite dish.
- No portion of any Lot shall used as a drying or hanging area for laundry of any kind.
- Nothing shall be done or kept on any Lot of the Common Area which is a violation. No damage to the Common Area shall be committed by any Owner, Tenant or invitee. No noxious, destructive or offensive activity shall be permitted on any Lot or the Common Area nor shall anything be done which may be an annoyance or nuisance to any other owner or other person at any time.
- No sign of any kind shall be displayed to public view on any Lot or on the Common Area.
- No truck or van over $\frac{3}{4}$ ton capacity, boat, trailer, recreational vehicle or commercial vehicle shall be parked, stored, or kept on any portion of the property for more than 24 hours except in a garage as long as door is fully closed.
- Commercial vehicles include all autos, trucks, vans or other vehicular equipment which bear signs, or shall have printed any reference to a commercial undertaking or enterprise.
- No animals except dogs, cats, other customary household pets may be kept on any Lot. Limit of 3 pets per lot. Each owner is responsible at all times for prompt collection and removal all excrement from their pets. No animals for commercial purposes are permitted. Public agencies' regulations have jurisdiction on the property. No animals are allowed that constitute a nuisance.

- No trash, garbage or other waste material kept on any Lot or the Common Area except inside the improvements of each Lot or in sanitary containers concealed from view and in conformity with rules and regulations of the association. No burning of trash or other waste is permitted.
- Trash cans may be put out after 6pm the night before pickup in a closed container (not a bag) and the container must be put away out of sight by midnight on day of pickup (along with any trash not taken). This is a yardstick of accepted procedure for handling of trash. Regular trash pickup is normally Tuesday and Friday mornings after 7 a.m.
- No basketball backboard or other fixed game and play structures may be located on any lot. No tree houses or platforms. No skateboard ramps or equivalent structures are permitted on any lot.
- No swimming pool, above or below ground, may be constructed on any lot
- No radio or TV signal, or any other form of electromagnetic radiation, is permitted which interferes with the reception of TV or radio received on any Lot.
- No Lot used as dumping for trash, rubbish, or other waste. All yards, walkways, driveways, parking areas shall be free of refuse and kept in a neat and clean condition. All landscaped areas shall be maintained in live, healthy and growing condition, and are to be properly watered and trimmed. Any planting of grass, shrubs and trees which become dead or badly damaged, shall be replaced with similar sound and healthy plant material.
- No fuel tanks or similar storage receptacles may be exposed to view from front or side streets or adjacent properties but may be installed within a house, walled or screened area or buried, subject to ARC prior approval.
- No inoperative vehicles are allowed on property for more than 2 days. No major maintenance or repair or restoration of any vehicle on the property except solely within an enclosed garage. All vehicles must have current license plates. No stripped, offensive, wrecked junked or dismantled vehicles are allowed on any portion of a Lot.
- All garage doors shall remain closed at all times when not in use for entry or exit to or from the garage.

- All operable windows shall have two inch white blinds and sliding glass doors white vertical blinds. All non-operable windows shall have a white backing.
- Short term rentals for a period of less than 7 months is prohibited. All leases are to be filed with the Association within 7 days of effective date of lease. All leases shall comply with zoning laws and regulations of the City.
- Owners may be fined for failure of any owner, guest, family invitees, tenants or employees to comply with any rule above, or Articles of Incorporation or Bylaws. In addition, at BOD discretion, a suspension of the right to use common areas.

Article VI of the Association's Declaration

- No vehicle may remain parked on a street area for more than 24 hours. Any cars parked on the street may not hinder ability to pass, access to driveways, or create a hazard. The Association has the right to tow repeat offenders after placing warning notice on offending vehicle one time.
- Maximum speed limit is 20 mph. The Association may restrict with different limit or regulations as necessary.
- Vehicles prohibited from subdivision streets, motorcycles, motor-scooters, all-terrain vehicles, dune buggies, similar vehicles

Greystone Town Homes Owners' Association, Inc.

Fitness Center Rules

- Fitness Center Hours are 5:00 a.m. until 10:00 p.m.
- *No one under 18 year of age is permitted* inside the Fitness Center.
- No food or drinks are allowed (other than water and sports drinks)
- Free weights must be returned to the proper storage rack after use.
- Please wipe down equipment after each use.
- Please be considerate and limit use of equipment to one hour, if others are waiting to use the same equipment.
- Remember: This is YOUR fitness center. Please keep the area clean and use the equipment properly.
- The fitness center is for work out purposes only. This is not a play area. Children are not permitted in the fitness center.
- Door must remain open at all times.
- Smoking is not permitted within any portion of the clubhouse or Fitness Center.

Greystone Town Homes Owners' Association, Inc.

Pool Rules

- **No lifeguard on duty. Swim at your own risk.**
- **Residents under the age of 16 must be directly supervised by an adult.**
- **Must use shower before entering pool.**
- **No food or drink is permitted within six feet of the pool.**
- **No glass allowed within pool area.**
- **No alcoholic beverages allowed at pool area.**
- **No diving or jumping into the pool.**
- **No running on pool deck.**
- **Infants must wear swim diapers while in pool.**
- **No pets allowed in the pool or surrounding area.**
- **Smoking is not permitted in the clubhouse, pool area, fitness center and surrounding areas.**
- **You must present photo identification when at the pool.**
- **Pool floats, rafts, sports balls, water guns, diving/snorkeling equipment, and other water toys are not permitted.**
- **Only flotation devices for children such water wings, swim vests, baby floats, etc., pool noodles and beach balls are allowed.**
- **Pool is open daily from dawn until dusk. No trespassing after dusk.**
- **Pool is closed during thunderstorms and/or when lightning is present.**
- **Bathing load: 63 persons**