

# Pipers Glen Condominium Association, Inc.

c/o Ameri-Tech Community Management, Inc.

24701 US Highway 19 N, Suite 102

Clearwater, FL 33763

Phone (727) 726-8000 Ext. 252 | Fax (727) 723-1101

Dear Owner/Resident:

The Pipers Glen Association and its Board is dedicated to creating and preserving a pleasant, tranquil, and safe way of life for its residents. To that end, it is important to realize that all owners and residents follow the community Rules and Regulations. The social success of a condominium community depends, in large part, on the rules, regulations and restrictions that govern how residents are expected to conduct themselves.

The Board has recently identified some areas of responsibility below, that have been overlooked by a number of unit owners/residents throughout the community.

After a recent property inspection, it was obvious that many owners are not keeping their entrances or lanais uncluttered, neat and clean. Some units have had torn screens for quite a while.... they must be replaced or repaired. Some residents are, once again, are making landscaping changes without prior approval. (Planting larger plants and trees)

**ANY AND ALL EXTERIOR CHANGES TO THE BUILDING OR LANDSCAPING MUST HAVE PRIOR APPROVAL BY THE BOARD.**

Owners are advised that planter pots must be taken off the wall and window ledges. We are in Hurricane Season and if there is damage due to unsecure plants/pots, the unit owner will be responsible any related repairs.

The board has been advised that some of our residents are thinking about getting a second pet. Community Rules and Regulations allow only one pet (dog or cat) not to exceed 40 pounds and a pet registration form is required.

**The Board of Directors is advising all owners and residents that they must be in full compliance with the Associations Rules and Regulations by August 1, 2022.**

After that date, the Board will take corrective action for non-compliance by sending out violation/fine notices and removing unauthorized plantings in common grounds

The Rules and Regulations were developed in order to ensure your comfort and aid the Board of Directors in maintaining the standards of the Associations common property.

While some of the rules and regulations listed are obvious and necessary, others that apply to certain areas of life may be harder to understand. Please know that each of these Rules and Regulations have been thoughtfully constructed and enacted so that residents can have peace and tranquility in an aesthetically pleasing setting.

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It is important to note that Pipers Glen is not an apartment complex. The Rules and Regulations are developed not by individual owner/landlords, but by the Board of Directors of the Association to protect the interest of all owners and residents.

These Rules and Regulations provide guidance and information that is essential for your enjoyment of the community. Please read the enclosed Rules and Regulations thoroughly and keep them readily available, as it will address many questions that you may have about your community's operation. If you have a question that is not answered in the following pages, please feel contact Ameritech Community Management for more information.

**Lastly, please fill out the Emergency Contact Form...include your email address if you have one...** and return them to the Ameritech office. (Return envelope is included). Your Board is looking to create a resident directory to include emergency contact phone numbers and e-mail address. This will assist in allowing greater efficiency in the communication of events and notices with the residents of Pipers Glen by your Board and the Property Management Company.

Please know that your cooperation is greatly appreciated, and the end result is an improvement in the appearance of your community, which all owners and tenants may be proud of.

BY ORDER OF THE BOARD OF DIRECTORS,

Sincerely,

*David Fedash*

Community Association Manager

# PIPERS GLEN

**Please Return to Ameri-Tech Community Management, Inc..**

6415 1<sup>st</sup> Avenue South

St. Petersburg, FL 33707

E-mail : dfedab@ameritechmail.com 727-726-8000 Ext 252

## INFORMATION and EMERGENCY CONTACT FOR OWNER

PROPERTY ADDRESS \_\_\_\_\_ UNIT \_\_\_\_\_

Please complete the form below by **PRINTING** the requested information, sign & date and either hand deliver, mail, or scan & email to **Ameri-Tech Community Management Inc..c/o David fedash**

Homeowners Name(s) \_\_\_\_\_

Resident Address \_\_\_\_\_

Mailing Address (if different) \_\_\_\_\_

Home Telephone Number \_\_\_\_\_

Work Telephone Number \_\_\_\_\_ Text Cell Phone: YES or NO

Email \_\_\_\_\_ Cell# \_\_\_\_\_

Emergency Contact (relative, friend, neighbor)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

TENANT/OCCUPANTS, if applicable \_\_\_\_\_

Home Telephone Number \_\_\_\_\_

Work Telephone Number \_\_\_\_\_ Text Cell Phone: YES or NO

E-mail \_\_\_\_\_ Cell# \_\_\_\_\_

PLEASE SIGN AND DATE BELOW:

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Owner Signature (if applicable)

\_\_\_\_\_  
Date