

New Resident Welcome Info

Welcome home to **Walden Place Townhomes**! In the next few paragraphs, you will find some helpful info to help get your home set up.

HOA Portal- If you are a new owner, please make sure you are signed up for the portal. You can access HOA dues, meeting minutes, resident directory, etc. through here. Please contact Property Keepers to help you set this up if you have not done so already.

House Keys, Mailbox Keys, & Garage Clickers- Please retrieve all of these from the previous owner. If a new mailbox lock is needed that is something you need to coordinate with USPS.

USPS- Norland Post Office
18640 NW 2nd Avenue
Miami, FL 33169

Electric- Electric is through Florida Power & Light (FPL).
(800) 225-5797

Cable- AT&T & Comcast work for internet/ cable.

AT&T- 1-800-288-2020
Comcast- 1-800-934-6489

Home Security Systems- Home Security systems are allowed, however, that is something you would need to set up.

Pool FOB- Please gather this from the previous owner (1). A replacement one costs \$150.00. If one has never been picked up through Property Keepers, you will need to arrange this with Alex Rosales the Property Manager. There are pool rules posted and the hours are 7AM-8PM.

Alex Rosales- Property Manager
Office Phone: 954-586-5111
Email: alexr@property-keepers.com
Cell (Text Only): 954-399-0211

Property Keepers- 5300 Powerline Rd Suite 207 Fort Lauderdale, FL 33309

Resident Decals/ Visitor Passes- These will need to be collected from Alex Rosales. Please send her a copy of the registrations & licenses. There are 3 resident decals issued if you garage one vehicle and 2 guest passes per home. Resident decals should be placed on the back windshield on the driver's side. Visitors must have the placard in the front windshield/ dashboard if they are staying overnight.

Parking- All vehicles must be parked in parking spots. There are no parking signs posted throughout the community and we do have a tow truck who monitors. Also, there is no parking horizontal across your own driveway or essentially blocking in your own driveway. This is for safety concerns in the community. There is **NO COMMERCIAL VEHICLES** allowed to be parked in the community.

Waste Management- Garbage (green bin) is picked up Mondays & Thursdays. Recycling (blue bin) is picked up every other Thursday. If your pickup is skipped, please call 311 and report it. Waste bins are **NOT** to be left at the end of your driveway. They need to be wheeled back to your home and put away after pickup has been completed that day. There is **NO** bulk pickup unless you schedule it through 311. There is a local recycling center located at:

Norwood Recycling Center

19901 NW 7th Ave
Miami Gardens, FL 33169

Landscaping- The landscapers will cut your backyard. Please make sure fences are unlocked. If they cannot access your home from the back, they will need to enter through the front door and someone aged 18+ must be home to let them in. Please contact Alex Rosales for the landscape waiver agreement to sign if this is needed.

Pets- All dogs must be on a leash while in the community. They are allowed in your fenced in backyard off leash, but please DO NOT leave them outside all day long. Please pick up after your pet. You will find waste stations throughout the community. There is a maximum limit of **3 pets** per home.

Renting Your Home- All leases must be a minimum of 6 months. You must get approval from the HOA. There is absolutely **NO Airbnb** allowed.

**Please keep in mind we are all neighbors and live very close together. Please have common courtesy for your neighbors to alleviate any issues from arising. If there are any issues, please contact Alex Rosales so she can handle it accordingly.

Finally, if you made it this far welcome to your new home! We look forward to meeting you and welcome you to our community.

Sincerely,
Walden Place Board of Directors

I HAVE READ AND ACKNOWLEDGE RECEIPT OF THE ABOVE WELCOME LETTER.

Unit Address: _____

Circle One: Owner Renter

Owner/Renter (print) Owner/Renter Signature Date

Owner/Renter (print) Owner/Renter Signature Date