

FAIRVIEW AT PEMBROKE POINTE CONDOMINIUM ASSOC., INC.

February 2020

Parking Enforcement:

Phone: (954) 960-5162

Email: hello@teamrecon15.com

Website:

ww.reconparkingmanagement.com.

J&L Property Management, Inc:

Property Manager: Yaney Lluesma

Email: Yaney@jlpropertymgmt.com

Office Number: (954) 753-7966, Ext. 115

Mailing Address: 10191 W. Sample Rd., Suite
203, Coral Springs, FL 3306

UPCOMING PROJECTS

- New LED Light Poles & Fixtures (February)
(FPL has begun to replace light poles on the North end of the property behind building 4, 5, 6, 7, 8 & 9)

- Seal Coating (February – March)

- Landscaping / Hedges (March – April)

Please do not disturb the new landscape, plants, etc.

- New Tennis courts will be ready in two (2) weeks

PLEASE REMEMBER TO BREAK DOWN YOUR BOXES WHEN THROWING THEM
OUT!

From Page 2 of the Rules & Regulations:

- All residents and their guests must exercise care about making noise, using musical instruments, radios, televisions, amplifiers, surround-sound, video games, etc. so that no other residents will be disturbed, inclusive of the pool area, tennis court and car wash area.
- Barbecue grills of any type must be used at least ten (10) feet from the back of the building. Cooking on any type of barbecue grill is prohibited on any balcony or landing. No barbecue grill of any type can be stored on common area/Association property, including pool & tennis court areas. They must be stored on the rear porch or balcony. All violations of such will be subject to fine.
- Garbage dumpsters are located throughout the community. Garbage must be placed in plastic bags, tied, & placed INSIDE the dumpster. No dumping of household items or construction materials is allowed in the dumpster or the surrounding dumpster enclosure.
- Placing garbage outside the dumpster or anywhere on the Association property will result in a fine. Boxes are to be cut down or flattened prior to placing in the dumpster.

SALES AND LEASING APPLICATIONS:

Anyone that is going to be residing within Fairview at Pembroke Pointe (18+) must be approved by the association prior to moving in. To obtain an application, you can visit www.jlpropertymgmt.com. Applications are done online and there is an in-person interview. Unapproved residents are subject to eviction.

To request an ARB form, email Veronica@jlpropertymgmt.com. Construction within unit must include approval by the Board of Directors. A completed **ARB form**, obtained from The Property Management Company, must be submitted and approved by the Board of Directors prior to the construction start date. All requirements within association documents must be adhered to or you may be asked to remove completed construction (i.e. insulation under new flooring).

**VISIT OUR WEBSITE FOR A COPY OF OUR RULES & REGULATIONS AND MORE!
WWW.FAIRVIEWATPEMBROKEPOINTE.NET**