

## **Fiesta HOA**

c/o MLM Property Management Corp.  
9900 West Sample Road  
Suite 300  
Coral Springs, FL 33065  
954-825-0442  
[www.fiestahoa.com](http://www.fiestahoa.com)

Dear Residents of Fiesta:

The Board of Directors is sending a mass mailing to everyone living in our community as a reminder. Please review the **Rules and Regulations** that are in place. We have tried to keep our small community a wonderful place to live and raise our families and therefore need all the **RESIDENTS** to work together and follow the below guidelines.

After 30 days of receipt of this mailing, all of the Rules and Regulations (“R&R”) will be enforced and **RESIDENTS WILL BE FINED IF NOT ADHERED TO.**

If you do not have a copy of the Rules and Regulations, you can go to the **Fiesta HOA Website** and print a copy. [www.fiestahoa.com](http://www.fiestahoa.com)

### **Some of our most challenging issues that need to be addressed:**

- No trash should be placed outside in plastic bags the night before trash day! **NO EXCEPTIONS!** Remember part of our community is on the Preserve and on the Canal – we don’t want to have an infestation of Rodents/Raccoons.
- Residents **MUST** pick up after their dogs **AND** you must **NOT** dispose of the litter in the storm drains.
- Placing trash in common areas that should not be disposed of via regular means – i.e. batteries, paint cans, glass containers, glass/mirrors.
- Parking multiple cars in prime spaces, not being considerate of other neighbors on their street.
- Parking commercial vehicles after 6:00 PM.
- **NO** Parking of Commercial vehicles with **LADDERS AND LADDER RACKS.**
- Lifting the gate – parking clickers and cards are available for a small fee from the Property Manager – call Mike Solomon 954-825-0442.
- Children not supervised by adults or parents.
- Lease applications must be renewed on a yearly basis – **ALL RENTAL APPLICATIONS ARE VALID FOR ONE YEAR ONLY.**
- **No Pets allowed at pool** area with the exception of Seeing Eye Dogs.
- **Glass Bottles of any kind are NOT permitted at the pool area.**

- Holiday decorations need to be removed by January 10.
- All residents need to be screened – if you move in a roommate, boyfriend, girlfriend, – applications need to be downloaded from website and they must have a background check done! NO EXEPTIONS!
- No mailbox vandalism of any kind, this can be prosecuted as a Federal Offense.
- Unsupervised children. This includes at the pool, roaming the complex, playing at the back gate.
- Pool parties without prior permission – leaving debris and broken glass at the pool. Additional costs will be assessed to the homeowners for clean up fees!
- Bulk trash left out weeks before scheduled bulk trash days.
- Residents leaving garbage cans and recycling bins out days after trash day!
- Parking decals not being replaced when worn or when homeowner or renter purchases another vehicle.
- Owners not maintaining the exterior of their properties.
- ARC Forms – not being used properly. Example: Homeowners painting their homes without prior approval. Front yard/landscaping changes need approval, planting of fruit trees need approval.
- Residents/Guests destroying gate arms.
- Bounce Houses need to be preapproved. Please call the Property Manager and let him know the dates of the party.
- Inappropriate use Fireworks.

The next upcoming project will be the NEW PARKING DECALS. See enclosed notice on parking.

ALL FIESTA Residents will be getting information in the mail, on the website and posted throughout the community. Once the new system goes into effect everyone will be required to have the new decals on their cars. NO EXCEPTIONS.

If you have any questions, please do not hesitate to contact the Board via the Fiesta Website, or you can call MLM and speak with Michael Solomon.

Thanking you in advance for your courtesy and cooperation in this matter.

Sincerely,  
Fiesta Board of Directors