

GUIDELINES & REMINDERS FOR ASHFORD PLACE CO-OWNERS

This document is intended to remind co-owners, prospective co-owners and renters of the guidelines that keep Ashford Place an attractive community. This list is not exhaustive, but covers issues commonly encountered by residents. Refer to the Ashford Place Condominium Bylaws or the Ashford Place Condominium Association Rules and Policies document for more detailed information

GENERAL

TRASH, RECYCLE AND COMPOST CARTS are to be placed at the curb for Wednesday AM pickup. Carts should be spaced at least 3 feet apart to aid collection trucks. Return carts to garage by end of day. Compost (bags or carts) are picked up weekly during most months and once a month during the winter.

GARAGE DOORS are to be kept closed except to gain access to and from the garage.

PARKING: Guests and service vehicles are to use visitor parking spaces and driveways only. The street surface areas of Maitland Drive and Winter Garden Ct. are considered fire lanes and should be left clear and not used for parking. Please ensure your guests are aware of our policy. Co-owners should not park in the visitor parking areas except when short-term situations warrant. (vendors, home improvement, etc.).

VEHICLES: Only automobiles or vehicles used primarily for personal transportation may be parked upon condominium premises, unless parked in the garage. Vehicles not permitted include house trailers, commercial vehicles, boat trailers and boats, camping vehicles and trailers, all-terrain vehicles, snowmobiles, and snowmobile trailers.

PETS: You are encouraged to register your pet with the association (limit: one dog, two cats). The registration form and pet guidelines can be found on the Select/Ashford Place Association Portal. Dogs must be leashed and supervised when outside and should not be tethered in common areas. Dogs that bark or can otherwise be heard outside the unit on a continuing basis are not permitted. Co-owners are responsible for the immediate collection & disposal of fecal matter from their pets.

BUILDINGS

MODIFICATIONS to units must be reviewed & approved by the board. This includes any changes / updates to decks, windows, storm doors, railings, etc. Modification request forms should be completed and submitted to the board PRIOR to starting the actual modifications. A list of preferred vendors is available to assist co-owners. The Modification request forms and preferred vendor lists are posted on the Select Portal [here](#).

DECK & PRIVACY FENCE MAINTENANCE & REPLACEMENT: Construction and maintenance are the responsibility of the co-owner. When replacing or updating your deck, be sure to have your vendor scope and paint these components. Deck replacement and update plans must be consistent with Association Guidelines and approved by the board.

PAINING OF DECKS & PRIVACY FENCES: Painting of privacy fences and deck railings is included in the regular building paint cycle by the Association every five to six years. This does not include deck surfaces. Between building paint cycles, it is the co-owner's responsibility to touch up / paint privacy fences and deck railings. *See the Select/Ashford Association Portal for the exact Sherwin Williams paint color mixtures.*

RETRACTABLE AWNINGS: Awnings along with appropriate colors and patterns must be approved by the association. Please complete and submit a Modification form.

OUTBUILDINGS, SHEDS, and SIMILAR STRUCTURES on decks, near your unit, or in common areas are not permitted.

GRILLS may be used and stored on decks. Please ensure grills are safely used and given sufficient space from the building or deck railings. Grills may be used on driveways but are to be stored in the garage at safe temperatures.

HANDRAILS & RAILINGS are permitted on front steps and inside garages. Wrought iron railings are no longer permitted for new installations. Preferred vendors are listed in the vendor list. Contact Select Management with any questions or to find out about approved designs. A Modification request form is to be submitted to the board and approved prior to ordering and installation.

LANDSCAPE & GROUNDS

PLANTINGS can be planted by co-owners in existing beds along their units. Co-owners are responsible for maintaining these plants, although the landscaping company might weed the beds unless otherwise instructed. Annual plants must be removed by November 30.

PLANTINGS & LANDSCAPE MATERIALS installed by the Association may not be removed by a co-owner without permission of the board.

FLOWERPOTS may be placed on porches, front steps, and decks. If you choose to place flowerpots on sidewalks, be sure they do not interfere with our maintenance teams or unit access by vendors, delivery services, and emergency vehicles. Thank you for keeping the area near your unit maintained in a tasteful and attractive way. Contact Select with questions.

WINTER HOLIDAY DECORATIONS must be removed by Feb. 1. Other seasonal decorations must be removed in a timely fashion.

FINAL NOTE: If you have questions about the existence or interpretation of a bylaw, rule, or guideline, please contact Select Management before making alterations to your unit or adjacent grounds. Co-owners are responsible for any costs incurred to remove unapproved modifications.

Click [here](#) to access the Select Management Portal

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