

## Welcome to Eastwood Pines!

We are excited to have you as a new resident. You are now an integral part of this community. Eastwood Pines is a condominium to be proud of and your participation is essential for its success. We enjoy a Shared Lifestyle. Common areas in the grounds offer opportunities to socialize with neighbors. Amenities of the pool, tennis court, laundry rooms, carports are shared with other owners.

Condominium living is not like other forms of home ownership. It is not like a single family home nor an apartment. It is a community with shared responsibility and resources. All rules and regulations of the Association are described in the condominium documents. These are important documents that you should be very familiar with. For example, all exterior areas are common areas which are regulated. This includes, but is not limited to: carports, grassy areas, sidewalks, and amenities.

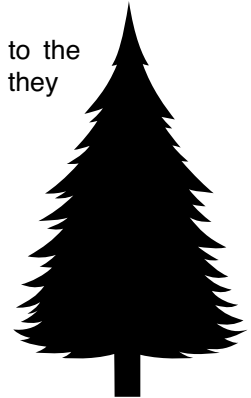
### Association Board & Property Management:

Eastwood Pines Association Board of Directors oversees the property in coordination with DeSantis Community Management. It's a good idea to keep up with what's going on and bring any concerns you might have to the Board's attention. Check out the bulletin board for news and important information. Board meetings are posted in advance and owners are encouraged to attend. Make sure your contact information is current with the Property Manager.

Rules are established for the security, safety, and enjoyment of the community. It is to the benefit of all that the rules are followed. Learn the bylaws, rules and regulations and how they will be enforced.

### Here are a few areas to be mindful of:

- **Monthly maintenance fees:** Due the 1st of the month. Contact Property Management for details on setting up your account.
- **Keys:** previous owners should have provided you the keys to your mailbox and for pool/tennis access.. Contact the Post Office for mailbox assistance. The Property Manager will assist with the pool/tennis key.
- **Basic Cable & Internet:** provided through Spectrum TV by the Association. Any additional services are the responsibility of the owner.
- **Parking:** parking is assigned to the carports. Parking for guests are posted in designated areas. No parking is allowed restricting ingress/egress, trash receptacles, mail, or laundry facilities or in driveways. No storage of vehicles/boats/recreational vehicles is allowed. Violators will be towed at the owner's expense.
- **Trash:** there are four dumpsters available. Pickup is Wednesday and Saturday. Waste management will not pick up any item that is not in the dumpster. The cost of removing furniture, mattresses, etc. will be passed on to you as owner. It is your responsibility to dispose of items that cannot be placed into the receptacle. Contact Pinellas County for details.
- **Laundry:** washers and dryers are prohibited within your unit. Facilities are provided in the carport area and are shared with the building residents.
- **Unaccompanied children:** children must be supervised by an adult while playing outside. This includes all common areas, pool and tennis courts. Children are to follow rules regarding property and noise as well as adults. Be respectful of your neighbors.
- **Carports:** carports are considered limited common areas. All personal property should be properly stored in the storage areas assigned to your unit. Carports should be clean and free of trash.



Further information:

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