

# BRAMBLE POINTE HOMEOWNERS

**MAY MANAGEMENT SERVICES**  
**Office 239-262-1396 Fax 239-262-5947**  
**Email: [wbehrens@maymgt.com](mailto:wbehrens@maymgt.com)**



## **PARKING**

All vehicles must be parked in garages or driveways. **Parking in the roadway is prohibited.** Street parking imposes a difficult situation on others trying to enter or exit their driveway. It creates a negative impression of the community and results in costly damage to landscaping and irrigation. Also, it restricts 2-way traffic, endangers pedestrians and potentially hinders prompt access of emergency vehicles. Parking is for private passenger vehicles only. Trucks, commercial vehicles, boats, motorcycles, trailers, RV's and other non-passenger vehicles may only be parked in an enclosed garage. There is absolutely no parking on any part of the lawn. This damages sprinkler heads and disrupts mowing. **Garage doors must be kept closed when not in use.**



## **SIGNAGE**



The Governing Documents clearly state that no sign or advertisement of any kind, including, without limitation, those of Realtors, contractors and subcontractors, shall be erected within the Properties without the written consent of the Architectural Reviewer. Signs which are permitted within the Properties may be restricted as to size, color, lettering, materials and location of such signs.



## **LEASING PROCEDURES**



If you plan to lease your Unit, you must give the Board of Directors written notice of such intention at least twenty (20) days prior to the date of the proposed lease. You must also submit a copy of the lease agreement, and the name, and address of the proposed tenant. The minimum lease period is 30 days and a maximum of 2 times per year. Please contact Susan Palmer at 239-262-1396 or [palmers@kebmngt.com](mailto:palmers@kebmngt.com) to begin the process. Please note that your association charges a \$100.00 transfer fee and a \$70.00 application fee. Please make sure your tenants are aware of all community Rules and Regulations. Owners are always responsible for the actions of their tenants and guests.



## **PET POLICY**



All animals shall be contained on the owner's property and shall not be permitted to run freely. Dogs must always be leashed and promptly cleaned up after when outside of the owner's property.



## LANDSCAPE MAINTENANCE



All Landscape maintenance services are provided by Juniper Landscaping of Florida. Services include weekly mowing, edging, pruning and weeding. Lawns, plants and trees are fertilized 4 times per year and pesticides 6 times per year. Irrigation systems are checked on a monthly basis including programming the clocks. **Sprinkler clocks are set to conform to water restrictions and weather conditions. Please do not attempt to change any settings.** Bark mulch is applied to all beds on an annual basis, usually in late October after summer rains have ended. If you experience any problems with irrigation or other landscape maintenance issues, please contact MAY Management Services and your concerns will be promptly addressed.



## ARCHITECTURAL



Any changes, modifications or additions on a property to either the structure or landscaping must receive written approval from the TwinEagles HOA Architectural Review Committee **prior** to the work being done. Any glass, screens, shutters, awnings or other modifications which may be installed where visible from the outside are subject to regulation by the Architectural Reviewer. Please contact the property manager for TwinEagles HOA to obtain an Architectural and Landscape Request for Approval form.



## TRASH COLLECTION



Regular pick-ups are on Tuesday and Friday of each week. Recyclables and yard waste are collected on Tuesday of each week. This schedule may vary during holiday weeks. Items should not be placed out for collection prior to 6 pm of the night before pick up and trash containers must be returned to garages immediately following collection. Yard waste must be bundled separately. **Pick up for large items, furniture, appliances etc. must be called in 48 hours in advance. The telephone number for this service is 403-2380.**



## EMERGENCY PROCEDURES



The MAY Management office is open from 9 a.m. to 4:30 p.m. Monday thru Friday. After hours, or if there is an emergency requiring immediate attention, please call 239-580-8844. When leaving a message, please give as much detail as possible including address and phone number.

**The rules and regulations are intended to enhance property values and promote peace and harmony within your community. Everyone's cooperation is required in order to achieve these goals.**