

# Heather Way Condominium Association

677 Royal Palm Blvd  
Vero Beach, FL 32960

Email: [board@HWCA-verobeach.org](mailto:board@HWCA-verobeach.org)

This is a synopsis of the Association's "Rules and Regulations" (R&R) Agreement which has been reformatted for clarity. It is intended to address and simplify misunderstandings that have arisen recently. The Association's R&R Agreement applies to everyone using property belonging to the Heather Way Condominium Association. This is defined as Owners or Tenants and their respective family members or short-term guests. Short term guests are defined as individuals who are staying on the property for a period of two weeks or less. For the safety and security of everyone on the property, condominium owners are expected to complete and submit a tenant application form to the Board of Directors for all individuals who intend to reside on the property for more than two weeks.

Please refer to the Association's original Condominium Declaration, which has been posted on the Association's website, for specific language regarding the rights and obligations of owners and tenants. All approved residents should carefully read the HWCA Rules and Regulations, initial each point next to the corresponding arrow and sign and date the form where indicated. Both owners and their tenants are expected to sign this document.

## **COMMON AREAS**

- \_\_\_\_\_ Common area's such as the lobby, stairs, walkways, patio and balconies, are prohibited from being used for storage purposes. Baby carriages, other similar vehicles, toys of any kind and personal articles are not permitted to be temporarily stored in any common areas.
- \_\_\_\_\_ Bicycles, tricycles, motorcycles and scooters must be parked next to the resident's authorized vehicle in the parking area assigned to the resident. This requirement applies to owners and approved tenants.
- \_\_\_\_\_ Please respect the privacy of your neighbors and their right to enjoy the grounds abutting their residences and kindly refrain from unnecessarily walking around or through gardens and grounds directly adjacent to residences.

## **GARBAGE, TRASH & SOLID WASTE**

- \_\_\_\_\_ All trash must be securely bagged or wrapped and deposited in the dumpster in accordance with health and sanitary requirements.
- \_\_\_\_\_ It is prohibited to place, even temporarily, bagged solid waste or other household trash and packing materials outside doorways on common walkways, at any time.
- \_\_\_\_\_ Wet or damp refuse and plastic packing pellets must be secured in plastic bags.
- \_\_\_\_\_ Rinse Recyclable materials before discarding in the appropriate blue recycling bins.
- \_\_\_\_\_ All recycling and disposal requirements are described by Indian River County Solid Waste Management and apply to all Heather Way Condominium Association, Inc. residents and guests.

- \_\_\_ For additional information regarding items that can be placed in the recycled blue bins, please refer to the lists located near and/or printed directly on top of the recycling blue bins or visit the following government website:  
[https://indianriver.gov/services/solid\\_waste\\_disposal\\_district/index.php](https://indianriver.gov/services/solid_waste_disposal_district/index.php).

**SMOKING AND VAPING**

- \_\_\_ Smoking and vaping are prohibited everywhere on the Association’s common areas (grounds, sundeck, gardens, laundry room and carport and main entrance area).
- \_\_\_ Smoking and vaping are always restricted to owner’s or tenant’s personal condominium residential space.

**LAUNDRY FACILITIES**

Laundry facilities are for **the exclusive, non-commercial and private use** of condominium owners or validly approved tenants. This right does not extend to visiting family members, friends or guests. Use of HWCA’s laundry facilities is subject to the following restrictions:

- \_\_\_ One HWCA owner or tenant may use one washer and one dryer at any given time.
- \_\_\_ The laundry room may be used from 6:00 a.m. – 9:00 p.m.
- \_\_\_ For security reasons, the outside door will be locked after 9:30 p.m.
- \_\_\_ Please do not overload the machines.
- \_\_\_ Overloading the machines leads to unnecessary expenses related to repairs.
- \_\_\_ To prevent a fire hazard and to respect other members in the HWCA community, all users are obliged to empty dryer lint traps after use.
- \_\_\_ Owners and tenants are expected to leave the Laundry Room in the same clean state that it was found in (as one would in one’s own home).
- \_\_\_ Conserve electricity by turning off lights and shutting the door when exiting the laundry room.
- \_\_\_ Scatter rugs and other heavy items must be cleaned at an external commercial laundromat such as the “Sunshine Laundry Center” located at 2020 6<sup>th</sup> Avenue in the Treasure Coast Plaza.

**Owner Signature & Unit #:** \_\_\_\_\_

Print Owner Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Tenant Signature & Unit #:** \_\_\_\_\_

Print Tenant Name: \_\_\_\_\_

Date: \_\_\_\_\_

**HWCA Board Member’s Signature and Position:** \_\_\_\_\_