

Charlotteville Turnberry Notices

July 2013



Charlotteville & Turnberry 24hrs gated community offers Caribbean living to all our residents & guests. Help us ensure this always happens.



Our lovely Clubhouse is open 7 days a week from 8am to 9pm for your use. We ask that children be properly supervised..

For private rental please call 362-5007.

NOTICE - SELLING YOUR PROPERTY:

1. To help the security team, we ask that all owners selling their property; inform the POA office so that they may forward this information to security.
2. SIGNS of any kind are NOT ALLOWED in the community inclusive of Security Companies, FOR SALE or FOR RENT (Section 2(t)).

NOTICE - CARS PARKED IN ROADS:

1. Email notice will be sent to all homeowner advising it is a violation to park vehicles on the street (Section 2 (a)).
2. Persons continuing to park on the street after the email, will receive 2 parking sticker warning notices.
3. Should parking persist, one final email will be sent advising that the owner either be assessed a monetary fine or the car will be towed at owners' expense.

NOTICE - DRIVING WITHIN THE COMMUNITY:

1. ANYONE driving a golf cart, motor bike or vehicle, within the community, must be in possession of a valid drivers' license.
2. Residents found not adhering to the rules will incur a fine of \$250.00 per incident which will be added to their accounts and must be paid in full. (Section 7.4)

NOTICE - REMOVAL OF DERELICT CARS & BOATS STORAGE:

1. No boats and derelict cars are allowed to be parked within the community. (Section 2(a) and 3(b))
2. Persons with boats and derelict cars will receive 1 notice to have them removed within 7 working days or stored in enclosed garage.
3. Failure to comply will result in the car/boat being towed by the POA and charges being added to homeowners account for reimbursement with interest. Section 7.4(a)(i)

NOTICE - SPEEDING FINES:

1. Guests and residents will be fined for speeding within the community.
2. Guests will receive two written notices from security of speeding & thereafter will not be allowed in the community.
3. Residents will receive two written notices from security for speeding and thereafter a fine of \$250.00 per incident will be added to monthly fees with interest.
4. Speed bumps will be added within the community to help reduce the speeding.

WINDSOR FIELD ROAD
P.O. BOX CB-12762 SLOT #187
NASSAU, BAHAMAS
www.charlottevillebahamas.com

E-mail: charlottevillepoa@coralwave.com
Phone: 242-362-5007 or 601-5212
Fax: 242-362-5562
Security: 242-362-5554 or 467-4923

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NOTICE - PLAYING & USAGE OF PRIVATE PROPERTY:

1. Many of the construction sites are still house dangerous items, we ask parents to please ensure their children stay away from such sites to avoid any accidents.
2. We ask that persons needing to access their land or construction site thru a neighbours property please request permission from the neighbor before any work is carried out.
3. We ask that persons who clear their properties and encounter sink holes, please have them filled immediately or place cones in these areas to help warn children of such danger and avoid accidents.

NOTICE - COMPLETE CONSTRUCTION:

1. Our covenants allow 2 years to complete construction.
2. Failure to complete within time period and not notifying the board will result in legal action against said resident to complete

NOTICE - COMPLETE LANDSCAPING:

1. Homeowners who have resided in the community for a period of one year and have not completed their landscaping will receive **a notice to complete by end of year 2013.**
2. Failure to complete within that time, will result in the POA having this work done and the total charges being billed to the homeowner to be repaid in full.
3. **All future approvals for construction will be conditional on the inclusion of minimal landscaping requirements.**

NOTICE - LOUD MUSIC IN COMMUNITY:

1. As we reside in a close community, we ask that persons be considerate of their neighbours when having events. **Section 2(h)** of our covenants advises that loud music is not allowed in the community.
2. Also if having an event at your residences which requires parking along your neighbours property, we again ask for you to please ask your guests to park in visitors parking or away from other residences properties.



NOTICE - PETS IN COMMUNITY:

1. Residents with dogs should ensure their properties are fully enclosed. **(Section 2(b))**
2. If stray dogs are found within the community the Humane Society will be called to remove them from the property. Please report sightings to the 362-5007.
3. Dogs must be on a leash at all times when off their private property. **(Section 2(b))**
4. Residents should clean up after their dogs within the community.
5. Residents will be fined \$250.00 if found not cleaning up after their dog(s) or walking their dogs off leash within the community.

Please note that Article 7.4 of the Declaration of Covenants entitled Compliance & Enforcement gives the POA the power to impose "reasonable monetary fines which shall constitute a charge

"THANK YOU FOR TAKING THE TIME TO REVIEW THESE NOTICES

LET'S KEEP CHARLOTTEVILLE & TURNBERRY A BEAUTIFUL AND SAFE COMMUNITY, IN THE WEST"

