

Friendly Reminders

Trash

All trash must be in a tied plastic bag and placed inside the dumpster – not on the ground. No furniture, mattresses or carpet is allowed to be placed in or around dumpster.

All remodeling materials such as drywall, carpet, etc. must be hauled away by your vendor/installer.

Windows

All units must be equipped with blinds and/or curtains. Blankets, sheets, towels or newspaper is not acceptable.

Common Areas

No items shall be placed in the common areas which include, lobby, hallways, walls, landscaping, etc.

Each owner is allowed no more than two (2) vehicles on the property.

Balconies

Must be kept neat, clean and free of any clutter.

Outside Grills

Only LP gas grills that use 20 lb. LP tanks or outdoor electric grills are allowed on balcony. No charcoal grills or deep fryers are allowed at any time or on Park Place property.

Park Place Condominiums

NEWSLETTER

Summer 2023



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**Your source for Association
News, Tips and Reminders**

***DP* Brent Dwyer**
Dwyer Property Management
5651 Coventry Lane #172
Fort Wayne, IN 46804

(260) 750-1445

Pool Rules

Swimming Pool Hours: 10 am to 8 am. Any resident caught after hours will have their pool privileges revoked.

Owners who are delinquent in their maintenance dues will be denied use of the pool.

Guests and children under 18 years of age must be accompanied by a responsible adult (18 years or older) resident.

THERE IS NO SWIMMING ALONE. This is State law. There is **NO LIFEGUARD** on duty at anytime.

Disorderly conduct in the pool will not be tolerated. This is for your safety and enjoyment as well as for others at the pool.

No alcohol food, drinks, glass containers or smoking is not permitted in the pool or tennis court area.

Pets are not permitted in or near the pool area. This is State Law.

Swimmers shall have proper swimming suits on at all times. Absolutely **NO DIAPERS** of any kind is allowed in the pool. This includes "lil swimmers" or "swimmies".

DO NOT remove chairs or tables out of the fenced in pool area.

All Park Place Residents must enter the pool area with their own key. Any resident caught allowing others into the pool will have their pool privileges revoked.

Pet Rules & Regulations

ALL PETS MUST BE PROPERLY REGISTERED WITH PROPERTY MANAGER.

All pets must be kept on a leash and under control while in the common areas of the building and property.

No pets are permitted in the lobbies of either building.

Pet owners are responsible for any damages to the property or injury caused by their pets.

Pets are not allowed to be fed, watered, or relieve themselves on the balconies.

Pets must be walked and relieved in designated areas and all pet excrements must be cleaned up and placed in appropriate bag and trash receptacle.

Designated area for pets:
A Building – outside on the west or south outer perimeters.

B Building – outside on the north or south outer perimeters.

At no time shall a pet be permitted to relieve themselves on the grounds surrounding and adjacent to Building A or B.

Rental Policy Update

Owners who are not eligible to rent and are found to be in violation of the rental policy and/or do not have land contracts recorded with the Allen County Recorder's office will be fined at the rate of \$750 per month.

Date of fines is subject to be retroactive from the date the tenant moves into the building and will be charged on a monthly basis until the offending tenant has moved out of the unit.

If the payment goes unpaid for a three month period (\$2250), the homeowner will be sent to collections and subject to all fees and court costs.

Important Information

Owners please make sure you complete and or have an updated questionnaire on file in the manager's office.

Owners who are allowed to rent must have a lease on file in the manager's office regarding their tenant. Failure to do so could result in fines and/or legal action up to and including eviction of your tenant.

**NEW PARK PLACE WEBSITE!
(Parkplacefw.com)**

Information is easier to access and you will be able to download documents quickly and effortlessly.