

The St. Lucie Falls Property Owners Association

About Your Community

For your benefit, management has put together a listing of general information about the community and policies adopted by current and previous Boards for the St. Lucie Falls Property Owners Association.

Architectural Modifications – Any changes or modifications to the property must file an application. The Architectural Control Committee (ACC) is to approve any change requests they receive as per the SLF covenants.

Assessments - The quarterly Homeowners Association maintenance fee is payable quarterly, January 1st, April 1st, July 1st and October 1st in the amount of \$437.00. Payments are to be mailed to St. Lucie Falls, 9000 SW Pennsylvania Avenue, Stuart FL 34997 or deposited in the proper box at the lodge. Make checks payable to St. Lucie Falls Property Owners Association.

Clubhouse Keys – A maximum of two keys are to be issued per residence. There is a \$50.00 fee for replacement keys. Keys are registered with the office by number and must be returned to the office upon sale of dwelling or a \$50.00 fee per key will be incurred.

Copy Machine - There is a copy machine in the Lodge billiard room for use by residents of St. Lucie Falls for their personal copies. The cost per copy is 5 cents each. This machine is available for your use during normal business hours of the Lodge.

Exercise Room - There is a homeowner's exercise room located at the Lodge. It is for all resident's to use. There is a treadmill, stationary bicycle, and weights. Use at your own risk. Guests are allowed to use exercise room only if accompanied by a resident, no children under age 18 years of age.

Forms – All forms are available behind the reception desk at the Lodge, to include Work Orders, ACC Change Request Forms, Temporary Change of Address Forms and Mailing Address Change Forms.

Garbage – Garbage pickup days are TUESDAY and FRIDAY. Recycled items are picked up on Friday. Yard waste pick up is WEDNESDAY. Garbage, recycle bins and yard waste should not be put out on the curb until the day of pick-up. Call Waste Management for more information at 772-546-7700. Recycle bin pick up at Martin County Solid Waste & Recycling – call for information at 772-288-5772.

Interview – Potential buyers and/or lessees must complete an interview prior to buying or leasing a property at St. Lucie Falls. Sellers must advise realtors of this policy prior to listing to ensure potential buyers or lessees are interviewed as required. The sale of a property is contingent on receiving approval by the Association. The Interview Committee will perform interviews and issue a "Certificate of Approval" which is required for closing.

Lampposts – The Property Owners Association maintains the lamppost, lantern head and light bulb in your front yard. The lampposts stay lit at all times. If you should have a problem with the lamppost, please do not try to fix it yourself. Fill out a work order request, which is available at the Lodge or call the office to report. If there is an electrical problem, it is the owners' responsibility to repair.

The St. Lucie Falls

Property Owners Association

Library - there is a resident's library in the Tennis Center clubhouse. It is for everyone's use. Help yourself. Do not forget to return books you borrow, so someone else can enjoy the books as well.

Mailboxes - The Property Owners Association is responsible for the maintenance of mailbox posts. Residents are responsible for cleaning and keeping their mailbox free of insects. For a new mailbox contact the office to order, arrangement for installation and to make payment. All mailboxes must be white.

Newsletters - The Newsletter is published monthly which provides information on upcoming events throughout the Community. Please make use of this helpful tool to keep informed on what is happening in our community. If you would like to receive a newsletter via email, please call the office to provide your email address.

Office Fax - The office fax machine is available to SLF residents.

Pets - Martin County Ordinance # 298, section 4-7, Item E states: The owner of any animal shall be responsible for the removal of any excreta (feces) deposited by his /her animal on public walk (common areas), recreation areas, or occupied private property of others. (Continued failure to do so will constitute grounds for "affidavit of complaint" as a nuisance animal).

Recreational Equipment- Recreational equipment is available for all residents to use, it is stored in the storage room located between the restrooms at the Tennis Center, common area key opens all doors.

Storage Compound - St Lucie Falls has a storage compound that is available for the storage of boats, trailers, recreational vehicles and other items. Please refer to your rules and regulations for details.

Water/Sewer - Water/Sewer is billed on a quarterly basis. Payments are to be mailed to St. Lucie Falls, 9000 SW Pennsylvania Avenue Stuart, FL 34997 or deposited in the water payment box at the Lodge. Make checks payable to: St Lucie Falls Property Owners Association (SLFPOA).