



San Paolo at Grand Palms Association, Inc.

Homeowners Association

To: New San Paolo Tenants

Date: May 12, 2018

Welcome to our neighborhood. The purpose of this letter is to ensure that you are receiving the proper information with regards to living in San Paolo and Grand Palms.

San Paolo and Grand Palms Homeowners Associations

The Grand Palms HOA is managed by the Miami Management office located on the property by property manager is Andrea Giannetto (954) 431-2835. They are responsible for all issues within the master development including gate access and security.

Two Apps are offered for your smartphones:

- Grand Palms App is available to stay informed on the local community and receive push notifications of events and issues within the master development.
- As long lines are common at the main gate due to unannounced guests, Grand Palms requests that all guests be registered thru the security phone system, www.gateaccess.net, or the Gate Access smartphone app. Miami Management provided access codes when you registered to live in the community.

The subdivision homeowner's association is San Paolo at Grand Palms Association, Inc. is responsible for issues within San Paolo only. The HOA is self-managed by a group of volunteers.

Pets

- Dogs must be kept on a leash while they are being walked.
- Please be sure to pick up solid dog waste while walking your dog,

Garbage, Recycling, and Bulk Pick-up

- Trash is picked up on Tuesdays (recycling and garbage) and Friday (garbage only).
- Bulk Trash Pick up is the first and third Tuesday of each month.
- Place receptacles out front after 5PM on the day prior to pickup and bring receptacles back in by 10PM.
- Trash receptacles are to be stored in your garage or outside behind landscaping or walls which cannot be viewed from the street.

Parking

- Vehicles must be parked in your driveway not blocking the sidewalk and preferably in the garage.
- Overnight parking of Vehicles on the street is NOT allowed. Grand Palms Security will place a green warning sticker for the first violation and then the car will be towed for the second violation.
- Make sure vehicles parked outside are locked as there have been some vandalism in the area.
- Please do not have guests park on your neighbors lawn as their sprinkler heads will be broken.
- Overnight parking of commercial vehicles with signage and panel vans is prohibited.

Exterior and Landscape Revisions

San Paolo and Grand Palms have Articles of Incorporation, Bylaws, Covenants and Restrictions, and Architectural Guidelines. Any changes to the exterior, including painting and landscaping, must be approved by your landlord then submitted through the San Paolo and the Grand Palms Architectural Review Committee.

Sprinkler System

The current irrigation subcontractor for the Association is Brett Lyon, Inc. (954) 818-3549, Mr. Brett Lyon, baslyon@yahoo.com. Inspections are performed on the first Saturday of the month (excepting Holidays). Your landlord is responsible for all repairs from the zone valve into their property.

The association corresponds primarily via e-mail. Please e-mail us at pkatilas@gmail.com with your preferred e-mail address and contact phone numbers.

Welcome to San Paolo and Grand Palms. Please let us know if you have any additional questions.