

## IMPORTANT REMINDERS FROM MABEL BRIDGE HOA

### HOMEOWNER RESPONSIBILITIES - PROPERTY MAINTENANCE

It's time to take a look at the outside of your home to ensure your property is in compliance with Mabel Bridge HOA rules and regulations. The following is not a comprehensive list, but provides some common issues to look out for when reviewing the condition of your home and property:

- **Are there dead areas of grass in your lawn, including the section between the sidewalk and the street?**
- **Do your flower beds have weeds or dead foliage? Are they in need of mulch?**
- **Do your hedges or and shrubs need to be trimmed?**
- **Do your right-of way trees need to be trimmed?** *(Trees located between the sidewalk and the street must be trimmed to a height of 14-feet over roadways and 10-feet over sidewalks. You can call Orange County, by dialing 311, to request trimming of right-of-way trees.)*
- **Does your grass need to be mowed, edged or weeded?**
- **Does the paint on your home or garage doors look faded, thin or discolored?**
- **Does your driveway have dirt, mold, oil stains or weeds coming through?**
- **Do the sidewalks in front of your home have mold, dirt, stains or weeds?**
- **Does your driveway have excessively broken or lifted pavers?**
- **If your trash cans are stored outside, are they visible from the street?**
- **Does your home or fence have visible mold?**

**These issues may not pertain to your home, but if you answered "Yes" to any of these questions, please correct the issues immediately to avoid receiving a violation.**

As a reminder, when you purchased your property in Mabel Bridge, you automatically became a member of the Mabel Bridge Homeowners Association (HOA). By entering this arrangement, you agree to abide by HOA rules and regulations, including maintaining the exterior appearance of your home. You are responsible even if you do not live in the home full time or if you lease it to someone else.

If you are unsure of the Rules & Regulations for our Association, please refer to the **Mabel Bridge Declaration, Articles and Bylaws**. If you do not have a copy, you can download a FREE copy from [www.MabelBridgeHOA.com](http://www.MabelBridgeHOA.com) on the "Community Documents" page.

If you have any questions, please feel free to contact our property manager at Leland Management: Christopher Browne [cbrowne@lelandmanagement.com](mailto:cbrowne@lelandmanagement.com) or 407-409-8594.

**Thank you in advance for your continued cooperation and for your efforts to keep Mabel Bridge beautiful!**

IMPORTANT REMINDERS FROM MABEL BRIDGE HOA

## WATCH YOUR SPEED!



Please keep our children and our neighborhood safe by driving at or below the posted speed limit of 25 mph. We all live here. Let's keep it safe for everyone, please!

## PARKING & TRAFFIC REMINDERS

**No Street Parking:** No vehicles of any owner, tenant, lessee, occupant or resident may be parked on any street within Mabel Bridge. Guests or visitors may park on the street for no longer than 7 days within a 30 day period.

**Stop Sign Change:** In May, Orange County reversed the STOP signs at Chateaubriand and Acosta/Thatcher. Please make sure to come to a complete stop when traveling through this intersection on Chateaubriand.

## CHANGES TO LANDSCAPING OR HOME EXTERIOR REQUIRES PRIOR APPROVAL

Mabel Bridge uses design guidelines to preserve the overall design concept for the community. Among other things, these guidelines help to maintain an orderly appearance and enhance the aesthetic appeal of the community. As such, you **MUST OBTAIN WRITTEN APPROVAL** from the Architecture Review Board (ARB) **BEFORE CHANGES ARE MADE** to home exteriors such as painting, major landscaping, fences, pools, etc. Documents and instructions can be found at [www.mabelbridgehoa.com/community-documents](http://www.mabelbridgehoa.com/community-documents)

## UPCOMING BOARD MEETINGS

<b>Budget Mtg</b>	<b>Annual Mtg + Election</b>
September 28	November 16

All homeowners are requested to attend Board Meetings. The Meetings are held in a style similar to government committee meetings where the public is invited to observe. For meeting details, visit: [MabelBridgeHOA.com/Meetings](http://MabelBridgeHOA.com/Meetings)

## TRASH & RECYCLING

Trash and Recycling carts and all other waste receptacles **MUST BE STORED OUT OF VIEW** except for when they are out for collection.

If they are visible from the street, homeowners will receive a violation from the HOA. **Please make room in your garage or store the receptacles out of view.**

Pick up **for garbage and recycling in Mabel Bridge is on Tuesdays.** Yard waste pickup is on **Wednesdays.**

Place your roll carts at the curb **no earlier than 6:00 pm the night before** and no later than 6:00 am on collection day.

Put away emptied carts on the same day.

Leave three feet of clearance around each cart

**BULK ITEMS** - Residents who need to dispose of **large items that will not fit in the roll cart** must call the Solid Waste Hotline at 407-836-6601 to arrange for pickup.

**YARD WASTE-** Bundle limbs, palm fronds, and similar items with string. Keep bundles 3 Ft long or less. Limit weight to less than 60 pounds.



## NEED MORE INFO?

Do you have questions pertaining to the HOA? All inquiries should be directed to our Community Association Manager (CAM):  
**Mr. Christopher Browne**  
**CBrowne@lelandmanagement.com**  
**407-409-8594**  
 Forms and general information are available on [www.MabelBridgeHOA.com](http://www.MabelBridgeHOA.com)