

Association Information - Forest Park Community Association, Inc.

General Information

Total number of units in project when completed	One Clubhouse and Pool area
Total number of units in project when completed	68 Units
Type of association	Condominium
Year built	1988
Year built	1988
Rubbish pick-up day	Monday and Friday
Does the homeowner contact the rubbish vendor directly for service?	No, Dumpsters are located thru-out the community
How do I arrange for special pickup of large items?	Contact the City of Dunedin at (727) 298-3215, ext. 21
Does the homeowner contact the utility vendors directly for service? (cable, water, electric, gas)	Yes. Contact Brighthouse Cable at 329-5020. Water/Sewer is serviced thru the City of Dunedin and is included in the Association maintenance fees
Mowing day	Wednesday
Is there a fire prevention system?	Fire Alarm pull stations are located on the exterior of the Building. CALL 911 IF THERE IS A FIRE
Is there an outdoor irrigation system?	Yes
Is there extra storage available?	No
Is there extra storage available?	No
Is there controlled access in the common areas?	No
Parking spaces per home/unit	One space for each unit
Type of parking for each home/unit	Carport
Guest parking location	Parking (including guest parking) is located just south of the pool
Guest parking location	Guest parking is located thru-out the community and is available on a first come-first served basis
Is there on-site staff?	No
Is there on-site staff?	no
Contact information for on-site staff (name, phone number, hours)	N/A
Clubhouse rental reservation information	Contact member of the Board of Forest Park I
Clubhouse rental reservation information	Contact member of the Board of Forest Park I
Insurance agent name and phone number	Citizen's Insurance Agent - Dave Cosper (727) 733-7610

Insurance agent name and phone number	Citizens Insurance Agent - Dave Cosper Agency (727) 733-7610
How do I obtain proof of insurance?	Contact Agent for Certificate of Insurance for Association insurance. EACH unit owner is responsible to insure their own unit's contents
Window treatment information/rules	Refer to Forest Park I Condominium Association documents
Towing vendor	No
Towing vendor	None
Pest control vendor	Anti-Pesto - Building exteriors Unit owner is responsible for pest control on the INSIDE of their own Unit
Locksmith vendor	Unit owner is responsible
RV storage	None
RV storage	None
Boat storage	None
Boat storage	None
Emergency keys on premises?	No
Emergency keys on premises?	No
Pool passes	Unit owners and their guests may use the pool and clubhouse. Unit owners should be in attendance with their guests
Pool passes	Pool keys can be obtained from the Board of Directors of Forest Park I
Visitor passes	N/A
Visitor passes	N/A
Parking passes/decals	N/A
Parking passes/decals	None

Property Specifications

Number of phases	8
What facilities are included in the common areas?	Pool and Clubhouse
What facilities are included in the common areas?	Pool and Clubhouse
Number of buildings	8
Type of roof	Shingle

Date roof installed	2119 Elm - 1999 2150 Elm - 2000 2129 Elm - 1999 2170 Elm - 2003 2139 Elm - 2001 2178 Elm - 2003 2130 Elm - 2004 2188 Elm - 1999
Wind mitigation forms	Contact Acoma Roofing at 733-5580
Date of last appraisal	2009

Association Dues and Assessments

The association recommends/requires owners to purchase an HO-6 insurance policy	Contact your Insurance Agent
Special assessments - PENDING	None at this time
Special assessments - APPROVED	None at this time
The association does/does not have a blanket hazard insurance policy	Does have a blanket hazard policy. Contact the Dave Cospers Agency at 733-7610
How are the assessments billed?	Maintenance fees are billed yearly
Assessments due date	Monthly maintenance fees are due the 1st of the month
Is electronic payment available?	Yes. Contact the Seminole office of RPM at (727) 581-2662 and ask for Gwen or Alaine

Listing and Selling Information

Is the master association completed?	Yes
Is the master association completed?	No Master Association
Has control of the Association been transferred from the developer to the unit owners?	Yes
Has control of the Association been transferred from the developer to the unit owners?	Yes
When was control transferred?	1988
When was control transferred?	1989
Is any part used for commercial purposes?	No
There are no pending lawsuits to which the association is part of except as follows	No pending lawsuits
There are no pending lawsuits to which the association is part of except as follows	No
The remaining term of any leasehold estate affecting the common interest community and the premises governing any extensions or renewal of it are as follows:	N/A
Does the Association have any other restrictions?	Please refer to the governing documents for Forest Park I Condominium Association of Dunedin as well as the Rules and Regulations promulgated from time to time

Does the Association have any other restrictions?	Please refer to the Rules and Regulations and the governing documents
Does the Association have a pet policy?	Only 2 cats allowed
Does the Association have a pet policy?	Yes - Only two cats per household. Cats must be kept inside at all times. Pet registration must be completed with a \$50.00 administrative fee
Does the Association have a realtor lockbox policy?	No
Does the Association have a realtor lockbox policy?	N/A
Is there a policy for satellite dishes?	Please refer to the Association's governing documents and the Rules and Regulations.
Is there a policy for satellite dishes?	Board must approve placement
Are open houses allowed by the Association?	Yes
Are open houses allowed by the Association?	Yes
Are For Sale/For Rent signs allowed to be displayed on the property?	Yes, please refer to the Rules and Regulations, Number 11 concerning placement of any For Sale or For Rent sign
Are For Sale/For Rent signs allowed to be displayed on the property?	NO For Sale or For Rent signs are allowed on the common elements, limited common elements or units. Board may designate spaces for For Sale or For Rent signs
Does the Association have the right to approve the buyer/lessee?	Yes, Approval interviews are completed by one or two member(s) of the Board of Directors
Does the Association have the right to approve the buyer/lessee?	Yes. All prospective tenants or owners must be approved by the Board of Directors. A \$50.00 Application fee, along with a Lease addendum must be provided to the management company 15 days prior to occupancy.
Is there an application fee?	Yes. Please refer to Rule # 9 of the Rules and Regulations concerning application fees
Is there an application fee?	Yes - \$50.00
What is the application process?	Prospective tenant or owner completes the application and approval for Assoc. to run tenant check and returns application to management company. Management company sends to BOD and the BOD arranges an interview
What is the application process?	Please refer to the Rules and Regulations
Is there a Move In/Move Out fee?	N/A
Is a security deposit required?	N/A
COMMENTS/ADDITIONAL INFORMATION	Please refer to the governing documents and the Rules and Regulations for additional information

COMMENTS/ADDITIONAL INFORMATION

Forest Park I Condominium Association is located on the corner of Evans Road and Belcher in Dunedin, Florida. It is comprised of 8 buildings (2991, 2129, 2139, 2130, 2150, 2170, 2178 and 2188 elm Street), a pool and the clubhouse at 2113 Elm Street