



THE STRADA AT MERCATO

CONDOMINIUM ASSOCIATION

Welcome New Owner at The Strada Condominium!

THE STRADA CONDOMINIUM WEB-SITE: thestradaatmercato.com

The Association website will be available to you approximately 30 days after closing and after management has received a copy of your warranty deed from the title company (or copy of the lease). You will receive an email from the Webmaster with the website access information assigned to you. We encourage Unit Owners to attend and participate at the Board meeting while getting to know your neighbors.

Much information can be found on The Strada web site including Declaration documents, Rules and Regulations, EV policy and guidelines for pets.

VEHICLE TRANSPONDERS & KEY FOBs: Vehicle transponders and key fobs are available for purchase after the unit sale has closed. The cost for a Key Fob is \$ 25.00 and the Garage Transponder is \$60.00; payable by a check made out to Strada Condominium Association. Access control to the building is also available via your cell phone through the MyQ Community mobile app. Contact the Management Office if you have lost either the transponder or key fob so they may be deactivated.

Owners and residents should have received a lobby key and a stairwell key from the owner. Please keep these keys readily available especially during an emergency or an electrical power outage.

The Management Office can be reached at (239) 877-2679 Monday – through Friday between 7:00 am - 3:00 p.m. or via email at: strada.gm@guestservices.com.

OWNER PARKING IN STRADA PRIVATE GARAGE: All units are assigned two parking spots within the private garage which are designated by numbers. Owners/tenants should park within their designated spots at all times. The speed limit within the garage is 10 mph.

Unit owners, guests or visitors may **not** park in secured spaces not assigned to their unit. Failure to comply will subject the vehicle owner to fines and / or towing at their expense.

DELIVERIES: Deliveries are restricted to the hours of **8:00 am to 4:00 pm Monday through Friday**, Owners and residents are to notify the Management Office of deliveries in particular such as furniture and other large items at least two days in advance so staff can prepare the freight elevator. Delivery and moving vehicles may not block trash areas and restrict pick of times/days.

Access to the freight elevator is via the loading zone behind the freight elevators of buildings 5 and 7. Owners are responsible for ensuring that their contractors or delivery personnel maintain clean and unobstructed hallways / common areas and are liable for any damage.



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TRASH & RECYCABLES: Trash & recyclables are to be placed inside the trash room. Please use the **Yellow** lidded containers for your recyclables. Cardboard boxes **CANNOT** be put down the garbage chutes, (including pizza boxes). Boxes must be broken down and taken to the recycling bins on the first floor. Please follow the Recycling instructions posted in the recycling room.

Garbage must be properly bagged and secured prior to putting in garbage chutes.

Trash Pick-Up Days: Monday & Thursday

Recyclable Pick-Up Day: Wednesday

LUGGAGE CARTS AND GROCERY CARTS: Luggage and grocery carts must be returned to designated location promptly after use.

ANNUAL A/C MAINTENANCE: All unit owners must arrange to have their air-conditioning unit serviced yearly. The service must include the compressor, condenser, evaporator coils, air handler, DVA unit, heating and cooling elements and replacement of air filters. Clearing the drainpipe with vacuum suction and applying anti-fungal/bacterial solutions must be included.

WATER: All unit owners will need to locate the domestic water valves in your unit in case of an emergency. If you will be away for 48 hours or more, owners need to shut off the domestic water supply lines to your unit and it is necessary to have proof that you have turned off the supply line as well. A photo will be acceptable if it has a date stamp. If there is damage from a water leak to the common areas, you will be responsible for the repairs.

ARCHITECTURAL DESIGN REVIEW: The ARC Modification Request form can be requested from the Management Office and on the Strada website. Any work in units is required to be completed by a licensed and insured contractor. In addition, a detailed scope of work, each contractor's business license and certificate of insurance and applicable permits must be included with the ARC Modification application and submitted to management.

Once management has received the complete set of documents, the request will be submitted to BOD for review and approval before work is permitted to begin. Construction work in units is restricted to the hours of **8:00 am to 4:00 pm Monday through Friday from May 1st through October 30 annually**. No work in units shall be performed on Saturday's, Sunday's, or legal holidays.

LEASING / GUESTS: A unit owner intending to make a bona fide lease of his unit shall give the Association notice of such intention. Unit Owners are responsible for providing their guests and or tenants with a copy of the "*Rules & Regulations*" to maintain safety and enjoyment for all those in our community.

The Strada Leasing requirements can be found in Section 4.2 of the "*Rules & Regulations*" and detail the application requirements and process for prospective tenants.



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PETS: Household pets (not to exceed two (2) in number) may be kept in a Unit; provided they are kept on a leash while outside their owner's Unit. In the event that any pet is kept on the premises, including a dog, should constitute a nuisance in the opinion of a majority of the Board of Directors, the owner will be notified in writing and shall be required to immediately remove said pet from the premises. Dogs may be taken off their leashes while in the dog run area but must be personally supervised by an adult at all times. Owners are responsible for cleaning up after their pets. {*The Strada at Mercato Declaration - Section 9.8 Use Restrictions - Pets*}

EMERGENCY ASSISTANCE: Please notify management if you would like your name to be included on the Emergency Assistance List.

Who To Contact in an Emergency:

Management Office:

Office Telephone: #239-877-2679 (Monday thru Friday 7:00 am to 3:00 pm)

Email Address: strada.gm@guestservices.com

Water Damage Cleanup (Mold Remediation & Restoration)

Fire Service: 239-936-1033

Electricity

Florida Power & Light: 239-262-1322

Plumbing

Acres Plumbing: 239-598-0800

HVAC (Air Conditioning)

Florida Hydronic Solutions (FHSi): 239-599-8413

Locksmith

A Locksmith – 239-597-8855

All Others: Call 911 when appropriate.