

VERANDA PLACE COMMUNITY ASSOCIATION

Welcome to the Community. Veranda Place Community Association is governed by Veranda Place One, LLC. The managing members of this partnership include Coy Clark, Joseph DiPrima and Sam Bockman. These members make up your Association Manager. From time to time you will receive correspondence from any one of these individuals on behalf of the Association.

As your Association Manager, we have the responsibility to see the operation of your Association complies with the documents of your Association and the Florida Statute governing Homeowners Associations. This also includes the task of collecting the yearly maintenance fees. Please note that the fees are \$450.00 per lot and they are due January 1st. A yearly invoice will be sent out in December. We have divided the Association duties between the entities of the Partnership. You will notice that invoices come from Joseph DiPrima's office in Satellite Beach, where as a majority of the other Association correspondence is coordinated by Coy Clark's office in Melbourne.

In order to help keep Veranda's upscale community look and to be in accordance with the HOA documents, we need to stress that all construction must be approved by the association prior to construction. This includes, but not limited to, pools, screen enclosures, gazebos and fences. Architectural Review applications can be found on our website should you find yourself needing to make improvement to your home exterior. Please refer to the HOA documents for a detailed list of restrictions.

You should have received a gate form and gate instructions from your builder. Please visit our website if you need a copy of these documents. Remotes are \$26.60 each. Gate remotes may be picked up at Coy Clark's office, 330 N. Babcock St. Ste 103.

The Covenants & Restrictions as well as the Association budgets and any other pertinent information can be found on our website. www.homesatverandaplace.com

Please do not hesitate to contact our office directly should you have any questions or concerns.

Thank you for being a member of our beautiful community!