

Pine Island Ridge Condominium "G" Association, Inc.

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Website: PINEISLANDRIDGECONDO-G.COM

FREQUENTLY ASKED QUESTIONS & ANSWERS

Q: What restrictions exist in the condominium documents on the leasing of my unit?

A: A Unit may be leased once during a twelve month period after the first year of ownership with a lease renewal required every year. Please see Rules & Regulations, Section I.

Q: How much is my monthly assessment to the condominium association for my unit type and when are they due?

A: Assessments are based upon the unit's square footage. You will be provided with a coupon book which will indicate the assessment for your particular unit. Coupon books are sent on an annual basis as the assessment is subject to change based on the association's annual budget. Your monthly assessment is due on the 1st of the month.

Q: Can I pay my monthly assessment using my Banks on-line bill pay service?

A: Yes. Refer to the top of this page for Payee information. Please use your unit and building number as the account number.

Q: Do I have access to the PIR Country Club?

A: Ownership of a Unit in our Condominium Association automatically makes you a member of the Pine Island Ridge Country Club. You will be provided a Country Club membership card. This card needs to be renewed on an annual basis. If your card is expiring, you must visit the Phase office for an authorization ticket. This authorization ticket must then be presented to the ID office at the Country Club for issuance/renewal of the Country Club membership card.

A portion of your monthly assessment is utilized for the Country Club (this dollar amount can be found in your coupon book). In addition, there is an annual Food & Beverage Assessment payable to the association in December. Presently it is \$175.00. You will receive a separate invoice for this assessment every December.

Q: What is my locker/storage #?

A: It is the same as your Unit #.

Q: How do I purchase a laundry card?

A: You can purchase a laundry card for \$5.00 check or Money Order (NO CASH OR CREDIT CARD ACCEPTED) at the office.

Q: Can visitors park in the parking lot?

A: Yes, they must park in a guest spot and if the vehicle will remain overnight (between the hours of 1Am and 8 AM) the vehicle MUST have a parking tag (RED for owners and YELLOW for renters) on the rearview mirror with the number visible, to avoid being "booted".

Q: I lost my pool key. How do I obtain a new one?

A: You can purchase a new pool key for \$25.00 Check or Money Order (NO CASH or CREDIT CARD ACCEPTED) at the office.

Q: How do I obtain a new or additional parking sticker for my car?

A: You must provide the office with a copy of the vehicle registration and ID as well.

Q: How do I access the laundry machine when the office is closed?

A: Your pool key will allow access to the office.

Q: How do I report a maintenance issue?

A: You can email or call the office (refer to top of first page). If it is on a weekend or holiday and it is an emergency, you may call our Maintenance Manager, Wes Joseph @ (954) 405-2701.

Q: Who do I call if my A/C unit is not functioning properly?

A: You must contact an A/C servicing company.

Q: Do I need association approval to replace windows, doors, shutters, A/C units, etc.

A: Yes. A Construction Approval Form and required supporting documentation, if applicable, can be found on our website under forms, or obtained in the office.

Q: How do I report an EMERGENCY maintenance issue after hours or on weekends?

A: Please contact our Maintenance Manager, Wes Joseph @ (954) 405-2701 for EMERGENCY issues ONLY.

Q: How do I report a complaint?

A: A complaint form can be found under forms, on our website or obtained in the office. The form must be signed.

Q: How do I obtain a copy of the Associations Certificate of Insurance?

A: This can found on our Website, under forms.

Q: Am I allowed to have a pet?

A: Yes, pets permitted: One (1) dog or one (1) cat per unit, not to exceed 20 pounds, full grown.

Additional information and action is required. Please refer to the Condominium Rules & Regulations which can be found on our website.