GROVE'S EDGE CONDOMINIUM ASSOC, INC
APPLICATION FOR OCCUPANCY

New residents (owners and/or tenants) are required to complete and submit this application to obtain Association approval at least fifteen (15) business days prior to the proposed occupancy date.

GRS MANAGEMENT, INC
15280 NW 79TH COURT, SUITE 101
MIAMI LAKES, FL 33016
PHONE 305-823-0072
FAX 305-823-4888

To avoid delays in processing, **all applications must be submitted to GROVE'S EDGE CONDOMINIUM ASSOC, INC.** Every form must be completed in its entirety, be accurate, and be signed by all required parties. All required supporting documentation and applicable fees must be submitted with the application.

Incomplete, applications will not be accepted or processed until all required information, documentation, is received. Please print legibly using **black or blue ink**.

Incomplete applications will be automatically canceled thirty (30) days after the date of submission date. All application fees are non-refundable.

The following must be included with the application:

_____ Application processing fee of $150.00 for legally married couples. Any other applicant over 18 years of age must pay an additional $150.00 per applicant. Made payable to: **GRS Management, Inc. (Cashier's check or money order only) - Application fees are non-refundable.**

_____ **Sales Only:** A completed Estoppel Request must be submitted prior to closing. Pursuant to Section 718.116, Florida Statutes, the Association or its authorized agent will issue the estoppel certificate within ten (10) business days after receipt of a written request and the applicable statutory fee. Payment must be made by cashier's check or money order payable to **GRS Management, Inc.** The current fee is **$250.00 for standard processing service (issued within 10 business days** and **$350.00 for expedited service (issued within 3 business days. An additional $150.00 if the account is collection.**

_____ **Rentals Only**: Applications will not be approved if there are any outstanding assessments, fees, fines, or other amounts due to the Association.

_____ **Security Deposit (Lease Only):** A **refundable security deposit of $200.00** is required for all lease applications. The deposit must be made payable to GROVE'S EDGE CONDOMINIUM ASSOC, INC by **cashier's check or money order only**.

_____ A fully executed copy of the Contract for Sale or Lease, signed by all parties.

When a complete application package is received, we will commence the background screening process. Once the background screening is completed, we will forward the application to the Board of Directors for approval.

All inquiries regarding the application process must be made via e-mail to customer@grsmanagement.com.

GROVE'S EDGE CONDOMINIUM ASSOC, INC
APPLICATION FOR OCCUPANCY

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.

Note: Please note that all applicants over the age of 18 (not married to the primary applicant) must complete a separate application.

Date: _____ Desired Date of Occupancy: _____

This Application is for a: Lease (_) Purchase (_) of Unit # _____

Agent Information (if applicable)

Property Address: _____

Realtor's Name: _____ Phone # _____

Applicant information:

Applicant's Name_____Phone# _____

Email Address: _____

SSN#_____ DOB _____

DL # _____ State _____

MARITAL STATUS: Married ( ) Separated ( ) Divorced ( ) Single ( )

Spouse's Name: _____

Phone# _____

Email Address: _____

SSN#_____ DOB _____

DL # _____ State _____

LIST OF OCCUPANTS

Total number of individuals who will occupy the unit: _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

Name _____ Age _____

GROVE'S EDGE CONDOMINIUM ASSOC, INC
APPLICATION FOR OCCUPANCY

PETS

Yes (_) No (_) How Many: _____

Weight: _____ Breed: _____ Color _____

Weight: _____ Breed: _____ Color _____

Two (2) pets are permitted per unit. There is no weight limit

VEHICLES

Make: _____ Model: _____ Tag #:_____

Make: _____ Model: _____ Tag #:_____

Make: _____ Model: _____ Tag #:_____

**Parking Restrictions (Per the Association's Bylaws and Rules & Regulations)

RESIDENCE HISTORY

Applicants must provide a complete employment history for the past three (3) years.

Present Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

Previous Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

Previous Address: _____ Years_____

City_____ State_____ Zip _____ OWN ( ) RENT ( )

Name of Landlord_____ Phone # _____

GROVE'S EDGE CONDOMINIUM ASSOC, INC
APPLICATION FOR OCCUPANCY

EMPLOYMENT HISTORY
Applicants must provide a complete employment history for the past three (3) years

ARE YOU: Self-Employed? Yes (_) No (_) Retired? Yes (_) No (_)

Present Employment Name: _____

Address_____Phone _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income_____

Prior Employment Name: _____

Address_____Phone _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

Prior Employment Name: _____

Address_____Phone _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

Spouse's Employer ARE YOU: Self-Employed? Yes (_) No (_) Retired? Yes (_) No (_)

Present Employment Name: _____

Address_____Phone _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

Supervisor: _____ Monthly Income_____

Prior Employment Name: _____

Address_____Phone _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

Prior Employment Name: _____

Address_____Phone _____

City_____ State_____ Zip _____

From: _____ To _____ Dept or Position: _____

GROVE'S EDGE CONDOMINIUM ASSOC, INC
APPLICATION FOR OCCUPANCY

REFERENCES (No Relatives)

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

Name _____ Years Known_____

Phone # _____ **Email Address:** _____

LEASE ADDENDUM

Lessor/Unit Owner becomes delinquent in the payment of any general or special assessments, installments thereof, or any other monetary obligation due and owing to the Association the Association shall have the right, but not the obligation, pursuant to Section 718.116(11), Florida Statutes, to make written demand upon the Lessee/Tenant requiring the Lessee/Tenant to pay subsequent rental payments, or any portion thereof, directly to the Association.

Upon receipt of written demand from the Association the Lessee/Tenant shall remit rental payments directly to the Association in accordance with the Association's written instructions and shall continue making such payments until:

The Association provides written notice releasing the Lessee/Tenant from this obligation; The Lessor/Unit Owner's delinquent monetary obligations to the Association have been satisfied; or the Lessee/Tenant's tenancy in the unit has terminated.

Any rental payments received by the Association shall be applied toward the outstanding monetary obligations owed by the Lessor/Unit Owner to the Association. The Association shall provide written notice of its demand to both the Lessee/Tenant and the Lessor/Unit Owner as required by applicable Florida law.

The Lessee/Tenant shall receive credit against rental obligations owed to the Lessor/Unit Owner for all rental payments properly made to the Association pursuant to the Association's written demand. Payment of rent directly to the Association following proper notice shall provide the Lessee/Tenant protection from any claim by the Lessor/Unit Owner for those amounts timely paid to the Association.

The Association's rights under this provision are cumulative and are in addition to any other rights and remedies available under the Condominium Declaration, Bylaws, Rules and Regulations, Chapter 718, Florida Statutes, or applicable law, including, but not limited to, the right to pursue collection remedies against the Lessor/Unit Owner for delinquent obligations.

The Association's exercise of this right shall not create a landlord-tenant relationship between the Association and the Lessee/Tenant, except as specifically provided by applicable Florida law.

_____ _____

Lesser (Owner) Signature Lessee (Tenant) Signature

GROVE'S EDGE CONDOMINIUM ASSOC, INC
APPLICATION FOR OCCUPANCY

RULES & REGULATIONS

Acknowledgment of receipt of the association rules and regulations

I/We acknowledge that I/we have received a copy of the Association's Rules and Regulations as part of the application package for **GROVE'S EDGE CONDOMINIUM ASSOC, INC** I/We agree to comply with all provisions of the Association's governing documents, including the Declaration, Bylaws, Rules and Regulations, and any duly adopted amendments.

I/We understand that occupancy of the Unit is limited to the individuals identified in the approved application. No additional person may occupy or reside in the Unit without the prior written approval of the Association when required by the Association's governing documents.

I/We further understand that any violation of the Association's governing documents, including unauthorized occupancy or failure to comply with community rules, may result in enforcement action by the Association as permitted by the Declaration, Bylaws, Rules and Regulations, the lease agreement, and applicable Florida law.

Such enforcement action may include, where authorized, the imposition of fines, suspension of use rights, legal action, and other remedies available to the Association. I/We acknowledge that any termination of tenancy or eviction proceedings must be pursued through the Unit Owner/Landlord and the appropriate legal process as required by applicable law.

All adult applicants must sign below to acknowledge receipt of an agreement to comply with the Association's Rules and Regulations.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

INTERVIEW

Acknowledgment of the required interview

I, _____, acknowledge and understand that an interview with the Association representative is required prior to moving-in to the community. I further understand that completion of this interview is a requirement of the application process and must be completed before occupancy is permitted.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

GROVE'S EDGE CONDOMINIUM ASSOC, INC
APPLICATION FOR OCCUPANCY

ACKNOWLEDGMENT OF INSURANCE RESPONSIBILITY

I acknowledge and understand that the Association's master insurance policy does **not** provide coverage for damage occurring within my condominium unit. This includes, but is not limited to, damage to interior walls, flooring, cabinets, countertops, fixtures, appliances, personal property, improvements, and losses resulting from water intrusion or flooding, except as otherwise required by the Association's governing documents or applicable law.

I further acknowledge that it is my responsibility, as the unit owner, to obtain and maintain an **HO-6 Condominium Unit Owners Insurance Policy**. An HO-6 policy is specifically designed for condominium owners and provides coverage for personal property, interior improvements, liability, loss assessments (when applicable), and other items not covered by the Association's master insurance policy.

By signing below, I acknowledge that I have read and understand my insurance responsibilities and agree that the Association shall not be responsible for losses or damages that are the responsibility of the unit owner under the governing documents or the owner's individual insurance policy.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

SECURITY DEPOSIT

Security Deposit Requirement:

Security Deposit (Lease Only): A **refundable security deposit of $200.00** is required for all lease applications. The deposit must be made payable to GROVE'S EDGE CONDOMINIUM ASSOC, INC by **cashier's check or money order only**.

Security deposit refund requests must be submitted at the end of the leasing period and include copies of the front and back of the cashier's check or money order originally submitted for the security deposit.

Please allow ten (10) to fifteen (15) business days for processing of all security deposit refund requests after receipt of the required documentation.

Security Deposit Paid: ☐ Yes ☐ No Payment Method: Cashier's Check ☐ Money Order ☐

Payment Reference/Check #: _____ Amount Received: $_____

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

GROVE'S EDGE CONDOMINIUM ASSOC, INC
APPLICATION FOR OCCUPANCY

CRIMINAL HISTORY DISCLOSURE

Has any applicant been convicted of a felony or misdemeanor (excluding minor traffic violations)?

☐ Yes ☐ No

Applicant Name: _____

If yes, please provide the following information:

Offense: _____

Date of Conviction: _____

Jurisdiction (City/State): _____

Additional Explanation (Optional): _____

_____

I/We certify that the information provided in this application is true, complete, and accurate to the best of my/our knowledge. I/We understand that failure to provide complete and accurate information, including the omission or misrepresentation of required information, may result in denial of occupancy approval.

Applicant Signature: _____ Date: _____

GROVE'S EDGE CONDOMINIUM ASSOC, INC
APPLICATION FOR OCCUPANCY

AUTHORIZATION FOR FILE DISCLOSURE AND CONSUMER REPORTING

I hereby authorize **GRS Management, Inc.** and **Verify Screening Solutions, Inc.**, including their designated agents, employees, and authorized representatives, to obtain, review, and verify consumer reports and related information for the purpose of evaluating my application for residency, lease approval, or purchase eligibility.

I understand that the screening process may include, but is not limited to, obtaining and reviewing the following information:

- Consumer credit reports;
- Criminal history information;
- Eviction records;
- Rental payment history;
- Rental and occupancy history; and
- Other information necessary to evaluate my eligibility as a prospective resident.

I further authorize the association **GROVE'S EDGE CONDOMINIUM ASSOC, INC, GRS Management, Inc.,** and **Verify Screening Solutions, Inc.**, and their authorized representatives, to obtain and review applicable information during the term of my occupancy.

I certify that all information provided in my application for residency is true, accurate, and complete. I understand that providing false, fraudulent, incomplete, or misleading information may result in the denial of my application, the termination of my residency, or other remedies available under applicable law.

I understand that screening results and related information will be maintained in confidence and may be disclosed only to authorized parties as permitted by applicable law or upon my written authorization.

Applicant Information

Full Legal Name (First, Middle, Last): _____

Current Home Address (including Unit No., if applicable):

Address: _____

City_____ State_____ Zip _____

Applicant Telephone Number: _____

Social Security Number: _____Date of Birth: _____

Driver's License Number and State Issued: _____

Applicant Signature: _____Date: _____

GRS Management, Inc
15280 NW 79TH Court Suite 101
Miami Lakes, FL 33016
PH: (305) 823-0072 Fax: (305) 823-4888
Email: Customer@grsmanagement.com
Website: www.grsmanagement.com

GROVE'S EDGE CONDOMINIUM ASSOC, INC
ELEVATOR RESERVATION

The Association required elevator reservations for move-ins and move-outs. Elevator reservations are available **Monday through Friday, from 8:00 a.m. to 5:00 p.m., subject to Management approval and availability.**

To request an elevator reservation, please complete this form and submit it to GRS Management Inc. at least 72 hours prior to the requested move date.

Date: _____ Unit/Account Number: _____

Association Name: _____

Resident/Occupant Name: _____

Property Address: _____

City: _____ **State:** _____ **ZIP Code:** _____

Phone: _____ **Alternate Phone:** _____

Email: _____

Requested Access

Date Access is Needed: _____ **Move-ins and move-outs Time:** _____

Moving Requirements and Responsibilities ☐ **Owner** ☐ **Tenant**

Moving Boxes: All empty moving boxes must be flattened and properly disposed of after the move. Boxes may **not** be disposed of in the building's trash chute, if applicable, to prevent damage or blockage.

Bulk Item Disposal: Empty boxes, packing materials, furniture, appliances, or other moving debris may **not** be left in any common area or placed inside the Association's dumpsters.

Moving Furniture: Furniture and other large items must be moved through the building's designated entrance and transported using the reserved elevator. Moving furniture through balconies, windows, or any exterior opening is strictly prohibited, as it may damage the building's exterior and common elements.

Damages and Fees: The unit owner is responsible for any damage to the elevator, lobby, common areas, or other Association property resulting from the move. Improper disposal of moving materials or debris may also result in charges. A **$500.00 damage fee** may be assessed to the owner's account to cover the cost of repairs, cleaning, disposal, or other expenses incurred by the Association.

FOR OFFICIAL USE ONLY

Date Received: _____ **Date Completed:** _____

Completed By (GRS Management Representative): _____

GRS Management, Inc
15280 NW 79TH Court Suite 101
Miami Lakes, FL 33016
PH: (305) 823-0072 Fax: (305) 823-4888
Email: Customer@grsmanagement.com
Website: www.grsmanagement.com

GROVE'S EDGE CONDOMINIUM ASSOC, INC
PET REGISTRATION INFORMATION

Date: _____ Unit/Account Number: _____

Resident/Occupant Name: _____

Property Address: _____

Phone Number: _____

Email Address: _____

Pet restrictions may vary in accordance with the Association's Declaration, Bylaws, and Rules and Regulations.

Two (2) pets are permitted per unit. There is no weight limit

Pet Age: _____ **Weight (lbs):** _____

Miami-Dade County Tag/License Number:

License information may be verified through the applicable County records.

Date of Most Recent Rabies Vaccination:

Please attach a current copy of the pet's vaccination records.

Required Attachments

Please submit the following with this registration:

☐ Current photograph of the pet
☐ Current rabies vaccination certificate
☐ Miami-Dade County pet license/tag information (if applicable)

Owner Certification

I certify that the information provided above is true and correct. I understand that all pets must comply with the Association's Governing Documents, including all applicable pet restrictions, rules, and regulations. I further acknowledge that any change in pet ownership or pet information shall be reported to the Association within thirty (30) days.

Pet Owner Name: _____

Pet Owner Signature: _____

Date: _____ / _____ / _____

Grove's Edge Condominium Association, Inc.

2920 SW 28 Ter., Miami, FL, 33133

Rules & Regulations

General

1. The condominium units at GROVE'S EDGE CONDOMINIUM ASSOCIATION, INC are to be used only for residential purposes as a single family residence.

2. Occupants shall not use or permit the use of their unit in a manner which would be disturbing or a nuisance to other occupants, or in a way to be injurious to the reputation of the complex

3. A standard APPLICATION FOR APPROVAL OF LEASE form, provided by the Association, must be completed by the Unit Owner or his/her representative, and submitted to the Board of Directors through the Management Company, before any proposed sale, rental, lease or transfer is made. All persons who intend to reside in the unit must be listed on this Approval Form.

4. A fee of $100.00 for husband & wife will be charged for screening of sales and rentals, made payable to the association, Grove's Edge Condominium Association, Inc. Any other applicant over 18 years of age must pay $100.00 per applicant. The fee must accompany the Application for Approval and Lease Agreement prior to such sale, lease or transfer. The Board, pending recommendations of the screening company, will approve or disapprove the lease, sale, or transfer

5. The hours to move in and out are as follows: Monday through Friday 8:00 am to 5:00 pm. For leased units a $200.00 security deposit is to be paid before moving in, by money order only. It is to be returned at the end of the lease, after the unit has been vacated.

6. The Board reserves the right to revoke the extension of a lease, with 3 month notice.

7. Approval will be granted through the Management Company by The Board of Directors, before unit owner or tenant takes occupancy.

8. No leased units are allowed to sublease.

9. Addendum to the lease. Both the Lesser and the Lessee must sign an addendum to the lease, that if the lesser does not pay the maintenance the tenant has to pay the rent to the Association until the delinquency is cleared.

10. Common Elements include all the condominium property not included within the single unit. Common elements shall not be obstructed, littered, defaced, misused or abused in any manner.

11. No structural changes or alterations shall be made to the common elements, i.e. painting walls, changing the appearance of any portion of the exterior of the buildings.

12. Units. In no event shall occupancy (except for temporary occupancy by visiting guests) exceed two (2) persons per bedroom.

13. Pets. Each unit may house up to (2) dogs and/or cats. Owners are responsible for cleaning up after pets. The keeping of a pet within a Unit is a privilege and not a right, and the Board of Directors shall have the right to terminate this privilege, at the Board's sole discretion.

14. All garbage and trash must be placed in sealed plastic bags of the size that can be deposited in the garbage container. Dumping of furniture, mattresses, large appliances or other large items is prohibited. If a resident is found dumping items outside of the dumpster enclosure, or any prohibited Item listed above, the unit owner will incur the cost of dumping and a $100 penalty. A maintenance company will provide dumping services upon request.

15. Garbage may not be left in the hallways, balconies, or common areas for any reason. Dispose of household garbage immediately in the dumpster.

16. The parking lot has not been designed as a play area. The practice of active sports is not allowed. Also, bicycle and other toy/vehicle riding are prohibited for reasons of safety. The condominium is hereby not responsible for injuries resulting from using parking areas as a play area. A resident or unit owner is hereby responsible for stopping children or youths they are in the care of from using the parking area as a playground.

17. Absentee owners / empty units: All unit owners and other residents are required, when absent for a prolonged period of time, to leave a telephone number with the Management Company so that they can be reached in case of an emergency (i.e., fire, water leak, etc.). A/C thermostats must be set no higher than 80° F to prevent issues due to humidity.

18. Walkways: As per the Fire Department & Insurance Companies prohibits any items (flower pots, mats.) being placed on the walkways that could restrict and/or prevent normal passage. Riding of bicycles, skateboards, mopeds, roller skating or any other moving articles are prohibited on the walkways

19. Access to roof (air conditioning repair) and / or meter room: No one shall, at any time or for any reason whatsoever access or attempt to access the roof or power room without the consent and on site representation of the Management Company. Contact the Management Company between 9.00 a.m. and 5.00 p.m. if access is needed.

20. All residents must use liquid detergent in the washing machines and dishwashers. Powder detergents affect the plumbing

21. Anyone above the first floor must use ½" sound proofing under any flooring, except carpet. If there is any flooring change the unit owner must obtain the proper forms from the management company.

Parking

22. Any vehicle parked in front of the dumpster enclosure will be towed away at the vehicle owner's expense.

23. Assigned parking stalls and guest parking stalls cannot be interchanged (i.e., a guest parking stall cannot be converted into a private parking stall.)

24. Every unit is entitled to only one (1) assigned parking stall. Every resident with a vehicle must have a parking permit decal affixed to the inside of their windshield, or it is liable to be towed away at the vehicle owner's expense.

25. Cars displaying a decal MAY NOT park in a guest parking spot.

26. Every unit is entitled to (1) guest parking hanger.

27. Guest parking spaces are available on a first come, first serve basis. Vehicles parked in the guest parking stalls must display the guest parking hanger. Hangers may be purchased for $25 from the management company.

28. Improperly parked vehicles, or vehicles parked where marked Tow Away Zone, will be automatically towed away or booted at the vehicle owner's expense.

29. No vehicle repairs are permitted in the parking area, only emergency situations that may require towing or cables for start-up. No vehicle which cannot operate on its own power shall remain on the property for more than twelve (12) hours.

30. No boats, trailers, motor homes or commercial vehicles are allowed in the parking lot]

31. No car washing is allowed in the parking lot.

Balconies

32. No items may be mechanically, permanently, or temporarily affixed, displayed, or hung to the balcony walls, windows, railings, or ceilings. This includes, but is not limited to:

A. Satellite dishes

B. Hanging potted plants

33. No sign, advertisement, notice, littering or descriptive design shall be displayed or placed except in a place, style and manner approved by the Board.

34. The condominium association is responsible for the following aspects regarding the balcony:

A. Structural repairs

B. Paint

C. Stucco / finish work patching

35. The condominium owner is responsible for the following aspects regarding the balcony:

A. Flooring

i. If new flooring is installed, a minimum of 1/8" slope to the edge of the balcony is required.

B. General Maintenance (keeping walls, sliding glass doors, and ceilings clean & presentable)

36. If a resident damages their balcony in any way, the owner must notify the condominium board and repairs will be made by the condominium board and charged to the owner.

37. Balconies must be kept in good appearance, and a warning may be sent to a resident if a balcony's appearance aesthetically diminishes the appearance of the building. Items forbidden on balconies include, but are not limited to:

A. Cleaning Supplies

B. Clothes Drying

C. Bicycles

38. Barbecues: As per the Fire Department & Insurance Companies the use of barbecue grills is prohibited on balconies as it is a fire hazard.

39. Items that are placed on the balcony may not exceed the height of the railing.

These rules and regulations may be changed or amended at any time by the board. If a change occurs, all owners & residents will be informed immediately.

In case an emergency situation arises at a time other than office hours, then the Management Office (GRS Management, Inc.) is to be contacted at (305) 823-0072

By signing below I acknowledge and abide by the rules and regulations stated above

GROVE'S EDGE
CONDOMINIUM ASSOCIATION, INC.

COMMUNITY REMINDER

ARB – ARCHITECTURAL REVIEW BOARD

Prior **written ARB approval** is required, in accordance with the Association's Rules and Regulations, **before making any interior or exterior modifications to your property.** Depending on the type of project, additional permits or approvals may also be required.

PARKING REGULATIONS

All residents and guests must comply with the Association's parking rules and regulations. Unauthorized or improperly parked vehicles are **subject to towing** in accordance with the Association's parking enforcement rules. Any vehicle towed will be removed **at the vehicle owner's/resident's expense.**

IMPORTANT CONTACT INFORMATION

MANAGEMENT OFFICE & AFTER-HOURS EMERGENCY LINE

Monday–Friday | 9:00 AM–5:00 PM

Phone 305-823-0072

The after-hours emergency line is only for emergencies involving **Association-maintained property,** including:

- Major water leaks
- Electrical emergencies
- Other urgent maintenance emergencies

For non-emergency matters, please contact the management office during normal business hours.

LIFE-THREATENING EMERGENCIES:

In the event of a fire, medical emergency, crime, or other life-threatening situation, **dial 911 immediately.**