



# Lighthouse Cove Condominium Association

## QUESTIONS and ANSWERS (QA)

- How do I CONTACT Lighthouse Cove Condominium Association (LHC)  
**Email:** lhcove106@gmail.com  
**Phone:** 321-956-8433 (answering machine)  
**Mail:** 106 Casseekee Trail, Melbourne Beach, FL 32951  
**Website:** www.lhcmelbeach.com
- How many UNITS are in LHC?  
80 UNITS
- What is the LHC Monthly Maintenance Fee?  
\$498 per month / per unit
- How to obtain **INSURANCE** information that is required/requested by mortgage company?  
**Contact: Ranew Insurance Agency 321-722-2338**

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### • WHAT TO DO IN CASE OF:

**POWER OUTAGE:** Call Florida Power and Light (FPL) 800-468-8243  
Provide them name, street and house number or FPL customer number

**PLUMBING LEAKS:** 1. TURN OFF WATER at source valve or Unit Main Shut-Off valve.  
2. Contact LHC\* email or contact a board member.  
3. If you are a renter contact your landlord and/or rental agent

\*LHC will investigate the source of the leak and get someone to take care of it.  
LHC will only pay for plumbing issues inside the walls. If wallboard has to be removed, LHC will authorize necessary repairs to replace the wallboard. However wall covering, floor covering, etc. and paint is owner's responsibility and may be reported to your insurance.  
Please also check current LHC documents.

**ROOF LEAKS:** 1. Take all precautions necessary to avoid further damage inside unit.  
2. Contact LHC\* via email  
3. If you are a renter contact your landlord and/or rental agent

LHC will investigate the source of the leak and get someone to take care of the issue outside of the unit. Any damage done to the inside of your unit, other than wall or ceiling board, is owner's responsibility and may be reported to your insurance.  
Please also check current LHC documents.



# Lighthouse Cove Condominium Association

## **LEAKS FROM WINDOWS, DOORS AND GARAGE DOORS:**

It is the owner's responsibility to maintain and replace doors, windows and garage doors as necessary.

## **REPAIR OR REPLACEMENT WORK\*:**

1. Please obtain approval through the architectural committee by means of an **Architectural Review Form**
2. Architectural guideline (**Policy 001**) is on our website under policies.
3. Submit an **Architectural Review Form** to a board member.
4. Download the Arc-Form from our Website or pick one up at the Clubhouse and submit it to the board before starting any work.

## **GARAGE DOORS:**

Should be kept closed whenever practical to avoid attraction of rodents, raccoons and snakes!

## **SWIMMING POOL**

### **POOL HOURS: Dawn to Dusk**

Please follow ALL posted Rules and Regulations.

Always put down the UMBRELLA when you leave the pool, to avoid wind damage.

## **LHC CLUBHOUSE**

We have NO cleaning services for the Clubhouse.  
After you use the Clubhouse please keep it clean.

Residents may reserve the LHC Clubhouse for a private function, if available.  
Send a email or contact a board member to check if available, then submit reservation form with the deposit to a board member.

Download the reservation form of our website or pick one up at the Clubhouse.

This sheet provides you with all necessary information

The fire departments requires a Crowd Manager if your function is over 50 people. LHC Association will provide details.

## **PARKING**

*NO PARKING ON GRASS ANYWHERE!*

(This will help avoid damage to sprinkler heads.)

Residents may not use the "overflow parking" areas overnight at the pier or clubhouse.

Avoid parking on the road to allow access for emergency and utility vehicles.

## **SPEED LIMIT**

Please observe the posted **SPEED LIMIT OF 15 mph**  
and watch for pedestrians at all times.



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### **LHC PIER and RAMP**

\*Residents and their guests may use the Pier and Ramp AT OWN RISK\*

\* While using the pier and/or ramp area, the LHC Association is not responsible for any personal injuries, death or damage to a resident or guest's personal property. Residents and guests will hold the LHC Association HARMLESS in the event of personal injury, death, or damage to personal property.

Owner's may temporarily dock their boat on the South side of the pier on a first come - first serve basis, for NO longer than 72 hours.

Owners docking at the pier will be held responsible for any damage to the pier.

No boats shall be docked during mandatory evacuation.

No bumpers, fenders or hardware can be affixed to the pier.

While using the pier and/or ramp, owners and guests shall not store or leave gear on the pier or ramp, fuel boat, or dump any refuse.

### **TRASH\* / RECYCLING \*/ YARD WASTE Pick-up**

**Trash** (household garbage) - Wednesday and Saturday mornings

**Recycling** - Wednesday mornings

**Yard Waste** (only living debris from trees, grass, shrubs etc.) - Wednesday mornings

\*Use the containers provided by Waste Management for trash and recycling.

\*Place the containers 3 feet apart and away from the light poles.

### **PETS**

Each unit may have up to two cats, one dog (20pounds) and one bird.

No single pet or combination of pets may exceed twenty pounds.

No pet shall create a nuisance.

Pets must be under control at all times and are not permitted outside unattended.

ALL pets must be on a leash when outside of unit.

**BEWARE OF NATURAL PREDATORS!**

All pet owners **MUST CLEAN UP AFTER THEIR PETS**

### **LANDSCAPERS are here every Thursday (Weather permitted) (1 November to 1 March every other Thursday)**

*IF you do NOT want the landscapers to trim your shrubs, it is your responsibility to purchase a reflector and place it at the end of your privacy wall. This will indicate you will take care of the plants and keep them clear from walkway and from damaging any structure, sidewalk or water pipes. When you are away for any extended time remove the reflector and the landscapers will take notice to trim in this area.*



## Lighthouse Cove Condominium Association

### **LANDSCAPING:**

On all landscaping questions and responsibilities, please check out our landscaping and architectural guideline policies on our website.

Before you plant something new, be certain it is not invasive to your neighbor. If you are not sure about the plant you want to use, please ask landscape professional about the plant to be certain it is suitable here on the barrier island.

The LHC Association is responsible of the complete LHC Common Areas. If you notice anything that needs to be taken care of, please contact LHC.

**These are just some quick answers for you.  
Please always refer to our documents and policies latest revision.**

Updated February 2020