

## Welcome to Captiva Condominiums

This is a note to welcome you to the community of Captiva. If you have lived here for a while, this is an opportunity to receive the current rules and regulations and sign up for a pool key.

Kingdom Management is our property management company and our Manager is Liz Crawford.

Their direct number is 904 646-2626. Please call or e-mail them with any questions you may have.

[info@kingdommanagement.com](mailto:info@kingdommanagement.com).

Payment of fees may be handled by bank deposits and auto-transfers.

Enclosed please find a copy of the rules and regulations for Captiva condominiums. The goal for the rules is simply to remind us, on a day to day basis, to be a sensible and practical neighbor as we are all investors in this property.

If you wish to obtain a key to the gate around the pool please fill out and sign the attached agreement.

We have separate rules for the pool and the area around it. We are guided by the Duval County Health Department as they have the obligation to close our pool if we fail to operate in a safe manner. Dawn to Dusk timeline is enforced since the area is not lit and could result in city closure and fines.

The trash is emptied Monday, Wednesday, Friday & Saturday. Only household trash is permitted and nothing is to be left in the enclosure. Cardboard is to be broken up and placed in the container. Contractors and home repairmen must haul their rubbish away from the property including carpet, wallboard, doors, appliances, fixtures furniture and furnishings. The green container must never be blocked, overfilled or obstructed. Waste Management will refuse to pick up and charge for overages.

Rentals are permitted with one year leases upon approval of a leasing permit. Our documents provide for 18 permits. We are currently close to the limit or have a waiting list. Please refer to Kingdom Management, the Board and our rules and regulations for questions.

If you wish to be added to the blind copy list of blast e-mails for the property or contact the Board of Directors directly please send your e-mail address to [pammanzer@att.net](mailto:pammanzer@att.net). It's handy if we have a water shut off or property problems that residents need to be aware of.

Thank you for taking the time to read this and we look forward to meeting you.