

CARRINGTON CONDOMINIUM ASSOCIATION AT STONEBRIDGE

SEASONAL UPDATE

11.22.2025

Dear Homeowners,

We thought you'd like an update on what's happening in Carrington. As of now, all buildings have been completed with painting, railing repairs, freshly painted landings, steps, and new lighting. The transformation is impressive — we think you'll be pleased with the results.

This is also the time of year when we like to remind everyone of the “**condo living basics.**” Because many of you may have been away, here's a refresher.

THE IMPORTANT DOZEN PLUS TWO

1. Dumpster Disposal

Do not place carpet, construction debris, mattresses, or furniture in or around the dumpster area. Contact Waste Management for special pickup. Overflow creates issues (including pests) and may result in violations.

2. Garbage Disposals

Avoid putting grease or heavy food waste down disposals—backups can affect your neighbors. Owners who rent, please ensure tenants understand this.

3. Noise Levels

Please keep TV, music, and gatherings at a reasonable volume. Remember, walls and ceilings are shared.

4. Keys & Contact Information

Associations may access units in emergencies. Please provide a key or entry code and keep all contact information—especially your preferred mailing address—updated with our Property Manager at Sandcastle.

5. Pool Etiquette

No glass, shouting, or pool toys/noodles. Please silence phones; if you must take a call, step away. Retract umbrellas and turn off the fire pit gas before leaving.

6. Grills

After using a grill, clean the grate, turn it off, and replace the cover once it has cooled. Utensils are provided, Please leave them clean for the next person.

7. Hurricane Season (June 1–Nov 30)

Before leaving, remove all items from lanais, landings, and steps. Hurricane shutters may remain closed only until November 30. Additional guidance is available on the Carrington website.

8. Towels & Clothing

Please do not drape towels or clothing over landing railings.

9. Quarterly Payments

Send payments to Spires & Associates. Contact details are available on the Carrington website.

10. Property Management

Our management company is Sandcastle. Their contact information is also on the website.

11. Home Watch

Seasonal residents should have a home-watch representative. Provide Sandcastle with their contact details and a key or code.

12. Owners Who Rent

Rental applications and requirements are on the website. Submit all documents to Sandcastle promptly—deadlines apply.

13. Parking

Each owner has one assigned carport space and use of guest spaces. Renters may use guest parking and the owner's space if permitted. If an owner is using a trickle charger, it will be disconnected and stored until the owner returns. Please remind guests and vendors not to park on the road except for brief deliveries.

14. Pets

Only deeded owners may have pets, and only pets owned by the deeded owner are allowed. Guests may not bring pets. Proof of ownership may be requested. Violations by guests may result in consequences for the owner.

Thank you all for helping us keep Carrington a safe, welcoming, and enjoyable place to live.

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Respectfully

Your Board of Directors

Jake Broncato, President

Mike Weigensberg, Vice-President, Treasurer

Cathy Allen, Secretary

Ted House, Member at Large

Paul Bozzo, Member at Large