

CRESCENT SPRING CONDOMINIUMS

RESIDENTS' RIGHTS AND RESPONSIBILITIES STATEMENT

RIGHTS

Residents have the right to the following:

- *Individual privacy within their respective Crescent Spring units*
- *Enjoyment of the swimming pool, tennis court and common areas of the complex*
- *Ownership of domestic pets and service animals*
- *Expression of concerns and complaints to the management company*
- *A timely response to complaints from the management company*
- *Personalization of the interior of their individual homes*
- *Invitation of family and guests to their Crescent Spring condominium*
- *A safe physical environment that includes maintenance of a sound building exterior*
- *Regular pest control visits as indicated by the management company*
- *Expression of their ideas and concerns to management during the annual meeting*
- *Regular landscaping treatments as arranged by the maintenance company*
- *Exterior lighting as offered by the maintenance company*

RESPONSIBILITIES

Residents are responsible for the following:

- *Treating fellow residents and Crescent Spring property with respect*
- *Adhering to Crescent Spring Condominium rules regarding the pool and common areas*
- *Ensuring that all domestic pets remain on a leash when outdoors and use relief area*
- *Submitting maintenance fees in a timely fashion*
- *Notifying the management company about problems or concerns*
- *Notifying the management company of any requests to alter the exterior of their property*
- *Ensuring that all invited visitors adhere to complex rules and regulations*
- *Informing the maintenance company of safety concerns and facility problems*
- *Notifying the management company of any problems with bugs or other animals*
- *Completing the emergency notification form upon becoming a resident*
- *Depositing waste material into designated trash corrals*
- *Notifying the maintenance company of any defective lighting*