

# RAINTREE QUICK FACTS

## IMPORTANT INFORMATION FOR OWNERS, RENTERS AND AGENTS

**Below are common questions and FAQ regarding living in the Raintree Community. These are only highlights and we encourage all owners, renters, and agents to visit [www.RaintreeOrlandoVCC.com](http://www.RaintreeOrlandoVCC.com) for more detailed community information, including news, documents, rules and regulations.**

1. **Problems** with plumbing, A/C, heating, electrical, windows, doors, etc., please notify the owner or rental agent. Do not contact Vista (the Raintree Community Management company), VHOA or Board Members. The Association is only responsible for the common areas, roofing and building issues.
2. **Parking:** Parking stickers must be clearly visible at all times when on property. The assigned parking space number coordinates with the last two digits of your condo number (this does not apply to units with garages). Guests must park in the designated GUEST parking spaces.
3. **Speed Limit:** All residents and guests must observe the 10 MPH speed limit.
4. **Raintree Pool:** The pool is for Raintree residents and guests only. The pool is open seven days a week from 7AM-11PM and is closed during storms. Your pool pass must be visible at all times and is good for up to eight people (there is a \$25 replacement fee for lost pool passes). No diving or jumping into water. No pool floats and/or inflatables (noodles are acceptable) and diapers of any kind (including swimmies) are allowed in the pool. No glass containers. Please close down umbrellas when you leave. For more detailed information regarding the pool and a set of complete pool rules that can be printed out for renters and guests, visit: [www.RaintreeOrlandoVCC.com](http://www.RaintreeOrlandoVCC.com).
5. **Noise:** All residents must be respectful and considerate as it pertains to loud noise. Community living mandates strict noise guidelines per Orlando City Code 42.04.
6. **Dumpster and Garbage Disposal:** All garbage must be placed inside the dumpster. DO NOT leave garbage around the dumpster. There is a dumpster for each area of the community. Refer to the chart below to locate which dumpster you should use. If you are unsure which building you live in, visit [www.RaintreeOrlandoVCC.com](http://www.RaintreeOrlandoVCC.com) for the community map. The recycling area is for all residents. Please be advised that not all items are recyclable in this area, so please be mindful and recycle responsibly. If you have larger items that will not fit inside the dumpster, you must call the City of Orlando Solid Waste Department at 407-246-2314 to schedule a pick-up. Fines will be issued if garbage and large items are not handled properly.

Dumpster A Clubview Drive	Dumpster B Raintree Drive	Dumpster C Cottage Grove	Recycling Area D Raintree Drive
Building 5: 2901-2921 Clubview	Building 6: 2950-2966 Clubview	Building 9: 2909-2923 Claremont	<p><b>Recycling area is for all residents. Only items listed below are considered recyclable:</b></p> <ul style="list-style-type: none"> <li>• Cans</li> <li>• Bottles (Plastic/Glass)</li> <li>• Newspaper</li> <li>• Magazines</li> <li>• Paper Items</li> <li>• Plastic Containers</li> <li>• Cardboard (Must be broken down to fit in bin)</li> </ul> <p><b>KEEP AREA CLEAN</b></p>
Building 4: 2951-2967 Clubview	Building 8: 2909-2923 Marshfield	Building 11: 2924-2938 Claremont	
Building 3: 3001-3021 Clubview	Building 7: 2951-2967 Marshfield	Building 10: 2900-2922 Cottage Grove	
Building 1: 3002-3016 Clubview	Building 12: 6200-6216 Raintree	Building 16: 2924-2946 Cottage Grove	
Building 2: 3031-3041 Clubview	Building 14: 6114-6132 Raintree	Building 15: 2949-2971 Cottage Grove	
Building 27: 6200-6214 Sunnyvale	Building 13: 6134-6148 Raintree		

7. **Dog Waste:** Not cleaning up after your pet is breaking the law. Bring a bag, pick-up the waste and dispose of it in the trash. Feces can carry bacteria and parasites which can affect both humans and animals. Failure to pick-up your pet's waste on public ways, recreation areas or private property could result in a fine as stated in Orange County Code 5.42.
8. **Decorations, Plants & Pots in Common Areas:** No items including pots, plants or decorations can be placed in the common areas. These items are only allowed in your personal courtyard or lanai. The common area starts at the front door of the personal courtyard, including the rear patio's common area.
9. **Water Shut-Off Valves:** When opening and closing exterior shut-off valves, open and close them SLOWLY.
10. **Dusk to Dawn Lights:** All units without garages are equipped with 'dusk to dawn' lights. Please ensure that the switch is turned on inside the unit to help maximize their effectiveness to make Raintree a safe place to live.
11. **Rental Terms:** Units cannot be rented out for less than 14 continuous days.
12. **Raintree Documents** allow for monetary fines to homeowners for violations.

*Thank you for keeping Raintree a wonderful place to live.*

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