

Welcome to Calabay Parc at Tower Lake!

Things to know about the community....

Please read the following important information to help make your stay more enjoyable.

Neighbors and Noise Ordinance:

Calabay Parc at Tower Lake is a short-term rental community that allows for full time residential and long term rental. This is an advantage to families as with working residents as the community is a mixed community and share both short-term and long term rentals as well as full time residents. Please make sure to adhere to the City of Haines City ordinance for noise 11:00 PM to 7:00 AM quiet hours. We want to be sure you're well rested when you head to the parks as well as those of us going to work, meetings, golf and other activities. Please respect your neighbors. If you are being bothered after these hours, please feel free to call the Haines City police non-emergency number (863) 421-3636. Haines City enforce a strong no tolerance policy on this ordinance, please make sure to respect these quiet hours or avoid a fine or penalty.

Cameras:

Many homeowners and the gates and Club House have CCTV and record all for security purposes. Be aware anything you do publicly may be recorded for security and safety measures. However, we do not release information except to insurance or police.

Speed Limit:

The speed limit for all unmarked roads in Haines City is **25 MPH** it is the default speed limit within the city unless marked with a sign. We have many who walk dogs, jog, ride bicycles and children about. Please help keep these activities safe.

Pets:

We are pet friendly and Polk County and Haines City require all dogs to be on a leash. It is also required for you to pick up after your dog.

Parking:

Our streets are narrow and it is often difficult to find adequate parking. Please avoid getting a ticket or having your vehicle towed by avoiding parking on grass, neighboring yards, in front of or on neighboring driveways, in front of fire hydrants or no parking signs, and corners with blind spots. The best option is to park as much on the driveway as possible without blocking the public sidewalk.

Trash and Recycling:

Every home has at least one brown garbage bin for garbage collection and one blue bin for recycling. Both must be placed near the front curb of the home on Wednesday evenings after 4:00 PM for early Thursday morning collection. After trash is collected, the bins must be put back in their original location (either in a garage or out of sight from the Main Street) by no later than midnight Thursday evening. The City enforces a strict trash bin policy and any bins placed on the curb outside this timeframe may incur a violation and the owner charged a fee. Some rentals have this handled by a management company. Better to be safe than sorry.

Minniehaha Circle Gate:

The gate at Minniehaha Circle is for access by those with gate openers only. The Main Gate is on Tower Lake Blvd and all friends, deliveries, and those without gate remotes should use this gate. Cars tailgating and entering against traffic are being recorded and any damages that result will be addressed to the plate of the vehicle that causes the problem. This can cause repairs bills, fines and other consequences to be incurred to the rental company or your insurance carrier. If in doubt, please use the main gate.

Why can I not enter through the Minniehaha Circle gate?

All short-term renters, vacationers, and non-residents must enter the community through the main gate with the guard house. The resident gate on the east side of the community is specifically for homeowner use only and is monitored by video cameras. While you are able to exit through that gate, you will not be permitted to enter the gate, unless you are a homeowner or long-term tenant and have a gate remote. To avoid damage to your vehicle and/or the gate, please do not attempt to enter behind a homeowner. Any damage incurred is strictly your responsibility, and to repair or replace the gate will be expensive.

Emergencies and Security Issues:

If you have a medical or police emergency, please dial **9-1-1**. Should you have a non-emergency issue requiring police assistance you may contact the Haines City non-emergency line at **(863) 421-3636**. The guard house should be contacted should you need to give them information regarding guests, but not for security or emergency issues, this will need contact with local authorities. Should you need to contact the guard house their number is (863) 353-2684.

Again, welcome to Calabay Parc at Tower Lake. We hope you enjoy your stay!

Sincerely,
Calabay Parc Homeowner's Association