



Princeton Place 2 at Wiggins Bay Foundation

PrincetonPlace2.com

Welcome to Princeton Place 2, a Naples hidden gem!!!

While we encourage you to read through the Bylaws and Declaration of Princeton Place at Wiggins Bay Condominium Two documents, which you received when you purchased your unit, we have summarized some key points that you may find helpful.

Website:

- Do visit our website **PrincetonPlace2.com** often. No password is needed. There is a wealth of additional building information on the site, as well as the Board President's letters and links to the other association's websites.
- The section FORMS on the sidebar includes Consent for Electronic Communications, General information relevant to your condo, Guest Occupancy Registration and required Sales and Rental applications.

Noise

- Quiet Hours are 10:00pm – 8:00am. Please be mindful of your neighbors when on the walkways and lanais.
- Cell phone use is not permitted on lanais.
- All owners are requested to put vinyl rollers on the lanai sliding doors. SliderMan (sliderman.com @ 239-574-1969) is one local vendor several residents have used.

Smoking:

- Is not permitted on lanais, walkways, stairways.

Grill and Fire Table:

- Use of gas, charcoal grills and electric grills are not permitted within units or lanai. This is a Florida Fire Code.
- A propane grill and fire table for resident use can be found on our patio area surrounded by the carports in front of our building.
- Instructions for how to operate the fire table are attached inside the door.
- When a propane tank is empty, please replace it with a full tank. Full propane tanks are in the locked storage closet next to the mailboxes. Contact any Board member for the key.
- It is the responsibility of the resident to exchange the propane tank that has emptied during use. Please submit your receipt for reimbursement to any Board member.

Pets:

- Owners may have one small animal (dog or cat) not to exceed 25 pounds. All animals, except for fish, must be registered with our management company. Pet Registration forms can be found on the website.
- Dogs are not allowed south of any of the buildings or in the pool area.
- Owners are responsible for cleaning up after their animal.
- Renters and guests are not allowed pets.

Elevator:

- Pads must be hung in the elevator when moving large furniture and/or appliances. The pads are locked in the closet next to the mailboxes. Contact any Board member for the key.

Walkways:

- Items such as, bicycles, shoes, pool items, plants, etc.; may not be stored/placed in or around the walkways, stairways, or entrance to your units.
- Florida Fire Code requires this rule in case of an emergency.
- Fines from the Fire Marshal may be imposed.

Trash:

- Only household trash is allowed in the dumpster. A dumpster is located on the first floor by the elevator. Each floor has a door and chute available for use. Make sure to use small enough bags to not block the chute for other residents use. All garbage is required to be bagged.
- Removal of furniture, appliances and building materials are the responsibility of the owner. Such items should NOT be put in the dumpster.
- Recycling bins are available across the parking lot to the west of our building. Please "break down" boxes to fit inside the bins furnished or they will not be picked up by the recycle vendors.
- Computers or any electronic equipment and florescent Bulbs must be recycled by the owner at the Collier County Recycling Center located at 9950 Goodlette Frank Road North.

Parking:

- Each unit is assigned one parking space.
- Additional parking is located along the back perimeter of the lot and the unmarked spaces next to the carports.
- No pickup trucks, motorcycles, trailers, mobile homes, or commercial vehicles are permitted to park overnight.

Remodeling/Repairs:

- All remodeling or repairs (other than painting) must be pre-approved by the Board of Directors of Princeton Place Two. The Architectural/Change form can be obtained from the website. (PrincetonPlace2.com, sidebar FORMS). Completed forms should be submitted to Board President and will be forwarded to our property management company, Community Management Associates, Inc. Properly completed forms will be voted on and approved by Princeton Place Two Board.

Helpful Condo Unit Advice:

- Water heater failure is a common cause of water damage to your unit as well as other units below and around your unit. It is a requirement of our building to replace the water heater every 10 years. Make note of the date located on the water heater manufacturer's label.
- Mesh-covered hoses on wash machines are required and must be replaced every 10 years.
- AC units must be serviced annually. Proof of service may be requested at the Board's discretion.

Leaving your Unit for extended period:

- A Home Watch person is required two times per month during the entire period your unit remains unoccupied.
- The Home Watch person must be registered with our property management company. The form can be found on the website
- All owners are required to provide a key or keyless entry code to the property management company. Keys will be used for annual safety and maintenance inspections and in the event of an emergency. Any time an owner alters or installs a new lock, a new key or keyless entry code must be given to the property management company immediately.
- Remove all food from the refrigerator/freezer due to possible periods of power outage.
- Leave dishwasher slightly opened and sink doors open to prevent mold.
- Pour a cup of white vinegar down drains and prevent mold.
- Set Thermostat to 77 and Humidistat to 50.
- Cover toilet bowls and tanks with plastic wrap to prevent drying out.
- Cover sink, tub and shower drain to keep from drying out and bugs from the sewer line coming into your unit.
- Damp Rid or a dehumidifier are recommended to prevent mold in open air spaces.
- Leave all fans running on low speed to keep air movement possible.
- Turn off: water heater (breaker box), main water line, and ice maker in freezer.
- Lock and secure sliders and hurricane shutters. For units without hurricane shutters, all items located on the lanai must be stored inside the unit.

Amenities:

- Large carts are available on each floor in the trash room for resident's use.
- The PPPOA pool is heated and maintained by members of the PPPOA board. The rules and regulations are stated clearly in the pool area for residents to become familiar with and enjoy the facility. Towels are not supplied.
- Guest parking is available on back perimeter of our parking lot. Construction workers may use the spaces as well.
- The bike racks are now renovated to accommodate more bicycles. Residents are free to park their personal bikes in the racks. All bikes are required to be removed when residents leave their units for an extended period. At the end of season, any bike left will be donated or destroyed. All bikes should have name and contact information attached to them for easy contact in case of emergency.
- Wiggins Bay Foundation Association supplies the cable and internet to the building. Summit Broadband is the supplier on a contractual basis. Report any problems or add additional services by contacting Summit directly at 239-444-0400. Indicate you are a resident of Wiggins Bay Foundation Association.

Princeton Place 2 2023 Board Members:

President: John Craun 317-225-0855
Vice-President: Dave Heebner 609-634-4511
Treasurer: Ed DeJong 616-292-2603
Secretary: Mary Massaro 708-997-7422
Director: Cindy Noonan 224-629-6598

Princeton Place 2 Property Management Company:

Community Management Associates, Inc.
Kathleen Hatzell, CAM, *Community Association Manager*
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