



Paloma New Tenant Information

Welcome to Paloma! To ensure you have a happy experience in our community, here is some helpful information:

- www.PalomaFL.com is our community's website where you can find answers to your questions including contact information, a calendar of events, entrance gate information, and important documents (for example, Community Rules and Restrictions document). Folders marked with an  are reserved for registered members, so please register immediately to get access to all information. Only registered members will receive important email communications such as updates regarding service schedules, e.g. landscaping, amenities, etc. This website should be the first resource you consult for answers to your questions.
- If you cannot find an answer to your question on our website, your second line of contact is your landlord or your landlord's rental management company.
- If your landlord or rental manager cannot help you, then you should contact either the Leasing Committee (PalomaLeases@gmail.com) or one of the Paloma Board members, whose contact info can be found on www.palomafll.com under 'Directories'.
- Paloma is comprised of 331 dwellings. There are 3 home types in our community: 151 single-family homes, 44 villas, and 136 carriage homes (condos).
- Tenants are welcome to participate in Paloma's social activities listed on the calendar on www.PalomaFL.com. Tenants also are welcome to use Paloma's community amenities (e.g., pool, fitness center, clubhouse, etc.) as long as you follow the associated rules.
- Questions regarding how to manage your guests' access at the Front Gate can be found under 'Community Access → Entrance Gate' on www.PalomaFL.com.

- Information regarding proximity cards, which are used to access Paloma's amenities (pool, fitness center, clubhouse and pedestrian gates) can be found under 'Community Access → Amenity Access' on www.PalomaFL.com.
- Rules regarding **Parking** can be found under 'Landlord/Tenant Information' on www.PalomaFL.com. Key rules include but are not limited to:
 - Resident parking on the streets is not allowed, since it may interfere with emergency vehicles, mail delivery, garbage collection, recycling or lawn debris collection. If you have a special circumstance for parking on the street, please seek guidance from the Paloma Community Association Board.
 - Florida law requires that no parking is allowed within fifteen 15 feet of a fire hydrant.
 - Vehicles parked on a street must face the same direction as traffic.
 - Vehicles in driveways may not block sidewalks and may not be parked sideways.
 - Parking on sidewalks, lawns, grass areas, or common areas is not permitted.
 - The HOA Board has the authority to tow vehicles which are in violation of the rules and restrictions at the vehicle owner's expense.
- Rules regarding **Trash Containers** can be found under 'Landlord/Tenant Information' on www.PalomaFL.com. Both trash and recycling are handled by Waste Management. This is contracted by Lee County. Paloma's HOA has nothing to do with this contract. Any concerns regarding trash or recycling should be directed to Waste Management, whose contact info can be found at www.wm.com.

Helpful Tips for trash disposal:

- Both trash and recycling are picked up on Fridays in Paloma. Pick-up is one day later on some holiday weeks. Check www.wm.com for schedule.
- Recycling goes in blue bins provided by Waste Management. If your address does not have a recycling bin, you can contact Waste Management to request delivery of one.
- Trash must be bagged before putting it in cans; recycling should NOT be bagged. If you cannot fit all of your bagged trash into one trash bin, then you must purchase an additional bin so that no plastic bags are placed at the curb.

- Waste Management has asked that there be at least 12 inches of space between containers so that their trucks and machinery are able to maneuver.
- Containers should be placed at the end of your driveway and should not impede the U.S. mail delivery.
- Landscape debris is picked up by Waste Management on Fridays. If you have fallen branches, etc., they may be placed at the curb OF YOUR OWN PROPERTY on Thursday evening. Landscape debris may not sit at the curb from Saturday – Thursday. Paper bags, NOT plastic, should be used for smaller landscape debris. Waste Management may have further restrictions on the size and preparation of landscape debris. Please consult with them for additional information.

