

SPRING TIDE LANE FERNANDINA BEACH FLORIDA



HOME OWNER
WELCOME PACKET

UPDATED NOVEMBER 14, 2025
PLEASE CHECK FOR ANY UPDATES AT
THE LINK BELOW

[HTTPS://HEYZINE.COM/FLIP-BOOK/A729F20783.HTML](https://heyzine.com/flip-book/A729F20783.html)

HOA Governance
Management Company
Utility Providers
Garbage and Recycling
Parking, Gates/Remotes
Irrigation System, Pest Control
Landscaping, Tree Trimming
Dock and Construction Rules
Architectural Review Board Overview
Neighborhood Directory
Good Neighbor Rules

Table of CONTENTS



HOA GOVERNANCE



The affairs of the Association are managed by a Board of Directors. Every owner is a mandatory member of the Association. Association members elect members serve 3 year staggered terms.

Connie Wiggins (2026)
Julie Bennett (2026)
Mike Donohue (2026)
Meg Kimmel (2027)
Richard Provenzano (2027)

Board meets quarterly and
calls meetings as need.
Annual Meeting in November

Annual Budget and
Assessments are approved
by December 1.

Meetings are always
announced and are available
via zoom as well as in person.

*Governing Documents and Policies are available
online at www.elimservices.com*

Management Co.



Deesa Armstrong
deesa@elimservices.com
Website:Elimservices.com
(904) 241-8886

Services provided:

Coordinating maintenance and day to day services, corresponding with homeowners, collecting and disbursing funds, preparing financial statements, filing required reports, providing administrative support to board, serving as election supervisor and certifying votes, calculating and preparing certificates of assessments and estoppel certificates

UTILITIES

Electricity-

Florida Public Utilities

800-427-7712

<https://fpuc.com/#>

Water/Sewer-

Nassau County Municipal Utilities

904-530-6030

<https://www.nassaucountyfl.com/236/Nassau-Amelia-Utilities-NAU>

Gas/Propane

Florida Public Utilities

833-486-0773

<https://fpupropane.com/>

Some of the Internet/Cable Providers

Xfinity

IQ Fiber

AT&T

GARBAGE & RECYCLING

The Association contracts with Meridian Waste for concierge garbage and recycling services.

Trash cans and Recycling Containers: Provided by contractor.

Must be kept in garage or utility area on days other than trash/recycling day. Containers may be left in utility area or placed

at entryway or driveway on collection day. Meridian Drivers will retrieve and replace bins where left by owner.

Garbage Collection Day: Monday

Recycling Collection Day: Every other Thursday

Garbage Collection Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day.

Garbage will be delayed one day.

Bulky/Large Item Pickup: Must be arranged by the homeowner by contacting Meridian personally at 904-849-5122.



PARKING GATES/REMOTES

Parking – For safety and access reasons, parking is prohibited on the West (building) side of Spring Tide Lane. Service providers may park on the East side, only, of Spring Tide Lane from the start until the end of the work day. Visitors also may park on the East side of Spring Tide Lane, however no overnight parking is allowed. Because it is important to maintain access for safety vehicles, any vehicles parked overnight on the street will be ticketed and subject to towing at unit owner's expense. Service providers and visitors parking on the East side of Spring Tide Lane should park in locations so as not to block access to Spring Tide Lane for residents coming out of their driveways.

Entrance Gate- Each homeowner is provided with two remote controls to power the gates. Guests may use a four digit number that each homeowner provides to Elim. In addition, your cell phone number is provided on the call box for unexpected visitors to gain entrance - you must press 9 on your phone to allow entry to your guest.

Please refer to the the following link for more information;
<https://www.elimservices.com/wp-content/uploads/sites/23/2021/11/Gate-Operations-Procedures-Rules-and-Regulations.pdf>



IRRIGATION SYSTEM & PEST CONTROL

Irrigation System

The irrigation system, including the parts inside the walls and under courtyards is community common property. Anything done to any part of the system could affect your neighbors and our maintenance costs. The system may not be altered in any way without written ARB approval and agreement that work will be performed by the Association's Authorized Irrigation Contractor at the Owner's expense.



Pest Control

The Association contracts with McCall's Services for exterior termite control.

Homeowners are responsible for interior pest control.

LANDSCAPING & TREE TRIMMING

Landscaping

The Association's contractor provides the following services: general maintenance (front and backyard mowing, weeding, edging, pruning), fertilization and weed/insect control, irrigation, annual mulch, biennial pine straw, annual front yard palm tree trimming, canopy tree trimming, triannual entrance flower rotation, weekly blowing of courtyard and utility area (please note that only established original trees/bushes are trimmed by the association contractor). You may opt out of the contractor entering your courtyard- please contact the community manager at Elimservices.com. Owners have the option via a reputable independent contractor to maintain the landscaping within their courtyards. Please notify Elim Services in writing that you are "opting out" of the Association's courtyard maintenance services.



Tree Trimming

NOT INCLUDED IN THE ABOVE LANDSCAPING SCOPE OF WORK:

Home owners pay the Association for Backyard Tree Trimming (palms, hardwoods), provided an annual basis. Or, home owners may submit an ARB for use of an independent contractor. Home owners, are responsible for courtyard weeding and plant maintenance.

DOCK & CONSTRUCTION RULES

Dock Rules

For residents and guests only.

Swimming from dock prohibited.

No one under age 16 allowed on dock without adult supervision.

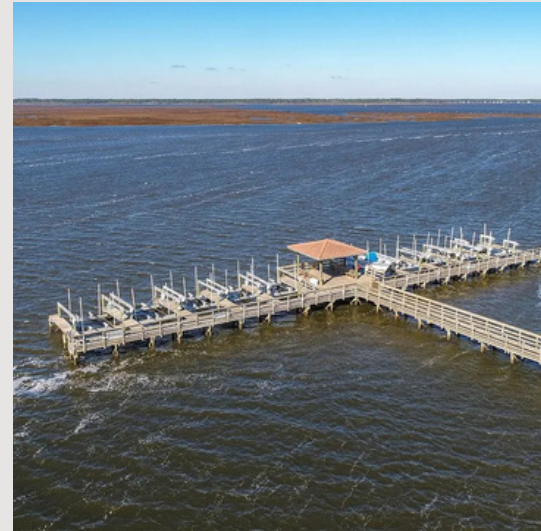
Remove your trash from the dock.

Hose down and clean areas after fishing.

Fishing and crabbing equipment will be removed after 24 hours

No motorized vehicles.

Pets allowed on leash.



Construction Rules

Dumpsters must be kept in driveway and covered with tarps at end of day.

No construction equipment shall be left on street overnight.

Contractor required to provide daily cleanup, including daily magnetic removal of roofing nails, tacks and metal debris.

Construction material stored outside front gate must be removed within 7 days of project completion.

The ARB Contractor Requirement Form and Contractor Letter can be found at elimservices.com.

ARB

Architectural Review Board



The purpose of the ARB is to maintain or increase our property values by preserving the uniformity of the exterior appearance of the community within high standards of aesthetic beauty and quality construction. No work can begin without ARB approval. ARB Request forms are available at

<https://www.elimservices.com/wp-content/uploads/sites/23/2021/11/Architectural-Review-Board.pdf>



The ARB meets monthly as needed.

Everything on a parcel that is not within the interior of your home is subject to the ARB.

This includes any improvements/changes/additions/alterations to:

- ALL exterior lighting fixtures
- ALL landscaping and plants anywhere on the property
- installation of solar panels, satellite dishes or antennas
- garage doors
- screened enclosures
- shutters
- gates
- painting
- driveways or paths
- doors, windows and screen doors
- roofs and gutters
- cutting, removal/replacement of trees and sod, excluding the care and maintenance of existing plants and trees within courtyards
- planters, statues, fountains, fences, fire pits, outdoor kitchens, hot tubs, and other moveable decorative items



- R** Recognize being a good neighbor starts with me
 - E** Engage in homeowner meetings and committees
 - S** Slow down and abide by the posted speed limit
 - P** Park my cars inside if possible and not overnight on the street
 - O** Obtain permission from the Board before landscaping and /or making any exterior improvements
 - N** Notice irrigation/sprinkler and street light issues and report them to Elim Services
 - S** Sustain property values by keeping my driveway/ walkways clean and exterior maintained
 - I** Insure my property and invest in common areas/assets
 - B** Be respectful of others and common areas by walking my pet/s on a leash and removing pet waste
 - L** Leave my garage doors and gates closed
 - E** Educate myself by reading the official Riverplace Good Neighbor Rules, Declarations and Policies (All documents are on line at elimservices.com)
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Good Neighbor RULES

