

HORIZON TOWNHOUSES TENANT MANUAL



Property Management
REMAX Diamond Realty
Ms. April Garcia - Manager

✉ : propertymanager@horizontownhouseshoa.org

Tel : (671) 479-9532

Contact

Contact Us



Horizon Townhouse Contact Form

Please fill this Contact Form to get in touch with the Board of Directors or the Property Management of Horizon Townhouses. (It may take up to three (3) days for a response. Thank you for your understanding.)

Name *	
First <input type="text"/>	Last <input type="text"/>
Telephone * <input type="text"/>	
Email * <input type="text"/>	

Current Board of Directors

- Bill Nault—President
- Patrick Nelson—Vice President
- Jenny Yang—Secretary
- George Patterson—Treasurer
- Terri Torre—Director
- Yasu Kawauchi—Director.

Property Manager:

April Garcia (REMAX Diamond Realty)

Welcome to Horizon Townhouses

Horizon Townhouses is a gated community.

The gated property is maintained and serviced to provide comfort and convenience to our owners and tenants. If you have renovation, real estate interests, you may contact our property manager to inform them of any activities that may be pasted on to other tenants, or for their assistance.

- Trash pickups in front of your unit
- Cardboard box bin
- Entrance gate maintenance
- Building exterior upkeep and painting
- Roof seal and maintenance
- Center Courtyard maintenance
- Light fixtures
- upkeep of the common area, side walk, trees, etc.
- Fencing

House rules for the comfort of all

The Association has created House Rules for everyone to follow

All Owners and tenants should have a copy on hand

The Association has created "House Rules" for everyone to follow so that we may all enjoy the peaceful surroundings of our home. There are several NO PARKING AREAS throughout the housing, click on the "No parking areas" below to make sure you are following the rules. For the safety of our residents, Horizon Townhouse is **monitored 24 hours** by surveillance cameras. When we detect

illegal practices or suspicious cars, people, or activities, we notify the Guam Police Department immediately or the Property Manager or any of its Board of Directors. House Rules can be viewed or download from the housing website.

For information for the Horizon Townhouses , please see :
<https://horizontownhouseshoa.org>

VEHICLES

All vehicles which enters or is parked on the premises must be in compliance with all legal rules and regulations. All vehicles must be registered and up to date with its insurance policy. No vehicles is to be abandoned

PARKING AREA

All parking stalls are pre-assigned and may not be used by anyone other than the vehicles authorized by the unit is assigned to. The Home Owners Association may at times re-assign stalls if it becomes necessary. H.O.A. will inform the unit owner with ample advance notification.

SPEED LIMITS INSIDE THE HOUSING

For the safety of our community, the speed limit for all vehicles withing the Horizon Townhouses is 5 MPH (8 KPH). We highly request all owners, tenants and to inform your visitors that speeding is strongly PROHIBITED! The Speed bumps are their to remind drivers to SLOW DOWN!



NOISES WITHIN THE COMMUNITY

HORIZON TOWNHOUSES is a gate community with 48 units. Due to the unique design of our community, some units are close to other units and may share many of the surroundings. Each unit is to be used for "SINGLE FAMILY" residence use only and we ask each unit to make sure you keep your noises down for the comfort of others within the community. Loud noises, music, talking, yelling or other disturbing noises re strictly prohibited.

PETS

Only SMALL PETS which are normally considered household pets may be allowed provided the per owners abide by the rules and regulations of the Housing. We have listed some rules, but detailed rules may be seen by visiting the Housing website.

- Only reasonable number of pets may be kept within the unit.
- All pets must be registered with the housing as well as with the local government as provided by law.
- All pet dogs must be legally vaccinated and with rabies shots as required by law. (Records may be requested by the H.O.A.)
- No pets can roam freely on the common grounds and must be on a 6 feet or shorter lease.
- Pets can not be left unattended in the patio or balcony of any unit.
- The Board of Directors may determine to remove your pet from the housing property if it determines the pet is a danger to the community.
- The pet owner and the uit owner owner id responsible for any damage or dropings by a pet.
- All feces left by a pet mustbe removed immediately by the pet owner or th eunit owner.
- A pet may not disturb the community or its neighbor at any time. Please control your pet.



COMMON AREA TRASH GATES

Always keep the common area clean. The H.O.A. has scheduled maintenance to cut trees, mow grass and pick up the trash in a timely manner.

The trash pickup as are usually scheduled on Mondays and Fridays (Twice weekly). Please make sure to have all trash placed inside a trash bag and inside a closes trash bin with a lid. Any trash not placed inside a trash bag will not be taken. Always keep the area of your trash bin cleaned and neat.

The Entrance gate will require each tenant to register your cell number or purchase a remote to open the entrance gate. (Only a unit owner can purchase a remote unit.) Exit gate will open when the vehicle activate the sensor near the exit gate.

To use the pedestrian gate, you are required to register online and a card key will be issued to the unit. All tenants must return the card key when moving out of the unit.



HORIZON TOWNHOUSES

HARMON, GUAM
C/O REMAX

671-479-9532

URL: <https://horizontownhouseshoa.org>