

WORTHINGTON

COMMUNITY ASSOCIATION, INC.

Community Information Sheet

- You are now a part of a community association of 89 homeowners. A membership meeting is held annually and you will receive official notification prior to this meeting. Board meetings are held throughout the year and homeowners are welcomed to attend.
- The Master community website is located at **www.Phase2PTHOA.com** and is a great source for community information, documents, local events, contacts, etc. Additionally, the community website address is **www.worthington.hoahomeportal.com**.
- There is a CDD pool and various amenities for your use, located at 11518 Newgate Crest Drive. You may obtain information by contacting the recreation center staff at (813) 671-0831.
- **Mandatory monthly assessments are due at the beginning of each month.** Please contact management if you need a replacement coupon book as one can be provided for a charge. You should receive official notification each December regarding the assessment for the upcoming year. If you do not receive an assessment notice including payment coupons, please contact management prior to the end of the year.
- This is a deed restricted community, so please make yourself aware of the restrictions. **Please also be aware that any changes you wish to make to your property, landscape or home exterior must be pre-approved in writing by the architectural committee.** You may obtain an alteration application form on the website.
- It is each homeowner's responsibility to update the association regarding any change in **contact information**, i.e. new telephone number, new mailing address, name change, etc. A change of address/contact information form is available on the website. **Please note there is only one Address of Record per lot.**
- If you lease your property and/or secure the service of a property manager, you must submit a property management information form located on the website to management. **Please ensure tenants are provided copies of deed restrictions and understand their need to abide by them.** As the owner, you are responsible for the actions of your tenants.
- **Entry gate remote controls** can be provided at a charge if not received from the previous owner. A gate programming form is available on the website. You must submit a completed form to management upon move-in to ensure you have access to the community.
- **Most lots within the community make use of a common irrigation system** including controllers, timers, piping, etc. If there are any issues or difficulties with the irrigation on your lot, please obtain an irrigation service request form on the website and familiarize yourself with the irrigation maintenance responsibilities. Please submit the form to management.
- If you contact your waste service provider, they will be able to supply you with current information about your scheduled trash, recycling and yard waste collection days. **Trash/recycle receptacles MUST be concealed from view at all times** except when placed at the curb on designated trash pick-up days.

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