

TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC.

HOA INFORMATION

Once you have closed on your home, please do not contact your Standard Pacific sales representative regarding any HOA related issues. A professional management company has been hired to assist you with your homeowner association needs. For most issues, please contact:

MANAGEMENT COMPANY:

Management & Associates
720 Brooker Creek Blvd., Suite 206
Oldsmar, Florida 34677
(813) 433-2000 x 2018
(813) 433-2040
Fay Suber, Community Association Manager (fsuber@mgmt-assoc.com)

If your concern pertains to your assessments and the status of your account, you may contact Debbie Pearn in Accounting at DPearn@mgmt-assoc.com, or 433-2012.

After hour's emergencies: Please call 813-433-2000 and follow the instructions.

ASSESSMENTS:

Following closing, a copy of your warranty deed and any HOA funds collected from you will be forwarded to the management company. The management company will order assessment coupons for you and will mail them to the address you have specified at closing. All changes in address should be reported to the management company immediately. If you do not receive your coupons, please contact Debbie Pearn at 433-2012.

EXTERIOR ALTERATIONS:

In the event any owner wishes to install a satellite dish, hurricane shutters, screen enclosure, pool, fence, exterior lighting or any other type of exterior alteration, an ARC form must be filled out and submitted to the Management Company for approval by the Architectural Control Committee. Only those items addressed within the Architectural Guidelines shall be permitted. Please refer to the Association documents for further information.

EXTERIOR BUILDING MAINTENANCE:

Please refer to your Association documents regarding each owner's responsibility for exterior building maintenance. Failure to maintain the exterior of your property may result in a letter or lien by the Association.

GATED ENTRY:

There is a north and south gated access into Tuscany, and upon completion of the installation of the gates, remotes will be issued to all existing homeowners along with operating instructions, policies and procedures.

HOA DOCUMENTS:

All Owners were provided with a full set of recorded HOA documents at the time of purchase. When you sell your home, please pass along to the new owner your complete set of HOA documents.

INSURANCE:

The HOA will obtain General Liability, Property and D&O Insurance for any common areas and the Board of Directors. Individual general liability and property insurance for each home and the contents thereof are the responsibility of each owner.

LAWN MAINTENANCE:

The Association will provide full lawncare maintenance for all common areas and homesites including mowing, blowing, weeding, edging, fertilization, pest control and irrigation services. Any concerns you may have regarding your landscaping needs should be reported the landscaping company Valley Crest via a Landscape and Irrigation Service Request Form. This form can be found on the website: www.tuscanytampapalmshoa.com on the General Community Information section.

LEASES/TENANTS:

If a unit is leased or rented by an Owner, the attached NEW TENANT PROFILE form and a \$100.00 lease application fee must be filled out and returned to Management & Associates. The fee will enable the Association to mail to each Tenant a full set of Association HOA documents, as well as an ARC form and all pertinent rules and regulations of the Association. Each time a new tenant moves in a new form must be filed with the Association. Lease renewals will NOT require a new form or application fee. Please refer to the Association documents for rules and regulations pertaining to leases.

RULES & REGULATIONS:

The Association has adopted rules and regulations pertaining to collection policies and architectural criteria. All documents are available for review on the community website: www.tuscanytampapalmshoa.com.

WARRANTY ISSUES:

Please do not contact Management & Associates regarding problems you may have inside your home, such as electrical, plumbing, interior walls/doors, flooring, appliances, etc. During the first year from the date of closing your home is covered by a one year warranty. Please contact the Standard Pacific warranty department. For all non-emergency issues call (813) 288-7663. For EMERGENCY issues call (813) 288-7667.

NOT SURE WHO TO CALL?

Contact your Property Manager, Fay Suber at (813) 433-2018.