

TUSCANY SUBDIVISION AT TAMPA PALMS

OWNERS ASSOCIATION, INC.

Community Information Sheet

- You are now a part of a Community Association of 198 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 community website is located at **www.tuscanytampapalmshoa.com** and is a great source for community information, documents, local events, board meetings, contacts, etc.
- **Mandatory monthly assessments are due at the beginning of each month.** Please contact management if you need a 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 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 mailing address or 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 Mailing Address of Record per lot.**
- If you plan to lease your property, **please note that leasing is NOT allowed within the first twelve (12) months of ownership. Leasing after the first 12 months of ownership must be approved in writing by the Association.** 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 for a fee if not received from the previous owner. A gate programming form is available on the website. You must submit a completed form to management to ensure your access to the community. Access devices assigned to a previous owner **will be deleted** from the system 30 days after closing, **unless** re-assigned to the new owner via the gate programming form.
- If you contact your waste service provider, they will be able to provide you with current information about your scheduled trash and recycling 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.