

LONE STAR RANCH SINGLE FAMILY HOMES

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. Please contact:

MANAGEMENT COMPANY:

Management & Associates
720 Brooker Creek Blvd., Suite 206
Oldsmar, Florida 34677
(813) 433-2000
(813) 433-2040
Jaime Soderland, Community Association Manager, extension 2011
jsoderland@mgmt-assoc.com

After hours emergencies: Please call the number above 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 the management company above.

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 Management & Associates for approval by the Architectural Control Committee. A form is enclosed for your use. Only those items addressed within the Architectural Guidelines are 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.

HOA DOCUMENTS:

All Owners were provided with a full set of recorded HOA documents at the time of purchase. The documents can also be reviewed by logging onto the community website (see website below). 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 for all common areas including mowing, blowing, weeding, edging, fertilization, pest control and irrigation services. Each owner is responsible for full lawncare maintenance on their individual homesite. In the event an owner does not maintain their lawn, the Association has the right to maintain the lawn on the owner's behalf and back-charge the owner for all costs incurred.

LEASES/TENANTS:

If a unit is leased or rented by an Owner **following the first year of ownership**, the attached NEW TENANT PROFILE form and a \$60.00 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 inspection of association records, which are attached hereto.

TRASH PICK-UP:

Upon move-in Waste Express will automatically begin picking up trash every Monday and Thursday from your curbside. All you need to do is purchase your own trash cans. Benefits of the bulk HOA trash collection contract include:

- A reduced rate from \$8.00 per home per month to \$6.39 per home per month (collection only). This reflects a savings of \$19.32 annually per homeowner, or \$3,670 for the entire community.

- Regular pick up twice per week, anticipated to be on Mondays and Thursdays. This will alleviate several different vendors servicing the community on various days of the week.
- Recyclable collection once per week. Once service begins at your home, Waste Express will provide the appropriate recycling bins.
- **FREE BULK PICK-UP OF MOVING BOXES, ETC. FOR ALL NEW MOVE-INS!**
- Collection **AT NO ADDITIONAL CHARGE** of bulky items such as furniture, mattresses, etc., provided that said material is able to be loaded into the truck and is acceptable material for the incinerator.
- Collection of appliances at a rate of \$10.00 per item (individual homeowner must arrange for pick-up and is responsible for payment of additional cost).
- No start-up or cancellation of service! Upon move-in there will be no deposit, no phone call to arrange for service, and no monthly or quarterly invoice to pay! **ALL YOU NEED TO DO IS PURCHASE YOUR OWN TRASH CAN(S) AND PLACE AT CURBSIDE ON DESIGNATED PICK-UP DAYS. THERE IS ALSO NO LIMIT ON THE NUMBER OF TRASH CANS PLACED AT CURBSIDE!**

WARRANTY ISSUES:

Please do not contact Management & Associates regarding problems you may have inside your unit, 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

WEBSITE:

The Lone Star HOA has a website that contains important information such as rules and regulations, HOA documents, irrigation and landscape specifications and service days for common areas, board of director and management company information, committee sign-up, and important communication notices from the builder/developer. All owners should check the website weekly for important information. The site is www.lonestarhoa.com.

NOT SURE WHO TO CALL?

Contact the Standard Pacific Community Association Manager, Debi Hudrlik, at (813) 288-7742.

12-10-07