

Community Information & Welcome Packet



Revision A

SOUTH HAMPTON TOWN HOMES ASSOCIATION, INC.



Table of Contents

- REVISION HISTORY 3
- WELCOME 4
- BOARD OF DIRECTORS 5
- COMMITTEES 6
 - ARCHITECTURAL CONTROL COMMITTEE (ACC) 6
 - COVENANTS ENFORCEMENT COMMITTEE (CEC) 6
 - COMMUNITY SPIRIT COMMITTEE (SPIRIT) 7
 - FINANCE COMMITTEE (FINANCE) 7
- AMENITIES 8
 - STREAMDALE TOT-LOT 8
 - REPTRON PLAYGROUND 8
 - SILVERDALE POOL 8
- IMPORTANT COVENANTS, RESTRICTIONS AND STANDARDS 9
 - AGE RESTRICTIONS 9
 - ARCHITECTURAL CHANGES 9
 - GARAGE SALES 9
 - GARBAGE/RECYCLING CONTAINERS 9
 - GUESTS 10
 - HOLIDAY DECORATIONS 10
 - HURRICANE/STORM SHUTTERS 10
 - LANDSCAPING / LANDSCAPING CHANGES 11
 - PROPERTY LEASING 11
 - PARKING 11
 - PET POLICY 12
 - POOL 12
 - PRESERVE LANDSCAPING 12
 - PRESERVE WILDLIFE 12
 - SPEED LIMIT 12
- OTHER IMPORTANT INFORMATION 13
 - BOARD MEETINGS 13
 - BUILDING PAINTING 13
 - CABLE TV 13
 - COMMUNICATION / COMMUNITY WEBSITE 13
 - GARBAGE/RECYCLING 14
 - ENTRY GATE 14
 - MAILBOX ASSIGNMENT AND KEYS 14
 - PEDESTRIAN GATE 14
 - POOL KEYS 14
 - SECURITY 15
 - UTILITIES 15
 - COMMUNITY MAP 16
- REPAIRS & MAINTENANCE 17
 - DRYER VENT CLEANING 17



MAINTENACE SERVICE REQUEST	17
MAINTENANCE RESPONSIBILITIES	17
ROOF REPLACEMENT/REPAIR	17
SMOKE ALARMS.....	17
INSURANCE.....	18
IMPORTANT CONTACTS	19
PROPERTY MANAGER	19
HILLSBOROUGH COUNTY	19
HILLSBOROUGH COUNTY FIRE RESCUE (NON-EMERGENCY)	19
HILLSBOROUGH COUNTY PUBLIC SCHOOLS	19
HILLSBOROUGH COUNTY SHERIFF’S DEPARTMENT (NON-EMERGENCY)	19
IMPORTANT DOCUMENTS AND FORMS	20
GOVERNING DOCUMENTS	20
<i>AMENDED AND RESTATED ARTICLES OF INCORPORATION</i>	20
<i>AMENDED AND RESTATED BYLAWS</i>	20
<i>AMENDED AND RESTATED DECLARATIONS</i>	20
<i>BOOK OF STANDARDS FOR COMMUNITY LIVING</i>	20
ADDITIONAL FORMS / REFERENCE MATERIALS	21
<i>ALTERATION APPLICATION</i>	21
<i>BUILDING PAINTING LIFECYCLE MAINTENANCE PROGRAM PLAN</i>	21
<i>CALIBER HOMEOWNER PORTAL REGISTRATION & LOGIN INSTRUCTIONS</i>	21
<i>EMERGENCY CONTACT FORM</i>	21
<i>EMERGENCY PREPAREDNESS PLAN</i>	21
<i>GATE ACCESS SYSTEM INFORMATION FORM</i>	21
<i>LANDSCAPING YEARLY SCHEDULE OF SERVICES</i>	21
<i>NOTICE OF INTENT TO LEASE HOME</i>	21

Revision History

Date	Revision	Revised By	Description
02/09/2021	A	Kyle Eakin	Created



WELCOME

Welcome to South Hampton!

The community of South Hampton is a townhome community that is comprised of 164 Units. M/I Homes of Tampa, LLC assumed Declarant Rights in 2010 from Parkview Homes, who originally envisioned and commenced our development. South Hampton was imagined to be a community where residents can live and play in harmony with others. In order to preserve, protect and enhance the property values of those who purchased homes within the community of South Hampton, the South Hampton Town Homes Association, Inc. was created.

South Hampton Town Homes Association, Inc. is dedicated to ensuring the beauty, safety, and stability of the area, promoting neighborliness and pride among our residents, and forming a base for representation in matters affecting our community.

All Owners of property within the South Hampton Community are Members of the Association. This Membership includes certain mandatory obligations, financial responsibilities and a commitment to abide by the deed (use) restrictions and rules of the Association.

This document has been prepared for South Hampton Town Homes Association, Inc. members and residents by the Board of Directors and our Property Management in order to provide you with general information about your community covenants, conditions, restrictions, as well as contact and other information important to everyday living in South Hampton.

It is meant to be a quick reference guide for you and is not intended to supersede South Hampton's By-Laws, Declarations or Standards. Please note, should any provisions of the following document conflict with or be inconsistent with any South Hampton governing document, it shall have no effect nor invalidate the provisions of the governing document in question. Please visit the Governing Documents folder of our Documents Center located within your [Caliber Homeowner Portal](#) to obtain electronic copies of these documents.

Please contact our [Property Manager](#), Crystal Tedesco for additional information.



BOARD OF DIRECTORS

South Hampton Town Homes Association Inc. is governed by a Board of Directors consisting of three elected Members. Each Director is elected, or in some cases appointed, to a three-year term; with one Board position coming due for re-election each year.

The Board of Directors is responsible for the administration of the Association. They have the authority to make and amend rules, adopt policy, adopt budgets, assess and collect assessments, hire and fire personnel, appoint committees, purchase insurance and enter into contracts on behalf of the Association. The Board is also responsible for enforcing the Covenants, Conditions and Restrictions (CCR)'s and all rules and policies of the Association. The Board may delegate some duties to the community manager, an employee or to a committee but ultimately the Board is responsible for all decision making, with the exception of South Hampton's Violation Fining Schedule. *(Book of Standards for Community Living, Pages 4, 56)*

Below is a list of your current Board of Directors:

President	Kyle Eakin	president@shtha.org
Vice-President	Coleen Dibble	vp@shtha.org
Treasurer	Coleen Dibble	vp@shtha.org
Secretary	Angela Wright	secretary@shtha.org



COMMITTEES

The Board of Directors has the authority to create committees, as it deems appropriate and to assign each committee with a specific task. Committees work in an advisory capacity to the Board. They do not have the authority to commit the Board to an expense or required action, with the exception of and adherence to South Hampton’s Violation Fining Schedule, as executed by our Covenants Enforcement Committee (CEC). Committee members are appointed by and serve at the pleasure of the Board. Currently, South Hampton has four committees established and are listed below with a description of their duties. *(Book of*

Standards for Community Living, Pages 4-5, 56)

ARCHITECTURAL CONTROL COMMITTEE (ACC)

This committee is responsible for reviewing all Architectural Modification Applications made by residents for improvements to the exterior of the Home or Lot. The committee also reviews Architectural Guidelines and recommends changes and/or additions to the Board for adoption.

Details concerning the approval process and guidelines (contractors, satellite dish installation, installation of a screened lanai, hurricane shutters, etc.) are noted in the Architectural Guidelines, Standards and Criteria section of South Hampton’s *Book of Standards for Community Living*.

Please note most all modifications require both Committee and Board of Directors approval PRIOR TO modifications taking place.

Below is a list of current ARCHITECTURAL CONTROL COMMITTEE MEMBERS:

Chairperson	Chuck Forrest	acc@shtha.org
Member	Roland Bauer	
Member	Ray Pironti	

COVENANTS ENFORCEMENT COMMITTEE (CEC)

This is the hearing tribunal for the Association and has the authority to fine Members who are non-compliant with the CCR’s and rules of the Association and confirm or reject any fine levied by the Board of Directors. They also advise the Board on needed clarifications to existing rules or restrictions and may recommend additional rules or document amendments for consideration by the Board.

Association Members are entitled to a hearing with the committee prior to any fine being confirmed and imposed by the Board of Directors.

Below is a list of current COVENANTS ENFORCEMENT COMMITTEE MEMBERS:

Chairperson	Todd Johnson	enforcement@shtha.org
Member	Karin Forrest	
Member	Janet Vanderlick	



COMMUNITY SPIRIT COMMITTEE (SPIRIT)

The purpose of this committee is to foster a sense of community within South Hampton. This is accomplished through communications (i.e. newsletter, community website) and community wide events such as holiday parties, community garage sales, Community Beautification Day, block parties and contests. The committee also reviews safety issues within the community and makes recommendations to the Board.

Below is a list of current SPIRIT COMMITTEE MEMBERS:

Chairperson	Raj Anne	spirit@shtha.org
Member	Jasmina Bozinovska	
Member	Sourav Sinha	

FINANCE COMMITTEE (FINANCE)

The purpose of this committee is to advise the Board of Directors on all matters pertaining to the finances and funding of South Hampton Town Homes Association, Inc. Some examples of how this committee serves the Board and Members of South Hampton are annual budget preparation, Special Assessments, major projects or community beautification expenditures and reserve study analysis and funding.

Below is a list of current FINANCE COMMITTEE MEMBERS:

Chairperson	Matt Duff	finance@shtha.org
Member	Chuck Forrest	

AMENITIES

STREAMDALE TOT-LOT

We have a tot-lot located within our Streamdale community, designed for our littlest residents, toddlers to about age 6. *(Book of Standards for Community Living, Pages 69-70; Amended June 11, 2019)*

Hours: 9:00 AM to dusk daily

REPTRON PLAYGROUND

Our playground facility located along Repron Boulevard just past our Streamdale entrance in the direction of West Hampton's entrance, is designed for children up to the age of 12. *(Book of Standards for Community Living, Pages 69-70; Amended June 11, 2019)*

Hours: 9:00 AM to dusk daily

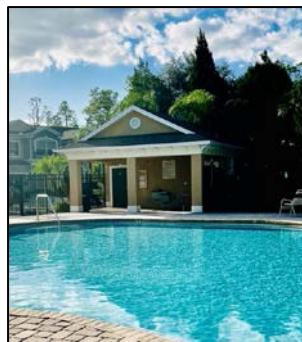


SILVERDALE POOL

For our residents and accompanied guests, we also have a Pool complex located within our Silverdale community. Restroom accommodations and an outdoor shower are also available for your convenience.

(Book of Standards for Community Living, Pages 70-72; Amended April 23, 2019)

Pool hours are from dawn until dusk daily.





IMPORTANT COVENANTS, RESTRICTIONS AND STANDARDS

AGE RESTRICTIONS

There are no age restrictions on ownership or residency within South Hampton Town Homes Association, Inc.

ARCHITECTURAL CHANGES

No changes to the existing structure, attachments to the building exterior or encroachments on the HOA common property can be made without the unit owner first requesting approval to do so from the Association's Architectural Control Committee (ACC) and Board of Directors.

Please visit the Applications and Forms folder of our Documents Center located within your [Caliber Homeowner Portal](#); or our [community website](#), to obtain an electronic copy of our [Alterations Application](#) form. Once submitted and validated by Management for form accuracy, your request will be forwarded to our ACC and Board for review and decision, within 45 calendar days. Once a decision has been made, the unit owner will be contacted by Management. *(Book of Standards for Community Living, Pages 14-20)*

GARAGE SALES

The South Hampton Spirit Committee and/or Board of Directors may coordinate and pay for the advertising of at least one community wide garage sale per year.

Individual garage sales will not be permitted. For the purposes of this section, the term "Individual garage sales" shall include, but not be limited to, individual estate sales, or any other like-natured sales activity.

(Book of Standards for Community Living, Page 60; Amended April 10, 2018)

GARBAGE/RECYCLING CONTAINERS

All garbage cans and other garbage containers (i.e. recycling) shall be kept inside the garage except on the day of collection by Hillsborough County. Garbage cans shall not be placed outside for pick up earlier than 6pm the night before and empty containers shall be removed from sight and placed back in your garage on the same day as pick up.

All garbage cans or other garbage containers (i.e. recycling) must be able to fully close in order to keep our community clean and minimize wildlife tampering. Any bulk or overflow items must be taken by Member or tenant to the Hillsborough County Linebaugh Collection Center; or held for next collection day.

Trash and recycling services are provided by the Association as part of your monthly assessment fees.

Also, please do not place garbage and recycling containers on any grass or landscape area, keep containers on a concrete area in order to prevent damage to the grass and plants. *(Book of Standards for Community Living, Page 27)*



GUESTS

Guests are always welcome. Please remember Members (and tenant, if applicable) are responsible for the behavior of their family, guests and invitees. *(Book of Standards for Community Living, Page 65)*

HOLIDAY DECORATIONS

Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ACC.

Holiday lights to celebrate Christmas, or similar holiday, may be installed commencing on Thanksgiving and must be removed no later than January 15 of the following year. Holiday lights to celebrate Diwali, or similar holiday, may be installed 15 days prior and must be removed five (5) days after.

Please refer to the following chart, for additional approved holidays and timeframe for allowed decorations:

Holiday	Installation (no earlier than)	Removal (no later than)
Valentine’s Day	15 days prior	5 days after
St. Patrick’s Day	15 days prior	5 days after
Easter	15 days prior	5 days after
Memorial Day	15 days prior	5 days after
Independence Day	15 days prior	5 days after
Halloween	15 days prior	5 days after
Veteran’s Day	15 days prior	5 days after
Diwali	15 days prior	5 days after
Thanksgiving Day	15 days prior	5 days after
Hanukkah	15 days prior	15 days after
Christmas	Thanksgiving Day	January 15

(Book of Standards for Community Living, Pages 28-29; Amended December 1, 2020)

HURRICANE/STORMSHUTTERS

Members are responsible for the installation and removal of your Hurricane/Storm Shutters.

Shutters may be closed or installed upon announcement of a Hurricane Watch in Hillsborough County and must be removed no later than two weeks after the watch/warning is lifted. Should the panels not be removed, the Association is granted an easement to the property to remove the panels and the cost of labor shall be charged to the Member. The Association is not responsible for any damages caused by the removal or for the costs of storage of the panels. *(Book of Standards for Community Living, Pages 43-44)*



LANDSCAPING / LANDSCAPING CHANGES

All property landscaping is maintained and managed by the Association. Please visit our [Landscaping Yearly Schedule of Services](#) for detailed information of our current landscaping service agreement.

No changes to the existing landscaping can be made without the unit owner first requesting approval to do so from the Association's Architectural Control Committee (ACC) and Board of Directors.

Please visit Section DD. – Landscaping (Page 29) of our *Book of Standards for Community Living* for a detailed description of what type of landscaping enhancements are permitted with prior approval; and the Applications and Forms folder of our Documents Center located within your [Caliber Homeowner Portal](#); or our [community website](#), to obtain an electronic copy of our [Alterations Application](#) form for submission. Once submitted and validated by Management for form accuracy, your request will be forwarded to our ACC and Board for review and decision, typically within 45 calendar days. Once a decision has been made, the unit owner will be contacted by Management.

Any approved enhancement will become the sole responsibility of the unit owner to maintain and must be done so in accordance with existing standards. (*Book of Standards for Community Living, Pages 14-20, 29-36*)

PROPERTY LEASING

Homes must be leased in their entirety. Leasing of rooms or portions of the Home and/or any other structure on the Lot is not permitted.

All lease agreements shall be in writing and the term of the lease shall be for a period of no less than one (1) year. "Short Term Leasing" defined as leasing or renting any portion of the Home and/or any other structure on the Lot for a period of less than one (1) year, is never permitted within South Hampton. (i.e. "vacation rentals", Vacation Rentals By Owner "VRBO", Airbnb, VacationStays.com, or similar like service/platform)

A copy of the executed lease must be provided to the [Property Manager](#) within ten (10) days of signing the lease agreement.

Member is responsible to ensure the tenant(s) are aware they will be residing in a Deed Restricted community; and that they will abide by the Governing Documents of which the owner shall be solely responsible for providing a copy of to their tenant(s). In the instance of tenant(s) non-compliance to the Governing Documents, the Member and/or their tenant(s)/guest(s) will be the responsible party and may be fined for the non-compliance. Additionally, the rights to certain common areas and facilities may also be suspended for non-compliance. (*Book of Standards for Community Living, Pages 64-65; Amended April 23, 2019*)

PARKING

Guest parking within our community is very limited. To accommodate our guests, please limit resident parking to your individual garage or driveway. Additionally, please ensure your vendors or contractors utilize your individual driveway when performing services. Street parking is strictly prohibited in order to keep our community safe and to ensure unencumbered access for emergency vehicles.



Section 12.4.4 of our Declaration of Covenants grants the Association the right to tow vehicles that are parked in violation of the Declaration or rules and regulations of the Association. A regulation towing sign has been posted at the entrance of the community in compliance with Florida Statutes 715. *(Book of Standards for Community Living, Pages 74-76)*

PET POLICY

We are a pet friendly community, and welcome your pets! Being out with your pets is always a great way to meet your neighbors!

All pets (dogs and cats) are subject to the Hillsborough County Leash Law and must be leashed and under control when outside. Dogs and cats are not permitted to roam unattended throughout the neighborhood and are not permitted within our tot-lot, playground or pool area; with the exception of assistance animals, such as guide dogs.

Pets (dogs and cats) are not permitted in the playgrounds, within retention or other natural areas, or on another Owner's property without that Owner's permission. *(Book of Standards for Community Living, Pages 68-69)*

POOL

The pool is available to Members, residents and accompanied guests from dawn to dusk.

No glass containers or animals (with the exception of assistance animals, such as guide dogs) are permitted in the pool area.

For the safety of all our Members, residents and accompanied guests; when entering and exiting the pool gates, please ensure that the gate closes securely and never leave the gate propped open in any manner. County code requires that all swimming facilities – both public and private – be secured for safety purposes.

(Book of Standards for Community Living, Pages 70-72; Amended April 23, 2019)

PRESERVE LANDSCAPING

The preserve landscaping is maintained by our landscaping vendor. Member/resident trimming or cutback is NEVER PERMITTED and could result in the Association being fined. Any fines incurred will immediately be charged to the offending Member or resident.

PRESERVE WILDLIFE

The feeding of all wildlife is strictly prohibited. This restriction is in place to ensure the protection of the wildlife as well as the safety of our residents, children and domesticated pets.

SPEED LIMIT

The speed limit on our private streets is 15mph. Speed limits signs are posted throughout the community for everyone's safety.



OTHER IMPORTANT INFORMATION

BOARD MEETINGS

Regular Meetings are held every other month, with our Budget Workshop each September and our Annual Budget Approval, Membership & Election of Directors Meeting each October. We welcome Public Comment during a portion of each meeting, so please join us to share your thoughts and feedback about our great community!

Please monitor the exit gates and pool bulletin boards for date, time and location of each meeting.

Also, please make sure you sign up for eBulletin notices within your Caliber homeowner portal to receive emailed copies of our meeting agendas forty-eight hours prior to each meeting. *(Book of Standards for Community Living, Page 5)*

BUILDING PAINTING

All building and other common area painting is maintained and managed by the Association.

Please visit the Documents Center located within your [Caliber Homeowner Portal](#); or our [community website](#), to review South Hampton's Building Painting Lifecycle Maintenance Program schedule. *(Book of Standards for Community Living, Pages 7-8)*

CABLE TV

South Hampton does not have a bulk cable service agreement in place. Cable TV service is available throughout the community, and each Member has the ability to choose between Spectrum or Frontier Communications. Additionally, Satellite TV service is available to our Members upon receipt of an approved Alteration Application for satellite dish placement. *(Book of Standards for Community Living, Pages 21-22)*

COMMUNICATION / COMMUNITY WEBSITE

We have a variety of tools, to help keep our Members informed! For your convenience, please ensure you have enabled your [Caliber Homeowner Portal](#) to allow electronic communications be sent to an email address of your choice.

Additionally, our [community website](#) has a wealth of information, available at your electronic fingertips! From important community notices, upcoming Board Meeting information and materials, governing documents and electronic forms for a variety of needs, our website is your one stop shop for all things South Hampton to aid your being an active and informed member of our community!

You can also access your Caliber homeowner portal directly from a floating link on the page, from anywhere on the website you may be visiting.



GARBAGE/RECYCLING

Trash collection occurs weekly on Tuesday and Friday; recycling collection occurs weekly on Tuesday.

Please refer to [Hillsborough County's Trash & Recycling](#) website for additional information and any modified or holiday collections schedules or service changes.

ENTRY GATE

Please visit the Applications and Forms folder of our Documents Center located within your [Caliber Homeowner Portal](#); or our [community website](#), to obtain an electronic copy of our [Gate Access System Information Form](#).

For the security of all our residents, please ensure you NEVER share your Personal Access Code with any guest or vendor. Additionally, the sharing of a Personal Access Codes between multiple residents is NEVER permitted.

Additional entry gate remotes are available, to Members only, at a cost of \$40.00 per remote.

MAILBOX ASSIGNMENT AND KEYS

The Association does not maintain mailbox assignment or keys. Members must contact the United States Postal Service to obtain this information.

PEDESTRIAN GATE

For the safety of all our Members and Guests, please do not use the vehicle entrance/exit gates for pedestrian walking access. Both entrances have a dedicated pedestrian gate for your safety and convenience. Please contact our [Property Manager](#) to obtain the Pedestrian Gate code.

POOL KEYS

All Members are provided with a key to the pool area at their closing.

Additional pool entry keys are available, to Members only, at a cost of \$5.00 per key. Please visit the Applications and Forms folder of our Documents Center located within your [Caliber Homeowner Portal](#); or our [community website](#), to obtain an electronic copy of our [Gate Access System Information Form](#) to submit a request to purchase additional pool entry keys.



SECURITY

Onsite 24-hour Security is not provided within South Hampton.

To report a crime in progress, including the following, please call 911 immediately.

1. You see something or someone suspicious
2. You see someone trespassing

Please contact our [Property Manager](#) if:

1. You see someone soliciting
2. To report any of the above, AFTER you have contacted Law Enforcement and it is safe to do so.

UTILITIES

Water, sewer and trash services are provided by Hillsborough County. Since the community is private property, the County bills the community via a master water meter. Your monthly water, sewer and trash billing is covered within your monthly dues to the Association. *(Book of Standards for Community Living, Pages 7-8)*

COMMUNITY MAP

A map of the community has been enclosed for your convenience.





REPAIRS & MAINTENANCE

DRYER VENT CLEANING

Each unit Owner is responsible for the regular cleaning of their dryer vents and to prevent obstructions within their dryer vent lines, to prevent a potential fire hazard.

For the safety of all our residents, our members are strongly encouraged to perform these inspections and cleanings at a minimum annually.

Please visit the [U.S. Fire Administration website](#) for more information.

MAINTENANCE SERVICE REQUEST

All routine Maintenance Service Requests must be submitted electronically through your [Caliber Homeowner Portal](#). Doing so, will allow the submitting Member to follow the progress of their request.

A work order will be created and notes will be added in order to update the submitting Member as to which vendor has been assigned and what the expected date of service will be.

A Board Member and our Property Manager review open work order reports on a regular basis to oversee communication and ensure that resolution comes from each request presented in a timely manner.

MAINTENANCE RESPONSIBILITIES

Please refer to the Association vs. Owner Responsibility for Maintenance section of our *Book of Standards for Community Living* for a detailed list of these responsibilities. (*Book of Standards for Community Living, Pages 7-8*)

Please contact our [Property Manager](#) if you have any further questions.

ROOF REPLACEMENT/REPAIR

All roof replacement/repair is maintained and managed by the Association.

To report any problems or issues, please submit a Maintenance Request within your Caliber homeowner portal. (*Book of Standards for Community Living, Pages 7-8*)

SMOKE ALARMS

In accordance with Hillsborough County Fire Department regulations, each unit Owner is responsible for the installation and the annual maintenance (battery replacement) of all smoke alarms inside the unit Owner's property.



INSURANCE

The Association maintains insurance policies for property, liability and flood for the community.

Please be aware that furniture, personal liability, and personal items as well as other items within your home ARE NOT covered under the policies that the Association maintains. Please contact your personal insurance agent for guidance concerning appropriate coverage.

Each Owner must purchase Homeowner's Insurance to cover the cost of reconstruction of the Home. Additionally, the Owner must require their insurance provider to include the Association as additional insured (see CCR's Section 13.2.1) with the following information shown on the policy:

Additional Insured:
South Hampton Town Homes Association, Inc.
C/O Management & Associates
720 Brooker Creek Blvd., Suite 206
Oldsmar, FL. 34677

On an annual basis or upon request by the Association, each Owner must provide a Certificate of Insurance to the Association's Management Company. *(Book of Standards for Community Living, Page 8)*

Please contact our [Property Manager](#) if you have any further questions.



IMPORTANT CONTACTS

PROPERTY MANAGER

[Management & Associates](#)

Crystal Tedesco, LCAM

720 Brooker Creek Blvd., Suite 206

Oldsmar, FL. 34677

Phone: (813) 433-2000

Fax: (813) 433-2040

Email: CTedesco@mgmt-assoc.com

HILLSBOROUGH COUNTY

Phone: (813) 272-5900 [website](#)

HILLSBOROUGH COUNTY FIRE RESCUE (Non-Emergency)

Phone: (813) 272-6600 [website](#)

HILLSBOROUGH COUNTY PUBLIC SCHOOLS

Phone: (813) 272-4000 [website](#)

HILLSBOROUGH COUNTY SHERIFF'S DEPARTMENT (Non-Emergency)

Phone: (813) 247-8200 [website](#)



IMPORTANT DOCUMENTS AND FORMS

Electronic documents and forms have been made available within the Documents Center of your [Caliber Homeowner Portal](#) and on our [community website](#) for a wide variety of needs.

Below, are a sample of some of the most common documents and forms our newest residents may need.

GOVERNING DOCUMENTS

AMENDED AND RESTATED ARTICLES OF INCORPORATION

Please visit your [Caliber Homeowner Portal](#) to obtain this electronic document.

AMENDED AND RESTATED BYLAWS

Please visit your [Caliber Homeowner Portal](#) to obtain this electronic document.

AMENDED AND RESTATED DECLARATIONS

Please visit your [Caliber Homeowner Portal](#) to obtain this electronic document.

[BOOK OF STANDARDS FOR COMMUNITY LIVING](#)



ADDITIONAL FORMS / REFERENCE MATERIALS

[ALTERATION APPLICATION](#)

[BUILDING PAINTING LIFECYCLE MAINTENANCE PROGRAM PLAN](#)

[CALIBER HOMEOWNER PORTAL REGISTRATION & LOGIN INSTRUCTIONS](#)

[EMERGENCY CONTACT FORM](#)

[EMERGENCY PREPAREDNESS PLAN](#)

[GATE ACCESS SYSTEM INFORMATION FORM](#)

[LANDSCAPING YEARLY SCHEDULE OF SERVICES](#)

[NOTICE OF INTENT TO LEASE HOME](#)