

THE RESERVE AT PELICAN LANDING

Welcome to New Owners and Reminder for Existing Owners (updated: March 2022)

Dear Owner

Welcome to The Reserve at Pelican Landing and congratulations on the purchase of your home! On behalf of The Reserve Homeowners Association Board of Directors and all Reserve homeowners, we would like to welcome you to our community. Over the coming months we look forward to meeting you, whether it be walking down the streets, at the pool or at a community activity. Meanwhile, here is some information about our community you will want to keep handy for reference:

Governance

Your homeowners' association is governed by a board of volunteer directors. This Board is elected by the community annually to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. The Board meets monthly during season (November — April) at the pool. All meetings are announced and open to all owners.

Property Management

Southwest Property Management is our property management company. Our property manager should be contacted for most community service issues, for complaints regarding specific bylaw violations and for any questions regarding your homeowners' dues assessment. Her/his contact information is found on this site under the "Contacts" tab.

Rules and Regulations

Please take the time to read through the documents you received during the home purchase process and the attached summary of our most important rules and regulations, covering the following topics:

- Common Areas
- Appearance of Unit Exteriors
- Use of Barbeque Grills at Residences
- Storage of Combustibles
- Access to Units
- Actions to be Taken in the Event of Impending Severe Weather
- Waste Disposal
- HVAC (Heating, Ventilation and Air Conditioning) System Maintenance
- Pets
- Minors
- Pool and Pool Area Rules
- Parking
- Occupancy in the Absence of Owner

Home Watch Services

All homeowners are required to have a home watch service checking on their units weekly when not in residence.

Access by Board During Owner Absences

Item number 5 on the attached Rules and Regulations notes that "The Association must retain a (current) key or code to all residential units for use in case of emergency." This important rule allows, in your absence, someone on site to enter your unit for the various safety inspections, vent cleaning etc. that we require and also in case of emergency. Our Board President is the keeper of these keys/codes and has been provided one for your unit. However if at any time you change the key/code please provide us a new key/code immediately.

Payment of Quarterly Dues

Options for payment of your quarterly dues are communicated to you by Southwest Property Management. Included are methods for payment by check as well as automatic withdrawal.

Our Web Site

Our community web site, available at www.pelicanreserve.com, is the official communication channel between the Board of Directors and the membership. It provides a wealth of information, including:

- upcoming activities and events and announcements
- a community calendar
- owner directory
- use of community amenities
- rules and regulations
- alteration/repair/approval requirements
- board and committee members and property management information
- area news and weather
- information on area restaurants, entertainment, healthcare, utilities etc
- recent board meeting minutes
- property management contact information
- leasing information and forms
- upcoming activities and events and announcements

To receive access to the Owner's Section of our website please email PelicanReserve@gmail.com with your name and email address. Upon receipt of your name and address, you will also receive information about entering your own directory information and begin to receive a weekly email about upcoming events and other community information.

Property Improvements

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please keep in mind that the Association has an Architectural Review Committee to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior (lanai enclosures/hurricane shutters only) and structural interior changes. The purpose of this review is to protect our scenic environment and maintain the value of our homes. All modifications to the exterior or interior structure of your property must be submitted to the Architectural Committee for approval before any work begins.

Cable Television and Internet

Cable Television/Internet: Pelican Landing has a contract with Hotwire for basic cable and internet service to each unit. To add to the basic service, call Hotwire at 1-800-335-5668.

Committee Participation

Volunteers are always needed for our various committees and for serving on the Board. Your Association functions well only when homeowners are actively involved. Please contact a board member if you are interested in serving.

Again, welcome to The Reserve! We look forward to you falling in love with this neighborhood as much as we have. We know you'll find our neighborhood is a great place to live and we encourage your participation in our activities and functions.

The Reserve at Pelican Landing Homeowners Association Board