

WORTHINGTON

COMMUNITY ASSOCIATION, INC.

COMMUNITY INFORMATION SHEET

- You are now a part of a community association of 89 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 welcome to attend.
- **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. Each December, you should receive official notification regarding the assessment for the upcoming year. If you do not receive an assessment notice including payment coupons, please contact management prior to the beginning of the new assessment year.
- The McNeil Management Homeowner Portal is available at www.mcneilmsi.com. Please register your account to gain access to perform the complete management of your Association owner account including your dues, property/alteration requests, notification history, enforcement requests, community forms, and other related communications.
- The community website is located at worthingtonriverview.com. The Master community website is located at www.Phase2PTHOA.com. There is a CDD pool and various amenities for your use, located at 11518 Newgate Crest Drive. Contact the recreation center staff at (813) 671-0831 for information.
- This is a deed restricted community, so please make yourself aware of the restrictions located on the community website. **Also be aware that any changes you wish to make to your property, landscape or home exterior must be pre-approved in writing by the architectural committee.** Owners can submit an alteration application through the Homeowner Portal.
- It is each homeowner's responsibility to update the association regarding any change to contact information. A change to your mailing address of record, telephone number or e-mail address can be updated through the Homeowner Portal. **Please note there is only one Mailing Address of Record per lot.** Proof of name change must be submitted to management@mcneilmsi.com.
- If you lease your property, **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 at a charge if not received from the previous owner. A gate programming form is available on the website. Submit a completed form to management upon move-in to ensure you have gate access. 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.
- **Most lots within the community make use of a common irrigation system** including controllers, timers, piping, etc. If there are any issues or difficulties with the irrigation on your lot, please obtain an irrigation service request form on the community website and familiarize yourself with the irrigation maintenance responsibilities. Please submit the form to management.
- Attached are sheets 7-8-9 of the Association's Overall Master Drainage Plan. For the complete document, please refer to the Association's website. Owners are **encouraged** to ensure that any SWFWMD drains that may be located on or near your property are notated appropriately. **This may require that you seek the advice of a professional survey engineer at your own expense.** The pages are identified as Panther Trace Phase 2 Townhomes (Village 6). Please understand that this is correct, as the land was initially developed as a townhome community.
- If you contact your waste service provider, they will be able to supply you with current information about your scheduled trash, recycling and yard waste 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.
- The McNeil Management Homeowner Portal contains a document (Community box/references) with the location of all water mains and valve boxes throughout the community. You will need to **reference the document if you have a water emergency.** Note: The neighborhood has shared water valve boxes; please communicate with the neighbors in your immediate vicinity before shutting off the water main/valve.

McNeil Management Services, Inc. -- P.O. Box 6235, Brandon, FL 33508-6004

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Community Website: www.worthingtonriverview.com