

# CITRUS WOOD

HOMEOWNERS ASSOCIATION, INC.

## Community Information Sheet

- You are now a part of a community association of 101 homes. 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.
- All **community forms** are available on the association website located at [www.citruswoodhoa.com](http://www.citruswoodhoa.com).
- **Mandatory annual assessments are due on July 1<sup>st</sup> each year.** Please contact management if you need a coupon book as one can be provided for a charge. You should receive official notification each June regarding the assessment for the upcoming year. If you do not receive an assessment notice including payment coupons, please contact management prior to the assessment due date.
- 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, **landscape 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 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 Address of Record per lot.**
- **If you lease your property**, please ensure tenants are provided copies of deed restrictions and understand their need to abide by them. We remind you that as the owner, you are responsible for the actions of your tenants. Please share the community's website address, as most information is available online.
- 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.
- A **message board** is located at the center island as you exit the community. Your Board of Directors will update the information communicated as needed.

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