

HARBOUR POINT HOMEOWNERS ASSOCIATION, INC.



JUNE 2026 COMMUNITY UPDATE!

Dear Harbour Point HOA Members,

Florida summer has been welcomed by some very warm days. We hope you stay cool if you are at Harbour Point. Many improvements/updates continue to be made around Harbour Point. The enhancement not only increases the value of the home, but it also increases the value of the whole community and makes it a place we can all be proud to call home.

We wanted to update you on several activities in our community and remind you of a few guidelines.

IMPORTANT COMMUNITY VOTE: In March we sent a letter outlining the vote we will be conducting to update the filing of our Association Documents. WE ARE NOT CHANGING OUR DOCUMENTS, we are simply voting to refile them in accordance with the Florida Marketable Records Title Act, which was enacted through Florida Legislation. Please look for a packet in the next 30 days. It will explain the purpose and process and ask you to fill out and send in your ballot. We need 50% +1 of all homeowners voting yes to file our documents. Thank you in advance for your cooperation. Please reach out to Tout Management or the Board members if you have any questions once you receive your packet.

STREETLIGHTS: At the last board meeting the board approved the purchase of replacement streetlights for the community. They are similar to the current lights, however with the updated model we will see brighter lights with increased battery capacity. The lights have been received, and Wayne has completed the installation and repainting of the support posts.

MOWING: Please make sure you keep the common areas of your yard free of obstacles for the mowing team. This includes chairs, tables, water hoses, and dog feces. Also, since Thursday is both trash day and mowing day, please keep your trash cans and other trash either in your driveway or on the street so they can properly mow.

Covenants, Article IV Section 1, H: No livestock, horses, poultry or animals of any kind shall be raised, bred or kept on any Unit, with the exception of cats and dogs which may be raised and/or kept on a Unit. Such pets must be on a leash when walked in the Community or are otherwise outside of a Unit. The Owner shall be responsible for cleaning up after any pet.

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Rules and Regs, RESTRICTIONS "C": All animals must be kept on a physical leash and under control when outside the unit so as to not be a threat or annoyance to others. Owners must clean up after their animals at all times. Electronic or invisible fences are not permitted.

Rules and Regs, "COMMON GROUNDS "C":

Personal belongings such as garden hoses, lawn chairs, toys, etc. should be removed from the common grounds on days when mowing or chemical applications occur.

YEAR END FINANCIAL REPORT: The 2025 Year End Financial Report has been completed by a CPA. A copy of the Report can be found on our website at <https://www.harbourpointhoa.org/>. You can also email office@toutmgmt.com for a copy to be emailed or mailed to you. Please include your property address in your request.

FINANCIAL OVERSIGHT COMMITTEE: If anyone is interested in serving on this committee please inform Tout Management. We need to try and reestablish this committee.

STORAGE YARD: For those of you with a storage yard space, you should have received a letter for the \$100 fee (due July 1). Please also remember to send in a current copy of your trailer registration.

HOME INSURANCE REQUIREMENTS: Remember, as you renew your Home Insurance, that according to our Covenants Article IX Section 1, you must have Home Insurance, and you *must* name Harbour Point HOA as an "Interested Party". Please make sure Tout Management gets a copy of your Declaration page.

STREET PARKING: Remember parking is only allowed on one side of our community streets. Please remind any vendors working at your property to follow this rule. Also, remember there is no parking on the lawns. It not only damages the grass but also damages sprinkler heads. Lastly, there is no overnight parking at the clubhouse. You can get temporary permission for overnight parking to accommodate visitors. Contact Tout Management with permission requests. If permission is given remember to put the home address and cell number associated with the vehicle in case any issues arise.

We hope you will agree that our community looks amazing. Thanks to all of you who provided their support in many ways to help make Harbour Point a great place to live. Remember if you have any comments or concerns, please contact Tout Management.

Sincerely
Harbour Point HOA Board