

SUMMER TREES HOMEOWNERS' ASSOCIATION, INC.

SUMMER TREES WEST

48 Cypress Pond Road
Port Orange, FL 32128

Welcome to the Summer Trees West d/b/a

DEED RESTRICTED COMMUNITY

The neighborhood is close to award winning schools, restaurants, stores, medical facilities and more. 2 miles of walking paths along Cypress Pond are enjoyed by owners while on a walk or bike and even better with their dog.

A Message from the Board Members of Summer Trees West HOA.

The Summertrees Homeowners Association (HOA), d/b/a West is a not-for-profit organization. The HOA is governed by the STW Declaration of Covenants and Restrictions (C&Rs). These covenants, or rules, govern what can and cannot occur on properties within STW. When a new home buyer purchases in STW, the owner becomes a mandatory member of the Association and is responsible for paying all Association fees and abiding by the rules set forth in the C&Rs.

*To read all the governing documents for the HOA, go to the Webpage
<https://atlanticcommunitymanagement.com/index.php/summer-trees-documents>*

STW Homeowner's Association is currently managed by a seven-member Board of Directors. The elected Board members are residents of STW who volunteer their time to serve the community. The Board is generally voted into office by the community and is charged with the responsibility of developing and managing the budget and assuring that the governing covenants and By-Laws are consistent with mission statement of STW.

MISSION STATEMENT

Our mission is to manage the operations of Summer Trees West to effectively maintain the community, to preserve property values, the natural surroundings, and foster community spirit.

Any HOA dues payment is to be sent/delivered to:
Atlantic Community Association Management and Accounting Inc.,

Physical and Mailing Address:

507 HERBERT STREET, STE. C,
PORT ORANGE, FL, 32129.

St. John's Storm Water Management District has jurisdiction over the wetlands along Hickory Lane and Magnolia Loop

SUMMER TREES HOMEOWNERS ASSOCIATION, INC.

SUMMER TREES WEST (dba)

(Phase I, II, II-A, II-B)

A 55 and Older Community

A Florida private corporation under Not-for-profit, F.S 617 and F. S. 720.

stwhoapo@gmail.com

Architectural Review

STW has a committee established that has two tasks in their position description.

- An annual review of the exterior of the 237 homes.
- To assist owners that request a modification to the exterior of their home.

Annual, in the cooler November month, a team will be walking on the common ground to review the exterior of each home. Owner volunteers will assess the condition of the paint, fence, wood rot of home, clutter, and private area. A form is attached for reference. The intent or goal of the review is to alert the owners of possible items that may need maintenance. STW is an older community that has been maintained through the committee.

Modification requests made by the 237 individuals is processed by the committee to maintain the footprint. The permitting process by City of Port Orange planning is strict. The committee will provide input to each request.

_____ Local documents DCCR and FS720 is the foundation for the association members _____

STW was established in 1976 by Bill Russel developer and general contractor. Infrastructure and site plans carried out through 1980 for the over 50 acres. The 237 homes, consisting of some 90 buildings, were constructed by 1984. Russel deeded over the common area, to the association members in 1985.

The 90 buildings, 237 homes, with individual recorded deeds in Volusia county, is made up of quads, triplex, duplex, and single family are fully owed by 237 association members. The land surrounding the 90 buildings is owned by the Homeowners Association members. The association elects up to seven board members from that are deeded owners to represent the association members' interest. The interests, bylaws, rules, and regulations are defined in the Covenants and restrictions, DCCR, and more broadly supported by written policies and procedures.

720.3035 Architectural control covenants; parcel owner improvements; rights and privileges. — This Florida Statute governs the authority of the board. The 237 properties have deed restrictions which is defined the local DCR's.