



THE
PRESERVE
AT HONEY CREEK
Homeowners Association

HOA 101

September 10, 2025

6:00PM

Agenda

- Introduction to the team
- HOA Operation
- Online Portal/Website
- Annual Assessments
- Declaration of Covenants, Conditions and Restrictions
- HOA Voting Process
- Questions and Answer

Introduction to the Legacy team

Michael Mitchell - Community Manager

Primary point of contact for HOA operations, vendor coordination, policy enforcement, and community concerns.

Michael@legacyswhoa.com - 214-705 -1615 extension 130

Brittany Semrau - Admin

Assists with homeowner inquiries, amenity access, key distribution, and administrative support.

Brittany@legacyswhoa.com - 214-705 -1615 extension 123

Chase Smith - Compliance Manager

Handles property inspections, violation notices, and ensures community standards are upheld.

Chase@legacyswhoa .com - 214-705 -1615extension 118

FOR AFTER -HOURS EMERGENCIES, PLEASE CALL (972) 382 -6509 OR DIAL
'911'

What do my assessments pay for?

The HOA is required to pay for all operating expenses of the community while contributing monies to the Reserve account.

Your assessments are applied to the listed items:

- General maintenance of all common areas, i.e., landscape & pool services.
- Electricity to operate the irrigation systems throughout the community.
- Utility Services
- Repairs and general maintenance of the irrigation systems, i.e., replacing broken sprinkler heads, valves, etc.
- Miscellaneous common area repairs, i.e., minor landscape material replacements, etc.
- Repair of major assets.
- Insurance premiums
- Corporate and federal tax obligations.
- Correspondence letters to homeowners, Annual Meeting notices, ACC letters, etc



To make a payment, go to
<https://lswpm.cincwebaxis.com> or
scan here

Please keep in mind that this represents only a fraction of the services that homeowner assessments provide for your community. Legacy Southwest Property Management Company was selected by the Board of Directors to provide professional management services.

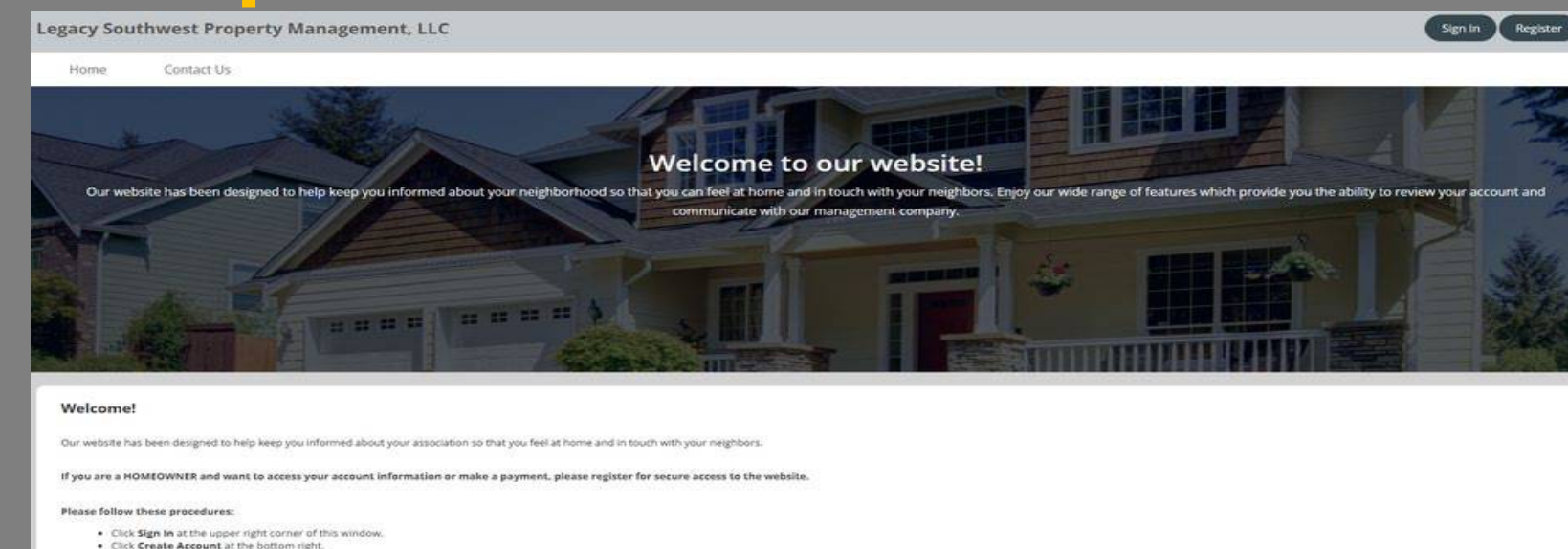
Website/Online Portal

Preserveathoneycreekhoa.com



- Stay up to date on news and events
- Access governing documents
- Helpful information

Lswpm.cincwebaxis.com



- View your account balance
- Make payments
- Submit ACC requests

2025 Assessments

Annual Assessments

\$833.00/year

- Due January 1st of each year.

Declaration of Covenants, Conditions and Restrictions

Trash Cans - DCCR 3.4

- Must be stored inside the garage or behind the house/fence/retaining wall.
- Can also be concealed by landscaping, as long as they are not visible from the street, alley, or neighboring lots.
- Visibility from any public or adjacent view is not permitted.

Signs - DCCR 2.15

- ACC approval is required for most signs unless exceptions apply.
- Exceptions include:
 - One (1) temporary "For Sale" sign (max 5 sq. ft. per side, max 4 ft. high).
 - One (1) candidate or measure sign per election, ground-mounted, within specific timeframes (90 days before, 10 days after election).
 - "No soliciting" or "security" signs near the front door (max 25 sq. in.).
- "For Rent" and "For Lease" signs are prohibited.

Landscaping - DCCR 2.11

- Homeowners are responsible for keeping their lots clean, safe, and attractive.
- Maintenance must include:
 - Lawn mowing, edging, watering, and pruning trees/shrubs.
 - Removal of litter, weeds, and keeping planting beds free of turf grass.
 - Ensuring mechanical systems and lighting are functional.
 - Sidewalk/driveway upkeep, repainting, and repairing damage to structures.
- The Board decides if a property violates maintenance standards.

Rental Homes - DCCR 3.2

- Minimum lease term is 6 months — short-term rentals (like Airbnb) are not allowed.
- All leases must be in writing, and tenants must receive a copy of the community's Restrictions.
- Owners must notify the HOA of any lease within 10 days of the lease start date.
- The Board may request additional information related to the lease as part of this notification.

HOA Voting Process

One Vote per Lot: Each Lot owner receives one (1) vote per Lot they own

Declarant Voting Rights: During the Development Period, the Declarant (Lennar) holds four (4) additional votes for every one (1) vote outstanding in favor of any other person or entity. This means the Declarant maintains weighted voting control until the Development Period ends

Co-Owners: If more than one person/entity owns a Lot, they all count as Members, but the Lot still gets only one vote total. The vote must be designated in writing to the Association Secretary by the Lot owners

Majority Rules: Directors are elected by the highest number of votes received. Proxies, written ballots, votes may be used depending on meeting procedures set in the Bylaws.

Annual Meeting Update: At this year's Annual Meeting, one (1) Board seat will be open for election. Homeowners in good standing will have the opportunity to vote for a candidate to fill this position.

Questions and Answers