

MEMO
SUN CITY CENTER WEST MASTER ASSOCIATION, INC
(“Master Association”)
DUTIES AND RESPONSIBILITIES

PURPOSE

This is the general purpose of the Master Association as stated in Article II of the recorded Articles of Incorporation, as amended:

“The general purpose of the Master Association is to provide supervision, management, and determination as to the care and maintenance of roads, traffic control, landscaping within the roadway areas, drainage systems, and irrigation systems (including all wells, pumps, pipes, and other facilities or equipment thereof) located throughout the Kings Point Project, as well as other matters determined to be in the best interest of the Master Association by the Board of Directors from time to time....”

The purpose of this memo is to explain in more detail what is required to fulfill these duties and responsibilities.

To-date, Kings Point community includes 111 individual condominium or homeowner associations containing 5,227 closed units, with an expected 5665 units at build out, and over 675 acres of developed land.

The Developer (as defined in the Articles of Incorporation) has the right to deed real property over to the Master Association. Property maintenance includes, but is not limited to: roadways, parks, median strips, banks of Cypress Creek, irrigation pumps and timers, irrigation lines in excess of one inch (1”), underground storm drain systems and lakes, including weir structures.

Sixty-six (66) deeds have been recorded at the Hillsborough County Recorder’s Office, transferring 176 plus acres (Roads 76.75A, Lakes 78.70A, Green Space 18A and Boundary Fence 3.14A) of land from the Developer to the Master Association. This includes twenty-seven (27) lakes, which are being maintained under contract, lawns & landscape, which are also being maintained under a separate contract, and seven (7) major roadways. Also, included in the property maintained by the Master Association is the pedestrian bridge over Cypress Creek and a fence line along 36th Street.

To maximize efficiency, the Master Association has been given the responsibility for maintaining all roadways within the Kings Point Community (estimated to be over 33 miles or over 518,973 square yards of asphalt to-date). The Master Association’s maintenance responsibility does not include individual associations’ carports. As a courtesy, the Master Association notifies associations’ when a paving project is scheduled. The individual associations may take advantage of the contractor’s discount

by paving their carports at that time. A fifteen-year program has been developed to schedule and fund timely maintenance of the roadways. This schedule must be revised annually to add new streets and update costs. Specifications for maintaining roadways have been written according to American Asphalt Institute recommendations to insure satisfactory results. Legal contracts are entered into for each project, to protect both the residents and contractor.

Maintenance also includes refurbishing and replacing traffic control and street signs within Kings Point, after the original installation.

The irrigation loop system is composed of four major wells (one 6", one 8", and two 10") with two 75 HP pumps and two 40 HP pumps. The loop can be isolated in two parts. The upper (northern) portion serves all associations in Andover, Bedford, Cambridge, Dorchester, Fairfield, Gloucester and Knolls plus Manchester I and Kings Blvd. medians. The lower (southern) portion of the loop serves all associations in Highgate, Idlewood, Lancaster and Quail Pass. Additionally, there are sixty plus pumps ranging from 5 HP to 7.5 HP serving the other individual associations, irrigating from and refilling designated lakes. There are over two hundred fifty-five (255) zone control clocks. An inventory of replacement parts has been stocked to expedite repairs as well as save money. Inventory control is important to reorder parts in a timely manner and the Master Association receives a discount of 30 %, by ordering directly from our supplier.

The drainage system includes the twenty-seven (27) lakes with individual weirs, portions of Cypress Creek, and underground storm drains. An undetermined amount of these older drains are 24" corrugated iron. The average life of the corrugated material is 13 to 15 years. The first units were built in Kings Point in 1972, so drain pipe replacement is an ongoing concern.

The Master Association budgets annually for the common area maintenance needs, including plant replacements. The Master Association prudently reserves funds for road refurbishing, storm drain replacement, common irrigation system repairs, and maintenance of pedestrian bridges within Kings Point.

The management company for the SCCW Master Association is:

WCI Property Management

2020 Clubhouse Drive

Sun City Center, FL 33573

CONTACT:

cathykurek@wcommunities.com

Phone: 813-642-1498

danaphillips@wcommunities.com

Phone: 813-642-1409

mariancroke@wcommunities.com

Phone: 813-642-1435