

Handbook

Tompson Point POA Architectural Handbook

Dear Residents,

For your information the Architecture Review Committee has been added to the Tompson Point Homeowners Association. It is comprised of three volunteer residents:

Carol Miller, Chair and liaison to the board

Sharon Davis

Judy Campagnola

Jim Bonner, alternate

The major role of this committee is to assist residents and enable the property owner to make modifications that not only preserve but enhance their homes. The purpose of the ARC committee is to maintain the aesthetics while remaining in compliance with the CCR's for the community as well as the Master. We are available to assist and provide guidance if needed. It is our hope that we will be able to help you achieve your dream and maintain the integrity of Tompson Point Architecture.

In PGAV you are members of two associations. PGAV is the master association and maintains "association" over the entire community. Tompson Point is considered a sub-association of the PGAV.

In many instances a resident may need to seek approvals first from the Tompson Point Homeowners Association and a second approval from the PGAV Master Arc Committee. You will find the requirements for these changes in the Master Arc Documents. Our committee will be available to you, if needed.

We have provided a list of our current residents for your convenience.

When

An Architectural Review is required whenever a resident wants to modify the exterior of their home. Remember your home includes the driveway, and or landscaping around your home. It does not include the sidewalk as this is common property and can only be modified by the HOA, POA.

The Resident is the homeowner named on the recorded deed and Property Tax Record.

You can find this information at:

Property Tax Record: www.pasis.gov

Recorded Deed: <https://stlucieclerk.gov>

The below items require Architectural Review:

Exterior paint

Roof replacement

Rain gutter and downspout replacement

Window replacement

Front entry door, Garage door

Installation of objects to exterior, eg: antennas, satellite dish, solar panels, etc.

Installation of generators, Propane tanks

Installation of shutters

Modifications to screened patio or door

All exterior modification of a home

Guidelines

The Architectural Committee will consider all requests on an individual basis. We ask that you consider the Mediterranean Style Architecture of Thompson Point, and make your choices accordingly.

Paint Colors: Should remain neutral: whites, beiges, greys, khakis

Roof Material should be concrete tile, stone coating metal tile or faux metal tile.

Color should coordinate with the paint color of your house and trim. It should also maintain the aesthetics of the Mediterranean style that already exists at Thompson Point, but in a more modern theme.

We want to keep our neighborhood beautiful as well as keeping up with the more modern trends. This is important as we wish to maintain our property values as well as compete in the real estate market.

No Asphalt or standing seam metal roofs, please!

Committee Responsibilities

- 1.The committee is responsible to ensure compatible architecture and harmonious development for both the Master and Thompson Point.
- 2.The committee is a partner with the Master POA in the review process.
3. The committee will review and approve the property owners application promptly or provide objections based on the HOA and Master Arc documents and provide a clear route to compliance.

4. Establish new or revised criteria for HOA architectural and exterior design, subject to the board.

Meetings

1. The committee shall meet once a month, or as needed to review applications received.

2. Meetings can be in person, by telephone, or similar means which are acceptable within Statute FL 720.

3. Notice of meetings will be posted to all residents of the HOA.

Resident Responsibilities

Residents are expected to keep their home exterior in good condition. Exterior damage and rot should be repaired upon discovery. The HOA routinely walks through Thompson Point to ensure homes and community property are in good condition.

Currently the walk through is scheduled for the first Thursday of each month.

Homeowners are expected to “spot-paint” areas where they have performed exterior repairs with a matching color.

Applications:

Applications must include the following:

Completed Application form

Information: Name, License, Proof of Liability and Workers Compensation Insurance

Scope of work

Copy of survey (Site Plan)

Detailed Plans

Specifications of proposed alteration

Approval process may be delayed if insufficient Information is provided

Applications are submitted to Watson Management first for review. From there they are sent to the ARC for consideration.

<https://watsonassociationmanagement.com>

Click on Properties

Click on Thompson Point

Click on Thompson Point Arc Request Form 2.20.24

Forms needed to submit to the POA are available on the above website or at the Island Club