

FREQUENTLY ASKED QUESTIONS ABOUT CAMBRIDGE COVE

1. **I'm a new Cambridge Cove homeowner, how do I get the password for the CCHOA Members Only website page?** Go to CambridgeCove.org and select *Request Members Only Access*.
2. **We just moved into Cambridge Cove and are new to the area, where do I find out who my utility providers are?** Go to CambridgeCove.org and select *Municipal Services Directory* for links to the utility companies and government agencies that provide services in Cambridge Cove.
3. **What are the assigned public schools for our area?** Cimino Elementary, Burns Middle, and Bloomingdale High.
4. **What days is the trash picked up?** Tuesdays (Trash, Recycling & Yard Waste) and Fridays (Trash ONLY).
5. **What about larger household items?** Bulky items such as appliances, furniture, bedding, and building materials are not eligible for curbside pick-up. Go to CambridgeCove.org and select *Municipal Services Directory* for a link to Solid Waste Services.
6. **What days may I water my lawn?** The County restricts water use and determines watering days. Go to CambridgeCove.org and select *Municipal Services Directory* for a link to the Public Utilities Department's current restrictions.
7. **How do I get my code for the gate?** Go to the CambridgeCove.org *Members Only Page* to submit the online form *Gate Access Request*.
8. **I gave my gate code to a guest and they may have given the code to someone who should not have access. What should I do?** Go to CambridgeCove.org, *Members Only Page* to submit the online form *Change Existing Gate Codes & Call Box Listings*.
9. **How can I allow a visitor gate access?** At the gate call box, visitors can find your last name in the residents' directory. Selecting your name will call your designated phone number. You can then remotely open the gate for your visitor by pressing the number "9"

on your phone. For more information go to CambridgeCove.org and select *Gate Information*.

10. **If the gate isn't working properly, whom do I contact?** Send an email to CambridgeCoveHOA@gmail.com or call the Association's management agent, Rizzetta & Company, at (813) 533-2950.
11. **What if law enforcement or the fire rescue department need to enter Cambridge Cove?** County ordinance requires all gated communities to provide emergency services with special access to the community. When calling 911, the emergency operator will be notified that your address is in a gated community. You do not need to take any special action to provide access.
12. **Who runs the Association?** Three Directors are elected at the annual Membership meeting in November or December. Go to CambridgeCove.org for links explaining the Association's governance and services.
13. **Where can I get a copy of the deed restrictions and covenants?** All of the official documents for Cambridge Cove are available at CambridgeCove.org at *CCHOA Documents*.
14. **Do I need approval before I add to or modify the exterior look of my home and property?** Yes. The Architectural Control Committee (ACC) is responsible to the Board of Directors for reviewing and approving or disapproving any external property changes. The Form and instructions for submitting a modification request are at - CambridgeCove.org. ACC approval must be obtained **before** work may start. The management agent, Rizzetta & Company, Inc. is the primary contact on ACC matters.
15. **Why do I pay a Homeowners Association assessment?** The services of the CCHOA are funded by an annual assessment of every lot in Cambridge Cove. The Board of Directors determines the annual budget each December for the coming year. The Association's management agent mails out invoices to every lot owner in January and June for the twice-a-year payment. See CambridgeCove.org for an explanation of the Association's governance and a listing of the services provided.
16. **When does the Board of Directors meet?** The Board holds regular bi-monthly meetings and, when necessary, special meetings to meet the management needs of the Association. Notice of Board of Director meetings is posted on the Association's bulletin

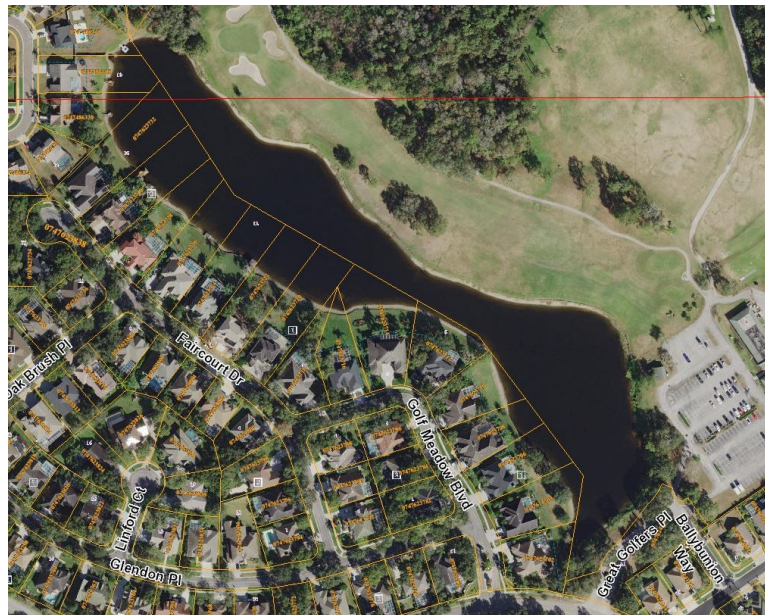
board at the exit gate, on www.CambridgeCove.org. Email notices are also sent to homeowners with registered email addresses. Meetings are open to homeowners.

17. How do I report a violation of the property restrictions? Homeowners can submit an online form on the *Members Only Page* to report restriction violations.

18. Are yard sales permitted in Cambridge Cove? The Association allows up to two sales per year on a Saturday in the springtime and optionally in the fall. No other sales may be held. Yard sale dates will be announced on the Association bulletin board and CambridgeCove.org.

19. Which post office delivers the mail and where is it located? The Valrico Post Office is located at 2406 E State Road 60, Valrico, FL 33594

20. I live on the golf course lake. Who is responsible for the maintenance of the lake and shoreline. There are 20 properties that own the lake area. The Bloomingdale Golfers Club owns approximately half of the lake. The balance of the lake ownership consists of 16 Cambridge Cove properties and 3 properties on Rainbrook Circle. These properties are responsible for the maintenance of their portion of the lake. The lake also includes a drainage easement to Hillsborough County since the lake is a part of the community-wide drainage network. The CCHOA does not have responsibility for maintaining the lake or shoreline since there are no common areas adjacent to the lake and there is no designated access to the lake for Association members who do not own property on the lakefront.



21. What is the Bloomingdale Special Taxing District (BSTD)? The BSTD is a dependent special taxing district of Hillsborough County that is managed by a local Board of Trustees. It is responsible for maintaining the common areas in the Bloomingdale subdivision. This includes entryways, grass, shrubs, plants, trees, and

cleanliness of the rights of way. Funding is collected as a non-ad valorem assessment on your annual property tax bill. The area in front of Cambridge Cove's entrance and the wall bordering Natures Way are maintained by the BSTD. Go to <https://bloomingdale.mydistrictwebsite.com/> for more information on the BSTD.

22. **What is the Bloomingdale Neighborhood Association (BNA)?** The BNA (formerly the Bloomingdale Homeowners Association) is a volunteer civic organization for all homes in the Bloomingdale area. The annual dues are not mandatory. The BNA publishes the monthly Bloomingdale Gazette and represents the interests of Bloomingdale homeowners, including Cambridge Cove at government and similar meetings. Go to [Bloomingdale.life](https://bloomingdale.life) for more information on the BNA.