

## Solterra Resort Community Association Inc.

5200 Solterra Blvd

Davenport, FL 33837

(407) 2705-2190

[SolterraHOA.com](http://SolterraHOA.com)

Dear Solterra Resort Residents,

Due to the changes within the community, we wanted to provide you with an updated breakdown of responsibilities between the HOA, CDD, and homeowners. Each group has its responsibilities, but achieving the best look and environment will require everyone to work together and do their part.

### Security

- Front gate and gatehouse management (CDD)
- Front gate parking passes (CDD)
- Parking policy enforcement
  - Parking on the street (CDD)
  - Parking on the grass (HOA)
- Solterra Springs private gate (HOA)
- Personal property (Individual homeowners/rental property managers)
- CDD-maintained property/amenities (CDD District manager)

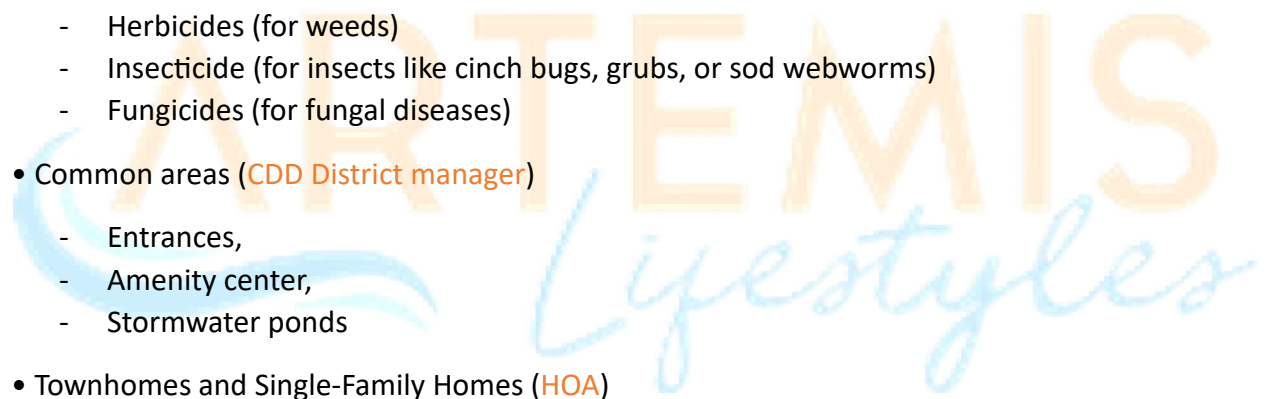
### Lifestyles/Amenities

- Pest control
  - Wildlife control (wildlife & pests) (CDD)
  - Pests on private property (interior & exterior) (Homeowners)
- Daily operations of HOA for all homeowners including Villatel (HOA)
- Amenity center management (CDD)
  - Pool,
  - Slide,
  - Lazy river,
  - Gym,

- Spa infrastructure and pest control,
- Pool monitors,
- Lifestyles activities and amenity center reservations
- Residential internet/WIFI (HOA Via Spectrum)
- Solterra Blvd. trash compactor (HOA)
- Valet trash (HOA)
- Amenity center private dumpster (CDD)
- Solterra Eats - Resort Bar & Grill infrastructure (CDD)
- Solterra Eats – Resort Bar & Grill service/management (CDD via Evergreen)

### **Landscape/Irrigation & Aquatics**

- Landscape/garden chemicals (HOA via Brightview)
  - Herbicides (for weeds)
  - Insecticide (for insects like cinch bugs, grubs, or sod webworms)
  - Fungicides (for fungal diseases)
- Common areas (CDD District manager)
  - Entrances,
  - Amenity center,
  - Stormwater ponds
- Townhomes and Single-Family Homes (HOA)
  - Oaktree Drive
  - Oaktree Loop
  - Acorn Ct
  - Oakbourne Ave
  - Wildwood Way
  - Terrasonesta Drive
  - Oakmoss Loop
  - Red Oak Rd
  - Misty Oak Circle
  - Broad Oak Drive
  - Oakwood St
  - Oak Green Loop
  - Oak Spring Lane
  - Oak Reflection Loop



- Solterra Springs (**Homeowners**)
  - Oak Blossom Dr.,
  - Oak Bluff Dr.,
  - Oak Crest St.,
  - Oak Marsh St.
- Reclaimed water (**HOA**)
  - Single-family homes
  - Townhomes
  - Dog walking area in the springs
- Stormwater System (**CDD District Manager**)
  - Water quality
  - Drainage infrastructure
- Requests for easement access over CDD property (**CDD District Manager**)

## **Hardscape**

- Interior home repairs (**Homeowner**)
- Exterior home repairs (Townhomes Only) (**HOA**)  
(Due to normal wear and tear)
  - Exterior maintenance
  - Pressure washing
  - Roof repairs (fully insured roof)
- Street signs outside Solterra Springs (**CDD**)
- Solterra Springs street repairs & street signs (**HOA**)
- Sidewalk repairs
  - Adjacent to personal property (**Individual homeowners/rental property managers**)
  - Adjacent to the Amenity Center and CDD-maintained common areas (**CDD**)
- Road repairs
  - Outside Solterra Springs (**CDD**)
  - Solterra Springs (**HOA**)
- Streetlights (**Duke Energy**)
- Pine Tree Rd ([polk-county.net/roads-and-drainage](http://polk-county.net/roads-and-drainage))