

Cove at West Port

Gate Registration

Resident Name Displayed at Unit (Last Name, First Initial)	Call Box Contact		Bar Code, Card, or Transmitter Number				ADDRESS / COMMENTS
	AREA CODE	PHONE	Bar Code 1	Bar Code2	DEVICE3	DEVICE4	

Please complete this form at closing

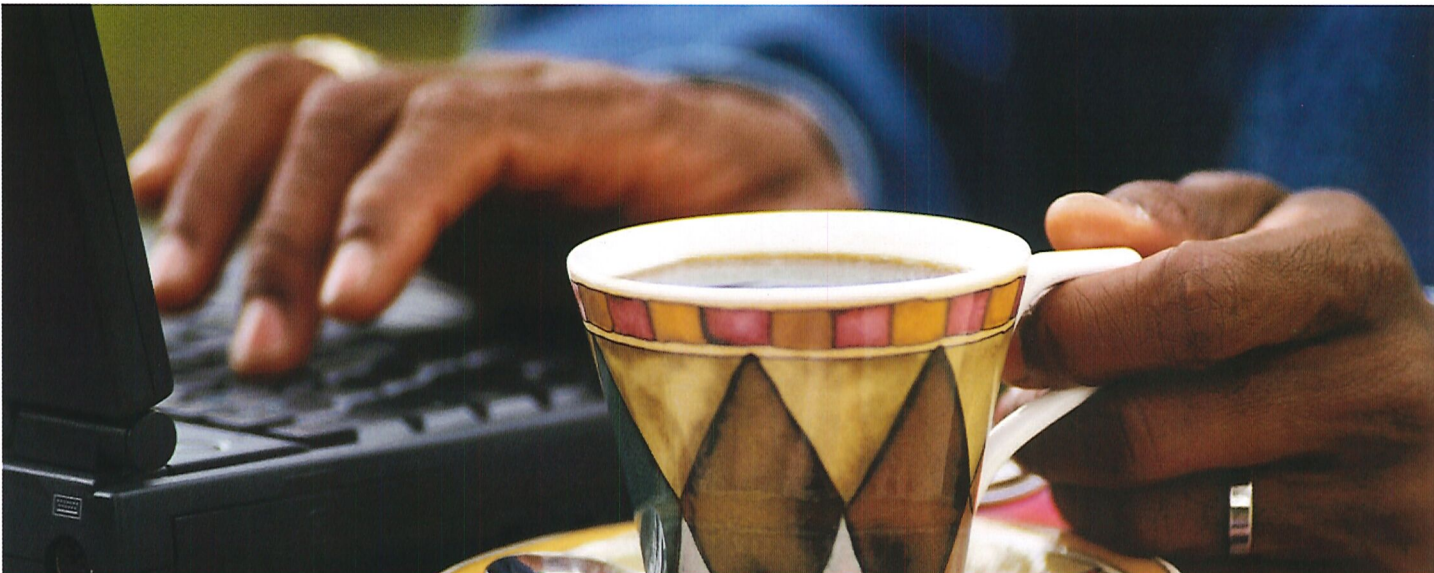
Email completed form to HOA- SWFgates@accessdifference.com ; Rebecca Sarver, rlsarver@drhorton.com

Cove at West Port

CONTACT INFORMATION



WARRANTY SERVICES	D.R. Horton Warranty	www.drhorton.com click on Warranty
ELECTRIC SERVICE	Florida Power and Light	941.423.4862
WATER / SEWER SERVICE	Charlotte County Utilities	941.764.4300
PHONE / INTERNET / CABLE	CenturyLink	855.621.2194
GARBAGE SERVICE	Waste Management	941.629.1106
HOME OWNERS ASSOCIATION	Cove at West Port Community Association, Inc. c/o Access Management 2970 University Pkwy, Suite 101 Sarasota, FL FL 34243	813.607.2220
HOA Manager:	Andrea Arce	aarce@accessdifference.com



CONGRATULATIONS

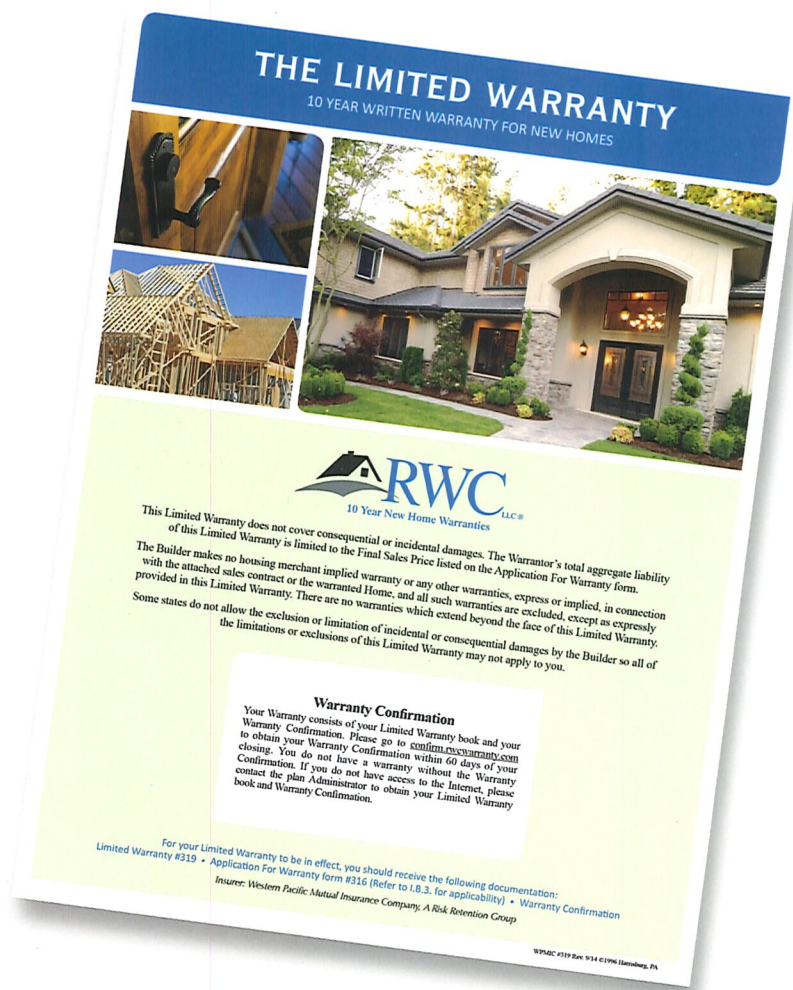
on your new home!

Your Builder has provided you with a written and insured 10 year warranty from Residential Warranty Company, LLC (RWC). Your Warranty consists of your Limited Warranty book and your Warranty Confirmation. Please go to confirm.rwcwarranty.com to obtain your Warranty Confirmation within 60 days of your closing. If you do not have access to the Internet, please contact the plan Administrator at 717-561-4480 to obtain your Limited Warranty book and Warranty Confirmation.

At any time during the 10 year warranty period, you will have easy access to your documents online. You may also print these documents or save them as PDFs on your own computer.

Again, congratulations and we wish you many years of enjoyment in your new home!

Residential Warranty Company, LLC





CARRIER HEATING & COOLING SYSTEMS

How to Obtain Extended Parts Warranty Coverage (Action required within 90 days of sale closing)

When you choose our trusted Carrier products for your home comfort needs, you don't just get industry leading products—you also get solid warranty coverage to protect your family's investment. Generally, Carrier products properly registered within 90 days come with a 10-year standard parts limited warranty; otherwise 5-years*. Check the warranty certificates that came with your equipment for specific warranty terms and conditions.

To maximize your system coverage you must properly register your equipment within 90 days. To register visit www.Carrier.com, click on the "Support" tab, choose "Register a Product" from the left-hand navigation bar and complete all required fields as indicated.

Product Registration Notes

- Product registration must be completed within 90 days of the sale by the original homeowner. Please note that registration cannot be done before the sale closing.
- In some cases the installing dealer may complete registration for the homeowner, resulting in an error message when the homeowner tries to register. If this happens, please call Carrier Customer Relations to confirm your equipment's proper registration.
- Where a product is installed in a newly constructed home, the "Date of Installation" and "Date of Purchase" are the date the homeowner closed on the home from the builder.
- All Carrier system component model and serial numbers must be added to the registration form to receive the available extended coverage.
- The Model and Serial Number can be found on the equipment itself. If you have trouble locating this information please contact Carrier Customer Relations representatives for help.

Still having trouble?

Carrier Customer Relations representatives are available to assist you in registering your equipment 8:00 am – 5:00 pm EST Monday – Friday at 1-800-428-4326.

* Except in California and Quebec and other jurisdictions that prohibit warranty benefits conditioned on registration, where registration is not required to obtain longer warranty periods.



CARRIER CORPORATION

Limited Warranty for Air Conditioner & Heat Pump Condensing Units

FOR WARRANTY SERVICE OR REPAIR:

Contact the installer or a Carrier dealer. You may find the installer's name on the equipment or in your Owner's Packet. You can also find a Carrier dealer online at www.carrier.com

For help, contact: Carrier Corporation, Consumer Relations, P.O. Box 4808, Syracuse, New York 13221, Phone 1-800-227-7437

PRODUCT REGISTRATION: You can register your product online at www.carrier.com.

Model Number _____ Serial Number _____
 Date of Installation _____ Installed by _____
 Name of Owner _____ Address of Installation _____

Carrier Corporation (hereinafter "Company") warrants this product against failure due to defect in materials or workmanship under normal use and maintenance as follows. All warranty periods begin on the date of original installation. If a part fails due to defect during the applicable warranty period Company will provide a new or remanufactured part, at Company's option, to replace the failed defective part at no charge for the part. Alternatively, and at its option, the Company will allow a credit in the amount of the then factory selling price for a new equivalent part toward the retail purchase price of a new Company product. Except as otherwise stated herein, those are Company's exclusive obligations under this warranty for a product failure. This limited warranty is subject to all provisions, conditions, limitations and exclusions listed below and on the reverse (if any) of this document.

OWNER-OCCUPIED, RESIDENTIAL APPLICATIONS

This warranty is to the original purchasing owner and is transferable only to the extent and as stated in the Warranty Conditions and below. The warranty period in years, depending on the part and the claimant, is as shown in the chart below.

Product	Item	Limited Warranty (Years)	
		Original Owner	Subsequent Owner
Air Conditioner or Heat Pump Condensing Unit	Parts	10* (or 5)	10** (or 5)
	Compressor	10* (or 5)	10** (or 5)

* If properly registered within 90 days, otherwise 5 years (except in California and Quebec and other jurisdictions that prohibit warranty benefits conditioned on registration, registration is not required to obtain longer warranty periods). See Warranty Conditions below.

** If properly transferred within 90 days, otherwise 5 years. See Warranty Conditions below. In California and Quebec and other jurisdictions that prohibit warranty benefits conditioned on registration, registration is not required for a transfer and all warranty periods for subsequent owners are five years from original installation.

OTHER RESIDENTIAL APPLICATIONS (Apartments, Rental Properties, etc.)

The warranty period is five (5) years and is not transferable.

OTHER APPLICATIONS

This warranty is non-transferable. The warranty period is five (5) years on the compressor, and one (1) year on all other parts.

LEGAL REMEDIES - The owner **must** notify the Company in writing, by certified or registered letter to Carrier Corporation, Warranty Claims, P.O. Box 4808, Syracuse, New York 13221, of any defect or complaint with the product, stating the defect or complaint and a specific request for repair, replacement, or other correction of the product under warranty, mailed at least thirty (30) days before pursuing any legal rights or remedies.



CARRIER CORPORATION

WARRANTY CONDITIONS:

1. To obtain the longer warranty periods as shown in the table under original owner, for the original purchaser, the product must be properly registered at www.carrier.com within ninety (90) days of original installation. In jurisdictions where warranty terms conditioned on registration are prohibited by law, registration is not required and the longer warranty period shown will be apply.
2. Where a product is installed in a newly constructed home, the date of installation is the date the homeowner purchased the home from the builder.
3. If the date of original installation cannot be verified, then the warranty period begins ninety (90) days from the date of product manufacture (as indicated by the model and serial number). Proof of purchase may be required at time of service.
4. The remainder of the first five years of warranty is freely transferable without registration. To obtain a transfer of the longer warranty periods as shown in the table under subsequent owner, a subsequent owner must register the transfer at www.carrier.com within 90 days of the change in ownership and payment of a transfer fee. Not applicable in all jurisdictions. See website for details.
5. Product must be installed properly and by a licensed HVAC technician.
6. The warranty applies only to products remaining in their original installation location.
7. Installation, use, care, and maintenance must be normal and in accordance with instructions contained in the Installation Instructions, Owner's Manual and Company's service information.
8. Defective parts must be returned to the distributor through a registered servicing dealer for credit.

LIMITATIONS OF WARRANTIES: ALL IMPLIED WARRANTIES AND/OR CONDITIONS (INCLUDING IMPLIED WARRANTIES OR CONDITIONS OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR PURPOSE) ARE LIMITED TO THE DURATION OF THIS LIMITED WARRANTY. SOME STATES OR PROVINCES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY OR CONDITION LASTS, SO THE ABOVE MAY NOT APPLY TO YOU. THE EXPRESS WARRANTIES MADE IN THIS WARRANTY ARE EXCLUSIVE AND MAY NOT BE ALTERED, ENLARGED, OR CHANGED BY ANY DISTRIBUTOR, DEALER, OR OTHER PERSON, WHATSOEVER.

THIS WARRANTY DOES NOT COVER:

1. Labor or other costs incurred for diagnosing, repairing, removing, installing, shipping, servicing or handling of either defective parts, or replacement parts, or new units.
2. Any product purchased over the Internet.
3. Normal maintenance as outlined in the installation and servicing instructions or Owner's Manual, including filter cleaning and/or replacement and lubrication.
4. Failure, damage or repairs due to faulty installation, misapplication, abuse, improper servicing, unauthorized alteration or improper operation.
5. Failure to start due to voltage conditions, blown fuses, open circuit breakers, or damages due to the inadequacy or interruption of electrical service.
6. Failure or damage due to floods, winds, fires, lightning, accidents, corrosive environments (rust, etc) or other conditions beyond the control of Company.
7. Parts not supplied or designated by Company, or damages resulting from their use.
8. Products installed outside the U.S.A. or its territories and Canada.
9. Electricity or fuel costs, or increases in electricity or fuel costs from any reason whatsoever, including additional or unusual use of supplemental electric heat.
10. Any cost to replace, refill or dispose of refrigerant, including the cost of refrigerant.
11. **ANY SPECIAL, INDIRECT OR CONSEQUENTIAL PROPERTY OR COMMERCIAL DAMAGE OF ANY NATURE WHATSOEVER.** Some states or provinces do not allow the exclusion of incidental or consequential damages, so the above limitation may not apply to you.

This Warranty gives you specific legal rights, and you may also have other rights which vary from state to state or province to province.



MANUFACTURERS OF DECORATIVE LIGHTING SINCE 1970

Dear Homeowner,

We at Maxim Lighting know that you have taken great care in choosing every detail for your new home. We hope that your move was successful, and that you are now enjoying all the amenities included by your builder.

Maxim is one of the world's leading manufacturers of decorative lighting fixtures, which is why one or more of our fashionable and functional products were selected to enhance the value and appearance of your property.

In order to maximize the appearance and lifespan of your lighting fixtures, please accept from us some helpful hints on how you may extend that "new" finish for years to come:

- Always make sure that the power to the fixture is **OFF** before cleaning or polishing.
- All metal surfaces should be dusted regularly with a clean, dry, soft cloth. As required, clean metal parts with a mild, **non-abrasive soap** and dry completely with a clean, dry, soft cloth.
- Brass finishes will eventually begin to discolor or oxidize naturally (as does sterling silver). When solid brass oxidizes, it darkens in color. **Maxim Lighting** uses a special coating on brass fixtures to extend the life postpone the aging of your product as long as possible. Dirt accumulation and other contaminants in the air will accelerate the breakdown of this protective coating.

The fixture appearance may be extended by regularly washing the product with a mild solution of automobile wash containing wax in suspension. To protect and extend the original appearance of the fixture, apply a **non-abrasive** brass cleaner or polish periodically after installation.

When "powerwashing" the exterior of your home, please be sure to remove your brass exterior fixtures, or cover your fixtures in order to keep cleaning solutions off the delicate brass finish.

- **Glass** components that can be removed from a fixture should be **removed before cleaning**. Many glass cleaners contain chemicals that attack the protective coating on the metal parts – therefore, glass cleaners should never be sprayed directly on the metal parts of your fixture. If the glass cannot be removed, spray the cloth, not the fixture, and clean the glass carefully.

Congratulations from **Maxim Lighting** – we wish you happiness in your new home!



MANUFACTURERS OF DECORATIVE LIGHTING SINCE 1970

**MAXIM LIGHTING INTERNATIONAL
WARRANTY OF MANUFACTURER'S PRODUCT**

Guarantee: Maxim Lighting International products are unconditionally guaranteed for one year from date of invoice against any manufacturing defects. Defective items will be replaced or repaired at Maxim option. Wattage listed is suggested and is subject to change without notice according to UL and CSA specifications. Improper lamping may result in fixture damage and will void our guarantee. Any modification to a Maxim Lighting product not made at the factory will void the UL listing as well as the Maxim guarantee.

Outdoor Lighting Guarantee: Maxim Lighting International outdoor products are unconditionally guaranteed for one year from date of invoice against any manufacturing defects with the exception of fixtures finished in Polished Brass. Maxim Lighting is not responsible for any discoloration that may occur to outdoor Polished Brass fixtures. When brass oxidizes, it naturally darkens in color. The original appearance of the product may be extended by regularly washing or polishing the product with a mild solution of automobile wash containing wax in suspension.

Applying Decals to Vehicles Quick Guide

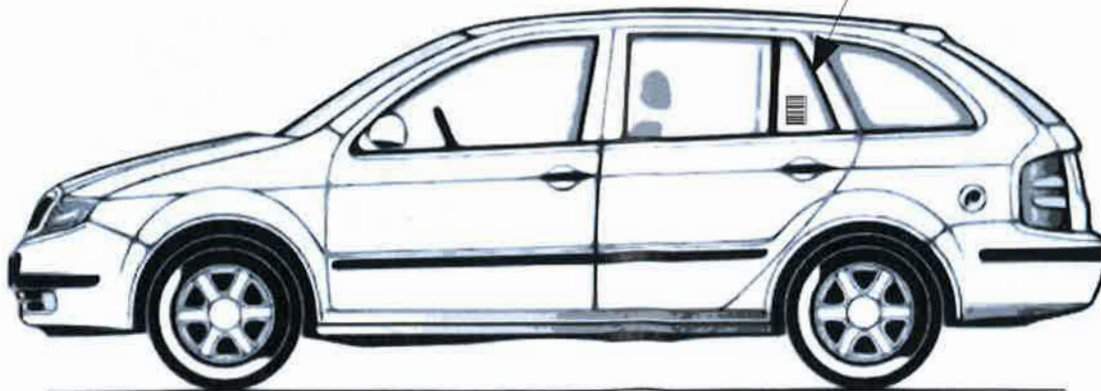
- Place decals on the same side of the vehicle that the reader is on.
- Apply to the outside of the window glass. **Decals will not read reliably through the glass.**
- Orient decal with the stripes running horizontal. (as shown).
- The bottom of the decal should be at least 36 inches above the ground.
- The top of the decal should be no more than 65 inches above the ground.
- Place decal in an unobtrusive spot on the rear side window. Windows that do not open are preferred.
- The numbers printed on the decal should be on either the left or right side, never the top or bottom. The decal should be applied vertically, aligned as straight as possible.
- If placed on the vehicle anywhere other than glass, it can be difficult to remove the decal without damaging the surface.



NO



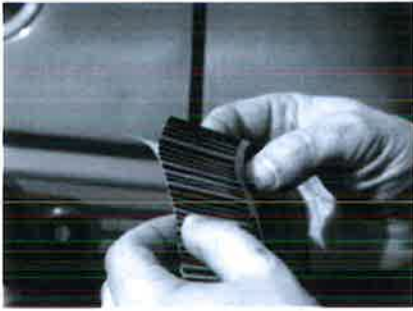
YES



Ensure that window surface is at least 59° F. If window is too cool, the decal adhesive will not bond.

Clean the window glass using SoftScrub® or other non-scratching mild abrasive cleaner. **Do not use glass cleaner containing silicone.** Mild abrasive cleaners will not scratch the window, but are very effective at removing silicone, wax or other chemical coatings that interfere with the decal bonding to the glass.

1. Peel top of decal back about 1"



2. Bend backing paper flat against back of decal



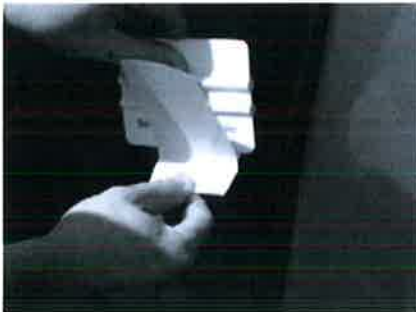
3. Line up decal in desired location on window, then press firmly on top where the backing was peeled back



4. Place squeegee at top of decal. Press firmly against window and run it smoothly down the decal



5. Hold backing with other hand



6. As you move the squeegee down, backing will come loose



7. Decal is now in place



OPERATING INSTRUCTIONS FOR VISITOR PHONE ENTRY UNIT

Your community has been equipped with a DoorKing Telephone Entry System that will provide communication for your guest from the gated entry to your home by use of the local telephone network. If you have any questions regarding the use or operation of this system after reading this instruction sheet, please contact the HOA Management Company.

A. GUEST INSTRUCTIONS

Your name and/or phone number have been programmed into the telephone entry system under a specific DIRECTORY CODE. This directory code can be from 1 to 4 digits long depending on the needs of the application. When a guest comes to visit you, they will look up your name in the directory. Your DIRECTORY CODE will be shown to the right of your name. Your guest will enter this code on the system keypad that will cause the system to place a call to your home. (If your guest already knows your directory code, they can simply enter the code on the keypad without having to look up your name). Instructions on the telephone entry systems guide guest usage of the system and how to locate and call the resident that they wish to visit. The systems utilize A and Z scroll buttons that a guest will use to locate the resident that they are wishing to visit. Pushing the A button will cause the resident directory to scroll up while pushing the Z button causes the resident directory to scroll down. Holding these buttons down will cause the system to scroll or page through the resident directory rapidly through the alphabetical listing of all residents.

When the desired resident's name is displayed on the page, the A and X buttons are used to move the PUSH CALL cursor up and down. When the PUSH CALL cursor is flashing on the desired resident's name, the guest can then press the CALL button and the system will connect to the resident's telephone. The guest may also enter the directory code on the system keypad to place the call. If the resident's line is busy, the system will emit a busy signal. If this happens, the guest can press the # key or the CALL button to hang up and then try again. Residents can avoid missing calls (and guests) from the telephone entry system by ordering call waiting from the local telephone company.

B. RESIDENT INSTRUCTIONS

Resident control of the door or gate that the telephone entry system controls is limited to opening the door or gate in response to a call from a guest.

C. RESPONDING TO A GUEST CALL

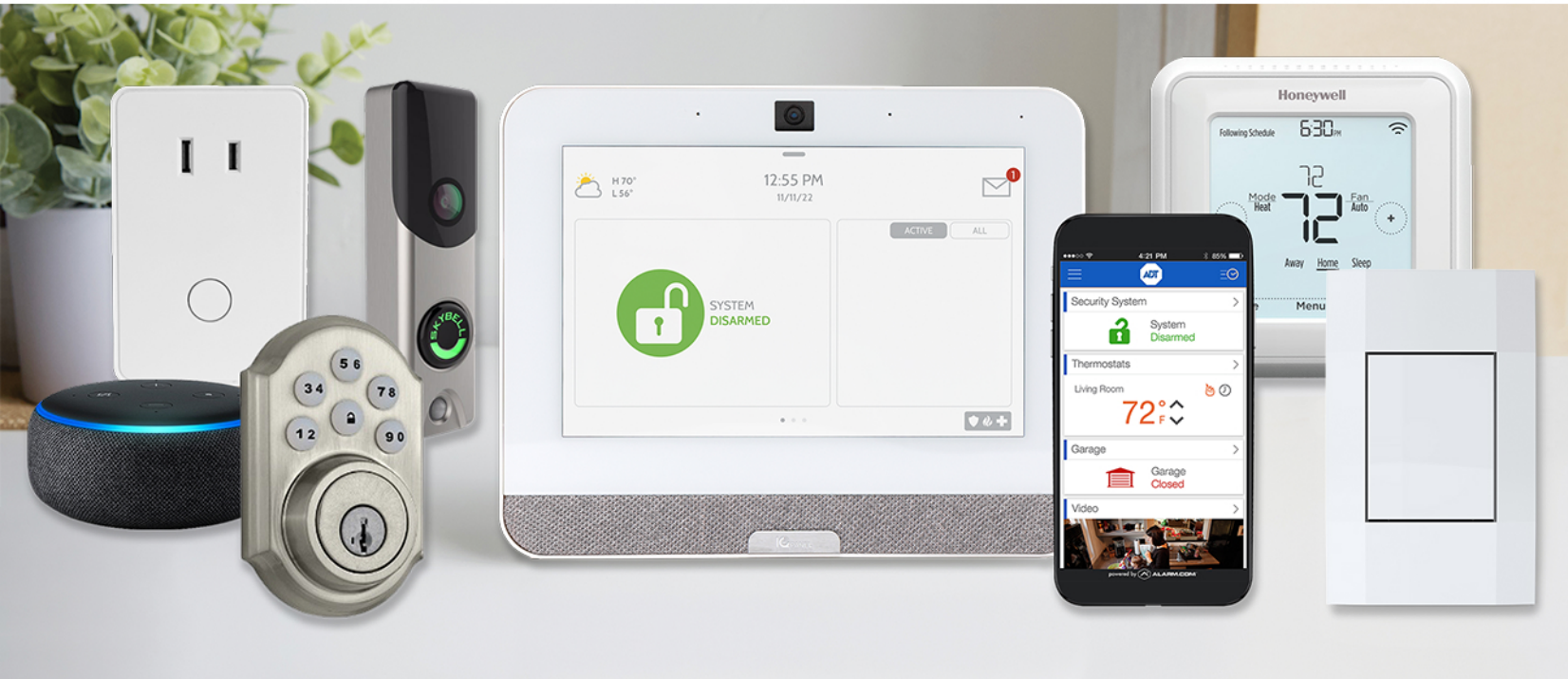
When communication is established, the resident has the option of opening the door(s) or gate(s) by pressing the 9 key on their touchtone telephone, or they can deny access to the guest by pressing the # key on their telephone. If access is granted, the resident will hear a confirmation tone in their handset indicating that the door or gate has opened followed by the system automatically hanging up.

Residents should always press the # key on their telephone if they wish to deny a guest access. If the resident hangs up to deny access instead of pressing the # key, the telephone entry system will remain on line until its programmed talk time expires or until it detects dial tone.

Some newer type telephones emit a short tone rather than a continuous tone when their keys are pressed. This may cause the telephone entry system to not respond to the pressing of the phone keys. If this happens, simply press the key twice in rapid succession to open the door or gate. If a resident is using a rotary dial telephone, they will grant access to their guest by dialing 9. To deny access, residents with rotary phones must simply hang up.

CHANGING OR ADDING PHONE NUMBERS TO THE DIRECTORY

Residents may change or add phone numbers and names of full time residents to the directory by contacting the HOA Management Company. System programming changes are made weekly so please allow at least one week for changes to be activated.



- ✓ Your new home comes with an industry-leading suite of smart home products.
- ✓ Video doorbell, garage door control, lighting, door lock, thermostat and voice.*
- ✓ All controlled through one convenient app.



SCAN
ME

Scan or call to learn more about your included **Home Is Connected®** system and schedule installation.

877.643.6612

WELCOME TO
**AMERICA'S
SMART HOME®**

* D.R. Horton is an Equal Housing Opportunity Builder. A D.R. Horton Smart Home is equipped with technology that includes the following: a Z-Wave programmable thermostat manufactured by Honeywell; a Z-Wave door lock manufactured by Kwikset; a Smart Switch; a Qolsys, Inc. touchscreen Smart Home control device; an automation platform from Alarm.com; a SkyBell video doorbell; an Amazon Echo Dot. D.R. Horton reserves the right, without prior notice, to substitute other products for those listed above. Other Smart Home technology features may be offered for an additional charge. For Smart Home technology included in the home to work, homeowners must obtain and pay for their own Internet service and may need to purchase compatible devices and to maintain accounts with third parties for the services. D.R. Horton makes no representation or warranty that any or all of the Smart Home technology is secure, will meet any homeowner needs or will provide any level of physical or cybersecurity for the home - even if the technology is working as intended. All photos and drawings are for illustration purposes only. See a D.R. Horton sales agent for complete information. D.R. Horton is a registered trademark of D.R. Horton Management Company, Ltd. All other trademarks shown are the property of their respective owners. Amazon, Echo, Alexa, and all related logos are trademarks of Amazon.com, Inc., or its affiliates.



Termite Protection

Massey Services was selected by your homebuilder to provide your home with the **BEST TERMITE PROTECTION** available to safeguard your investment.

Why Do I Need Ongoing Termite Protection for my home?

- Subterranean termites enter homes through tiny cracks and crevices
- Termites are always active and spend every minute of the day seeking and destroying wood
- Termites can get into any home – brick, block or stucco
- Termite damage is not covered by most homeowners' insurance

That's why it's important that you REGISTER your Termite Protection



Call the number or visit the link below to register your Massey Termite Protection. Once registered, you will receive important communications regarding your termite protection and renewal to ensure that there is no lapse in your coverage.

REGISTER >

1-877-342-2878
MasseyServices.com/REGISTER

Massey's Termite Protection is backed by one of the **BEST GUARANTEES** in the industry—
covering your home and its contents

To expedite receipt of your **Written Termite Protection Guarantee**, please contact us directly at **877-342-2878** and we can schedule a time to provide you with your warranty documents for your records.

Massey Services Guaranteed Termite Protection...

Your Full Protection Guarantee for Subterranean Termites was included with the purchase of your home. Our money-back guarantee not only covers the cost of retreatment for any termite infestation, but also covers the repair of damage as the result of termites to your home and its contents. Your home is covered for one year from the date of closing with renewal options on an annual basis.

Why Massey Services?

We employ over 2,000 Team Members and operate over 1,800 vehicles in more than 150 service centers across 7 states, which means we're here when you need us!

We provide Pest Prevention, Termite Protection, Landscape and Irrigation services to over 550,000 customers throughout Florida, Georgia, Louisiana, Texas, South Carolina, North Carolina and Oklahoma.

All of our services are provided with a money-back, complete satisfaction guarantee!



NOW THAT YOU'RE A VALUED MASSEY SERVICES CUSTOMER...

Did you know that we offer exclusive discounts on our other great services to protect the health and safety of both your home and family?



PEST PREVENTION: Unlike pest control, our preventive approach focuses outside your home, where pests belong, and targets areas where they live and breed. Plus, we've eliminated the indiscriminate spraying of pesticides – whether needed or not – inside your home. That's better for you, your family and our environment.

GREENUP LANDSCAPE SERVICES: A healthy landscape creates a positive first impression of your home. Our environmentally responsible program includes proper nutrition – as well as control and prevention of weeds, insects and diseases – to keep your new lawn looking green and healthy all year!

IRRIGATION MAINTENANCE: A broken or misaligned sprinkler head can waste water, damage your landscape and cost you money. Our irrigation maintenance program identifies issues with your system before they happen, saving your landscape, your wallet and our precious water supply!

MOSQUITO SERVICES: Our program targets mosquitoes where they live and breed. We treat high-risk areas – such as dense vegetation, under patio decks and other damp areas with poor air circulation – paying particular attention to areas which attract mosquitoes to lay their eggs.

YOU QUALIFY FOR A FREE INSPECTION AND ADDITIONAL DISCOUNTS FOR THE ABOVE SERVICES JUST FOR BEING A CURRENT MASSEY CUSTOMER!

