

# THE COVE

— AT WEST PORT —

## New Homeowner Orientation 2025



The Cove at West Port Community Association Inc. is a 150-Acre community that will have 500 Lots comprised of both Single Family and Villa homes at full build out.

The community is positioned within the master-planned West Port community in Port Charlotte, FL.



# FORESTAR

## Developer Board of Directors:

President: Christian Cotter  
Vice President: Ty Vincent

Secretary/Treasurer: Mary Moulton





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# Welcome Home!



WHO IS ON YOUR  
TEAM



COMMUNITY  
ASSOCIATION



GOVERNING  
DOCUMENTS



LIFESTYLE  
PROGRAMMING

# COMMUNITY MANAGEMENT

Access Management proudly serves as your community management company, bringing together a highly skilled team of industry experts dedicated to delivering unparalleled service for The Cove at West Port.

Each member of our Access team is readily available to engage with residents, offering accurate guidance and solutions.

The Board of Directors has entrusted our management company with the responsibility of overseeing the day-to-day activities and operations of The Cove at West Port Community. We are committed to upholding the standards of excellence that contribute to the well-being and flourishing of our community.



# COMMUNITY MANAGEMENT TEAM

**Cheryl Taylor, LCAM, Community Association Manager**

[ctaylor@accessdifference.com](mailto:ctaylor@accessdifference.com) – (813) 607-2220 ext. 1128

**Aliyah Gutierrez, Assistant Community Manager**

[agutierrez@accessdifference.com](mailto:agutierrez@accessdifference.com) – (813) 607-2220 ext. 1158

**Karen Goldstein, Corporate Controller**

[kgoldstein@accessdifference.com](mailto:kgoldstein@accessdifference.com) – (813) 607-2220 ext. 1041

**Jackie Sims, Sarasota Office Manager**

**Tricia Gwinn, CAM, CMCA, Sr. Regional Director of Operations - SWF**



Access Office: 813.607.2220

[www.accessdifference.com](http://www.accessdifference.com)

# COMMUNITY ACCESS

Access Management has a dedicated Gates Department that is accessible to all membership for fulfillment of any community accessibility needs.

Contact us using the contact information below, and a dedicated staff member from the Gates Department will be happy to assist you.

## **GATES DEPARTMENT**

[swfgates@accessdifference.com](mailto:swfgates@accessdifference.com)

(813) 607-2220 ext. 1083

## STAYING CONNECTED TO YOUR COMMUNITY AND NEIGHBORS.

The Management & Lifestyle Teams will regularly send out community communications via e-mail to keep residents up do date on what's happening in the neighborhood.

- Event Calendar
- Schedule Calendar for room rentals in the Social club
- Help facilitate events and clubs
- Notices of Meetings, Townhalls, Community Updates, and pertinent community information ongoing

The community website:

[engage.goenumerate.com/s/coveatwestport/](https://engage.goenumerate.com/s/coveatwestport/)

is the best resource for all pertinent community information and is accessible 24/7 to residents.



We encourage everyone to sign up for electronic communications if you have not done so yet. Please email [coveatwestport@accessdifference.com](mailto:coveatwestport@accessdifference.com) to sign up.

# MOVING IN AND GETTING SET-UP

New homeowners will receive comprehensive move-in information in the welcome packet distributed upon closing. For utility setup, please reach out directly to your county organizations to arrange services such as water, power, gas, and trash. Keep in mind that many utility companies may request a copy of your warranty deed to initiate services, so having it on hand before calling is advisable.

Ensuring safety and protection of The Cove at West Port community members is the responsibility of the Charlotte County Sheriff's Office. For non-emergencies, please contact them at 941-639-2101. In case of emergencies, dial 911.



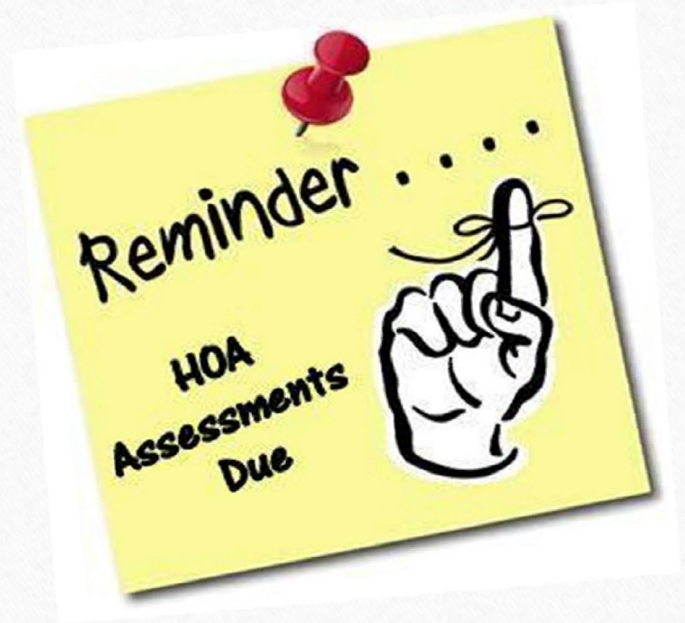
The Cove at West Port community's Adopted Budget is located on the community website:  
[engage.goenumerate.com/s/coveatwestport/](https://engage.goenumerate.com/s/coveatwestport/)

## **Current Monthly Assessments:**

**\$153.08 – Villas**

**\$178.70 – 50' SF Lots**

**\$178.70 – 60' SF Lots**



## CONVENIENT PAYMENT OPTIONS



No cash is accepted for Monthly Dues, Activities, or Clubhouse Rentals. For security purposes, all payments should be sent to the lockbox, paid online, or by check/money order.

All checks/money orders should be payable to **The Cove at West Port.**

- Mail check/money order to the address listed on your coupon, P.O. Box 621586, Orlando, FL 32862.
- Pay online with credit card or e-check through the Association's Bank website at: <https://pay.allianceassociationbank.com/Home>

Contact: [accounting@accessdifference.com](mailto:accounting@accessdifference.com) – (813) 607-2220 ext. 2002, with any payment related questions and a member of the staff will be happy to assist you.

Cheryl Taylor, your Community Association Manager, and Aliyah Gutierrez, Assistant Community Manager, are dedicated to maintaining an informative and accurate channel of communication between the Board of Directors and the residents of The Cove at West Port.

Cheryl and Aliyah are available to assist you with inquiries regarding property outside the structure of your home, landscaping, community rules and regulations, governing documents, vendor schedules, and any other community-related matters. They serve as valuable resources, ready to connect you with the right solutions for any concerns you may encounter within the community.





## DOCUMENT OVERVIEW

Here are a few documents that you received and were made aware of at closing that govern the Association:

- Declaration of Covenants Conditions and Restrictions for The Cove at West Port (CCRs)
- The Design Guidelines for The Cove at West Port
- Architectural Review Application available on the website: [engage.goenumerate.com/s/coveatwestport/](https://engage.goenumerate.com/s/coveatwestport/)



## DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

The Declaration of Covenants, Conditions, and Restrictions (CC&Rs) is a legal document that defines the guidelines homeowners must adhere to at The Cove at West Port. The CC&Rs outline the rights and obligations of homeowners to the Association and vice versa.

They are recorded with the County and are legally binding.

You may reference these on the community website 24/7 over the course of ownership.

## DESIGN GUIDELINES

The Design Guidelines for The Cove at West Port are a set of rules and standards in place to ensure the community maintains a consistent and attractive appearance throughout.

These guidelines are designed to promote a cohesive neighborhood aesthetic, protect property values, and contribute to the overall well-being of the community.

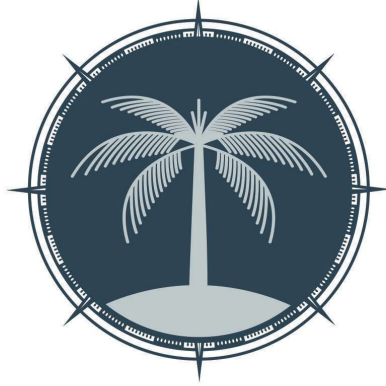
## ARCHITECTURAL REVIEW APPLICATION

We realize that you may want to make some enhancements to the exterior of your home. All exterior modifications to your home and/or lot require an architectural review application and approval, prior to work commencement.

Please log on to the community website to apply for an Architectural Review

Application:

[engage.goenumerate.com/s/coveatwestport/](https://engage.goenumerate.com/s/coveatwestport/)



# THE COVE

— AT WEST PORT —

# LIFESTYLE

Activities | Fitness | Wellness | Social

# LIFESTYLE TEAM

**Robin Piscopo, Regional Lifestyle Director**

[rpiscopo@accessdifference.com](mailto:rpiscopo@accessdifference.com)

**Jason Golden, Regional Director Fitness & Sport Courts**

[jgolden@accessdifference.com](mailto:jgolden@accessdifference.com)

Access Office: 813.607.2220

[www.accessdifference.com](http://www.accessdifference.com)

**The Amenity Master Plan Specs are slated to have the following:**

**THE COVE SOCIAL CENTER  
RESORT-STYLE SWIMMING POOL  
BOCCE BALL COURTS  
PICKLEBALL COURTS  
PET PARK  
COMMUNITY LAWN**



# AMENITY MASTER PLAN





# THE COVE

— AT WEST PORT —

On behalf of the team supporting The Cove at West Port, we extend our heartfelt gratitude to you for choosing to become a part of the community. We are excited for the to be supporting such a vibrant and welcoming neighborhood together.

We are here to assist with any inquiries you may have and look forward to getting to know each of you.