



## WELCOME to the HARVEST FAMILY

We are excited to welcome you to the community. Purchasing a home in Harvest automatically makes you a member of the Harvest Homeowners Association. In Harvest, the HOA not only maintains the amenities and landscaping throughout the community, but we are also responsible for the award-winning lifestyle program that Harvest families enjoy. The HOA also inspects the community pursuant to the Governing Documents' Rules & Regulations to ensure Harvest is always beautiful.

Once you have closed on your home, please bring your closing documents and photo ID to the HOA Office, located at 1301 Homestead Way, across the street from the Farmhouse Coffee & Treasures. Our office is open Monday through Friday from 9:00am – 5:00pm (we are usually closed the noon hour for lunch), and Saturdays by appointment. We will be happy to provide you with your amenity key fobs, mailbox keys (for new homes) a quick overview of the community's amenities and be available for any questions you may have.

Welcome to Harvest and we are looking forward to meeting you!

Sincerely,

*Dondi Morse*

**Dondi Morse**  
General Manager

*Katie Markham*

**Katie Markham**  
Lifestyle Manager

*Jerry Lui*

**Jerry Lui**  
Assistant General Manager

*Victoria Dunnam*

**Victoria Dunnam**  
Assistant Lifestyle Manager

*Lexie Dickinson*

**Lexie Dickinson**  
Administrative Assistant

*Gino Montague*

**Gino Montague**  
Maintenance Manager

*Carmen Loftin*

**Carmen Loftin**  
Porter



## HARVEST HOMEOWNERS ASSOCIATION

1301 Homestead Way, Argyle, TX 76226 | 817-717-7780 | [www.harvesthoa.com](http://www.harvesthoa.com) | After Hours: 877-378-2388

The Harvest HOA Office is responsible for the maintenance of the community's **pools, parks, community amenities, lifestyle events, and common area landscaping**. Upon closing on your home, please come to our office with your closing documents so that we can welcome you to the community & provide you with amenity fobs and mailbox keys (for newly-built homes).

The HOA Office is open Monday through Friday 9am-12noon & 1pm-5pm, and Saturday by appointment. Your HOA Team:

|                                                      |        |                                                                                          |                              |
|------------------------------------------------------|--------|------------------------------------------------------------------------------------------|------------------------------|
| <b>Dondi Morse</b> , General Manager                 | Ext. 5 | <a href="mailto:dondi.morse@fsresidential.com">dondi.morse@fsresidential.com</a>         | In-office Monday – Friday    |
| <b>Jerry Lui</b> , Assistant General Manager         | Ext. 4 | <a href="mailto:jerry.lui@fsresidential.com">jerry.lui@fsresidential.com</a>             | In-office Monday – Friday    |
| <b>Katie Markham</b> , Lifestyle Manager             | Ext. 3 | <a href="mailto:katie.markham@fsresidential.com">katie.markham@fsresidential.com</a>     | In-office Tuesday – Saturday |
| <b>Victoria Dunnam</b> , Assistant Lifestyle Manager | Ext. 2 | <a href="mailto:victoria.dunnam@fsresidential.com">victoria.dunnam@fsresidential.com</a> | In-office Tuesday – Saturday |
| <b>Lexie Dickinson</b> , Administrative Assistant    | Ext. 1 | <a href="mailto:lexie.dickinson@fsresidential.com">lexie.dickinson@fsresidential.com</a> | In-office Monday - Friday    |

**HOA Assessments:** Dues are assessed semi-annually, due January 1<sup>st</sup> & July 1<sup>st</sup>. Please email us a month after closing for instructions and account information to register for Clickpay, the online platform to review and pay for your HOA account balance.

**Important Note:** Dues are assessed semi-annually, not monthly. Accounts with balances due 30 days after an assessment date are assessed late fees and interest.

**Townhome Owners:** Please note that in addition to the Harvest master association, townhome owners are assessed monthly sub-association dues; therefore, owners must register on Clickpay for **two separate accounts**.

**Important Note:** Townhome subassociation accounts with balances due after the 10<sup>th</sup> of the month are assessed late fees and interest.

|                         |                                              |                                                                                |
|-------------------------|----------------------------------------------|--------------------------------------------------------------------------------|
| <b>Facebook Groups:</b> | Harvest HOA: Community Events and Activities | Managed by the Harvest Lifestyle team. Stay up-to-date on Lifestyle events.    |
|                         | Harvest Residents                            | Exclusive to homeowners. Useful for advice & referrals from fellow homeowners. |

## MUNICIPAL SERVICES

Harvest is located in Denton County extra-territorial jurisdictions, and not in Argyle or Northlake proper. The Belmont Fresh Water Supply Districts act as the municipal entity of Harvest and are responsible for the community's **roads, sidewalks, streetlights, street signs, sewage, emergency services, animal control & trash service**. Areas west of Harvest Way are within District 1. Areas east of Harvest Way are within District 2. The Districts are supervised by Harvest homeowners. Homeowners are encouraged to attend monthly district meetings and sign up for news & alerts.



|                                            |                   |                                                                                                                                                                               |                                                                                         |
|--------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Area of jurisdiction</b>                |                   | West of Harvest Way                                                                                                                                                           | East of Harvest Way                                                                     |
| <b>Websites</b>                            |                   | <a href="http://www.belmontfwsd1.com">www.belmontfwsd1.com</a>                                                                                                                | <a href="http://www.belmontfwsd2.com">www.belmontfwsd2.com</a>                          |
| <b>Sign up for text &amp; email alerts</b> |                   | <a href="https://tinyurl.com/Belmont1Alerts">https://tinyurl.com/Belmont1Alerts</a>                                                                                           | <a href="https://tinyurl.com/Belmont2Alerts">https://tinyurl.com/Belmont2Alerts</a>     |
| <b>Facebook</b>                            |                   | <a href="https://tinyurl.com/Belmont1Facebook">https://tinyurl.com/Belmont1Facebook</a>                                                                                       | <a href="https://tinyurl.com/Belmont2Facebook">https://tinyurl.com/Belmont2Facebook</a> |
| <b>Monthly meetings</b>                    | Harvest HUB Rooms | Every 2 <sup>nd</sup> Monday of the month 6:30pm                                                                                                                              | Every 2 <sup>nd</sup> Wednesday of the month 6:30pm                                     |
| <b>Garbage</b>                             | Republic Services | 817-953-7214. To setup services, please visit <a href="http://harvesthoa.com">harvesthoa.com</a> , under the Forms & Docs tab to find the Republic Services new service form. |                                                                                         |
| <b>Emergency Services</b>                  | Denton County     | Non-Emergency: 940-349-1600   Emergency: 911                                                                                                                                  |                                                                                         |
| <b>Animal Control</b>                      | All American Dogs | 972-382-3647   <a href="http://www.dfwanimalservices.com">www.dfwanimalservices.com</a>                                                                                       |                                                                                         |

## UTILITIES

|                   |                         |              |                                                                                                                                   |
|-------------------|-------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Internet</b>   | Frontier                | 844-660-0648 | HOA dues include 1GB of Frontier Internet.                                                                                        |
| <b>Television</b> | DirecTV Stream          | 866-258-8766 | HOA dues include the DirecTV Choice Package. Register at <a href="http://directv.com/my-community/">directv.com/my-community/</a> |
| <b>Gas</b>        | Atmos                   | 888-286-6700 |                                                                                                                                   |
| <b>Electric</b>   | CoServ                  | 800-274-4014 |                                                                                                                                   |
| <b>Water</b>      | Town of Northlake       | 940-648-3290 | For homes west of Harvest Way. <a href="http://tinyurl.com/newnorthlakewater">tinyurl.com/newnorthlakewater</a>                   |
| <b>Water</b>      | Argyle Water Supply Co. | 940-464-7713 | For homes east of Harvest Way                                                                                                     |



## HIGHLIGHTS of the ASSOCIATION'S GUIDELINES for COMMUNITY LIVING

### The Community's Rules & Regulations

The purpose of an HOA, in addition to the maintenance of the community's amenities & Harvest's award winning lifestyle program, is to help maintain and grow your home's value by enforcing the community's Covenants, Conditions & Restrictions (CC&Rs). The below is an abbreviated list of what the Harvest HOA Team recommends to ensure we keep Harvest beautiful. The full governing documents are available on our website: [www.harvesthoa.com](http://www.harvesthoa.com)

**Landscape Maintenance.** In addition to regular mowing and edging of the turf, including against flowerbed border & along concrete, please remember to keep grass and weeds from growing inside flower and tree beds. To help control weeds in turf, Dr. Moon recommends such post-emergent agents as *Scotts Weed Control for Southern Grasses*, *Scotts WeedEx Southern*, or *Bayer Southern Weed Killer for Lawns*. Lawn clippings must be removed or blown back onto the lawn.

**Trash Bins.** Trash cans and other discards must be stored out of view before sundown on Tuesday and after sundown Wednesday. All trash must be contained in trash bins when stored outside. If your trash is outside due to a missed/re-scheduled pickup, please email Jerry.

**Holiday Decorations.** Holiday decorations are generally allowed ten days prior to the holiday, and must be removed within seven days after the holiday. Halloween decorations are allowed October 1<sup>st</sup> to November 7<sup>th</sup>. Fall decorations are allowed October 1<sup>st</sup> to December 1<sup>st</sup>. Christmas decorations are allowed from November 1<sup>st</sup> to January 15<sup>th</sup>, as long as lights are not turned on until Thanksgiving. Removal of holiday lights includes the removal of all clips or other attachments.

**Exterior of Home, Garage & Fence Maintenance.** Please ensure debris and other miscellaneous items are stored out of sight. Please also ensure garages & fences are maintained and re-painted or stained as needed. The required fence stain mix is available on our website.

**Basketball Goal Storage.** If stored in street view, basketball goals must be located on the driveway uphill of the sidewalk and not on the apron, sidewalk, street or front yard. Mounted goals are not allowed.

**Signs.** Commercial signage and signs stating "Lease" or "Rent" are not allowed.

### Exterior Modifications

Generally, all permanent modifications to the exterior of your home must first be approved by the HOA Board. This includes exterior painting, flowerbed borders, patio extensions, pool & hot tubs, fencing modifications, and lighting installation, to name a few. Not going through the ACC (Architectural Control Committee) process and securing Board approval may result in the forced removal of the project. Receiving Board approval protects you from needless expenses and negatively affecting your home and neighbors.

- The ACC application is available on our website.
  - Please provide as much information as possible. Recommended details include:
  - A map or sketch indicating providing specific information such as location of the project's dimensions, locations, measurements to property lines & access route from the street to the project site.
  - Photos & schematics of the project, including materials, colors, types, dimensions, & thickness/gauge.
- Please take note of the general guidelines for property modifications:
- All structural modifications, including concrete extensions, sheds, raised flowerbeds, pools/spas, must be at least five feet off the property line.
  - Material colors should match or complement the home.
  - The municipality requires additional approval via Safebuilt for certain projects. Please find the full list and procedure on the ACC form.
  - Generally, the Board has approved sheds as tall as 8 feet.
  - Fence extensions & other screening have been allowed as long as they are at least ten feet set back from the front of the home.
  - Solar panels are preferred to be installed on the sides and back of the home.
  - Eave lighting, such as Jellyfish lighting, must be installed professionally and in such a way that they are hidden behind the eave. Lights are to remain a warm or cool white and can only be colored following Holiday Decoration rules.
  - Allowed flowerbed bordering include stone, rigid plastic, steel edging, & river rock. Brick bordering must not expose core holes.



## COMMUNITY AMENITIES

### Exclusive Homeowner Fob-Access Amenities

**POOLS.** The community's pools are open annually from May 1st through September 30th. Adult-only swimming hours are 6am to 9am. All ages are welcomed from 9am to 9pm. Homeowners are permitted to bring up to four guests from outside of the community. For larger parties, please visit the HOA Office for pool party reservations.

- The Splash Pool – 1251 Homestead Way
- Meadows Pool house – 1770 9th St
- Porch Pool – 1740 Treeline Dr

**FITNESS CENTERS.** Both fitness centers are open year-round 24 hours a day. Gym rules & instructional videos are available on [www.harvesthoa.com](http://www.harvesthoa.com).

- The Gym – 1301 Homestead Way
- The Fit Barn – 1740 Treeline Dr

**THE HALL.** 1251 Homestead Way. The Hall is a communal activity center & co-working space, available Monday through Friday 9am-5pm.

**THE BACK PORCH.** 709 8<sup>th</sup> St. This amenity features both indoor & outdoor space with patio seating, giant couch swings, bocce ball court, covered patio, outdoor kitchen with a Green Egg, pizza oven, and infrared grill. Open daily from 7:30am to 10:30pm.

**KAYAK POND.** NW Corner of Old Justin Rd & Breezy Brook Ln. Open 7am-8pm daily. The Kayak pond offers kayaks and oars to borrow, and catch & release fishing.

**RESTROOMS.** Available 24 hours. The restrooms are conveniently located near the fitness centers, pools and the Front Porch.

*Please note – all homeowner amenities are communal and are not reservable, first-come-first-served, or rentable. Homeowners are expected to share spaces amicably.*

### Parks & Playgrounds

**The Mini Town** – 1910 Gathering Trl  
**The Barn Park** – 1302 Roundup Way  
**Bluebird Park** – 1735 Heron Way  
**Finch Park** – 690 Meadows Dr  
**Chickadee Park** – 1830 Waxwing Trl

**The Zone** – 1301 Homestead Way  
**Meadows Park** – 212 Meadows Dr  
**Sunflower Park** – 1300 Homestead Way  
**The Front Porch** – 1690 Treeline Dr  
**The Bark Parks** – 2119 Sunflower Ave

**Grills** Instructional videos are available on [www.harvesthoa.com](http://www.harvesthoa.com)

**The Kitch** – 1301 Homestead Way. 2 infrared gas grills.  
**The Front Porch** – 1690 Treeline Dr. 2 gas grills & fire pit.  
**The Back Porch** – 709 8th St. Grill, pizza oven, Big Green Egg, fireplace, fire pit.

### Basketball Courts

**The Red Barn** – 801 Sunflower Ave  
**Harvest Fun Fields** – 4<sup>th</sup> St & Treeline Dr  
**North of The Fit Barn** – 16<sup>th</sup> St & Treeline Dr  
**Finch Park** – 690 Meadows Dr

### Volleyball Courts

**Harvest Fun Fields** – 4<sup>th</sup> St & Treeline Dr  
**North of The Fit Barn** – 16<sup>th</sup> St & Treeline Dr

### Soccer Fields

**Harvest Fun Fields** – 4<sup>th</sup> St & Treeline Dr

### Rental Space

The HUB Rooms, three connectable meeting rooms located in the same building as the HOA Office, are the only rentable/reservable spaces in the community. For additional information on HUB Room rentals, please visit the HOA Office. All other Harvest amenities are communal and cannot be rented, reserved or held exclusively; homeowners are expected to share space with fellow homeowners.