



Welcome To Tiburon Estates HOA

KW Property Management

3365 WOODS EDGE CIRCLE, SUITE 102

BONITA SPRINGS, FL 34134

PH: 239-495-3428 FAX: 239-495-6292

KW PROPERTY MANAGEMENT has been engaged by the Board of Directors to focus on the physical management of your property, the financial stewardship of the association's resources and administrative services. We will work with you to keep the community looking great and operating smoothly.



Tiburon Estates HOA

KW Property Management

Tina Gurtner, LCAM

Direct line:

239-595-9725

tgurtner@kwpmc.com

After Hours Emergencies:

1-800-514-5770



WELCOME TO TIBURON



Located in the heart of North Naples, Tiburón consists of multiple masterfully designed neighborhoods, two award winning championship golf courses and the 4 star, 2 diamond awarded Ritz Carlton Golf Resort.

Golf lovers, nature lovers and those that love luxury will find Tiburón to be a place of endless opportunities for recreation and leisure. Each neighborhood is distinct and boasts countless options for potential home owners. There are luxurious single family homes, condos, villas and mid rise residences as well. Tiburón is the pinnacle of luxurious Naples lifestyle.

The Tiburon Estates Master Association comprises the 9 communities within Tiburon and has 541 doors. It is also home to the prestigious Tiburón Golf Club which boasts not one, but two 18-hole, Greg Norman-designed golf courses, *The Gold* and *The Black*.

It is home to the LPGA Tour's CME Group Tour Championship and the PGA TOUR's QBE Shootout and is consistently rated among the top 20 golf facilities in Florida,

Tiburon hosted the first ever LIVE FEST concert in 2019 and again in 2021 which attracted over 9000 people eager to listen to good live music.

Live Fest won “The Best of 2020 for Outdoor Festivals” awarded by Gulfshore Life Magazine



TIBURON ESTATES HOA—THE MASTER ASSOCIATION



The TEHOA has its own Board of Directors who are nominated (one from each of the 9 communities). They are:

BOARD OF DIRECTORS

President: Steve Hagenbuckle - Escada

Vice President/Treasurer: Eugene DeMark – Serafina

Secretary: Bert Mathews – Norman Estates

Director: Lou Pettey—Castillo

Director: Marty Wendel – Ventanas

Director: Tom Hutch – Bolero

Director: Greg Shand – Marsala

Director: John Campbell —Esperanza I & II

Director: Sue Gattone – Marquesa Royale



TIBURON ESTATES HOA—THE MASTER ASSOCIATION

Tiburon Estates HOA—known as TEHOA to members, is the Master Association which is responsible from the gatehouse to the end of Castillo Court, including the main road and 10 feet either side of it, the fountains, street lights on the Boulevard, almost 500 Royal Palm trees, 40 coconut palms, and landscaping in the medians and to its road boundaries.

It also controls the gatehouse staff and the bulk hotwire service that is provided to all associations in Tiburon Estates

The 9 communities that comprise Tiburon Estates HOA are :-

Marsala, Marquesa Royale, Bolero, Esperanza (1 and 2), Castillo, Serafina, Escada, Ventanas, and Norman Estates.

The Master Association approves all requests for transponders that are obtained from the CDD, for all communities except Marsala. It is **very important** that you complete the forms on pages 12 (application for transponder) and 14 (online voting and notifications form) and return to tgurtner@kwpmc.com at your earliest convenience.

We also liaise with both the Golf Club and the Ritz Carlton to organize concessions on occasion for the TEHOA.

Trash Collections:

For all associations except Ventanas (who are on Wednesday)

Trash is collected on Tuesday and Friday

Recycling is collected on Tuesday

TIBURON ESTATES HOA—THE MASTER ASSOCIATION



This TEHOA has its own Board of Directors who are nominated (one from each of the 9 communities) It has an annual operating and reserve budget of approx. \$1.1 million.

Each of the sub associations has its own management company—contact details below.

<u>Community</u>	<u>Mgmt Co.</u>	<u>Contact for Manager and Board President</u>	<u>Manager Phone</u>	<u>Manager's Email</u>
Tiburon Master	KW Property Mgmt	Tina Gurtner (M) S.Hagenbuckle (P)	(239) 595-9725	tgurtner@kwpmc.com
Bolero	Resort Mgmt	Dave Hurst(M) Tom Hutch (P)	(239) 649-5526	dhurst@resortgroupinc.com
Castillo	Castle Group	Robert Comeriato(M) Lou Pettet (P)	(239) 284-6767	rcomeriato@castlegroup.com
Escada	Gulf Coast Business Services	Kathleen Dammert (M) Joseph Paternoster (P)	(239) 823-3550	gcbllc@aol.com
Esperanza I	First Service Residential	Angela Issman Richard Watters (P)(1)	239-257-6968	Angela.Issman@fsresidential.com
Esperanza II	Newell Management	Newell Manager John Campbell(P)(2)	(239) 514-1199 EXT 226	resident@newellpropertymanagement.com
Marquesa	Castle Group	Robert Comeriato (M) Jerry Leibowitz (P)	(239) 284-6767	rcomeriato@castlegroup.com
Marsala (non CDD)	Dorrill Mgmt. Group	Neil Dorrrill(M) Mark Kutner (P)	(239) 592-9115	neil@dmgfl.com
Norman Estates	Newell Management	Newell Manager William Keene MD (P)	(239) 514-1199 Ext 226	resident@newellpropertymanagement.com
Serafina	Southwest Property Mgmt	Daniel Isakov(M) George Powell (P)	718-708-1904	SWPM@swpropmgt.com
Ventanas I	Frankly Coastal Management	Carol Tickel(M) Marty Wendel (P)	(239) 774-7088 EXT 2004	ctickel@franklycoastal.com

Ventanas and Esperanza 1 & 2 also pay fees to Mid rise who are also managed by Newell Property Management (details above)



MID-RISE NEIGHBORHOOD ASSOCIATION

This is a third association that pertains to **Ventanas and Esperanza I & II only**. For these associations Mid-rise is responsible for the two pools and spa areas (umbrellas, lounge chairs, outdoor grills, kitchen and dining areas and bathrooms), all of the landscaping of the roads, sidewalks, paver driveways and street lights **within** Ventanas **and** Esperanza I & II communities. The association has its own separate board of directors that manages its own operating and reserve budget and is managed by Newell Property Management.

PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Pelican Marsh Community Development District was established in 1993 to provide for the financing and operations of one of Southwest Florida's largest master planned communities. With 2,075 acres and over 3,000 homes, this CDD manages the property on Tiburon Drive from the Airport Pulling entrance past the Ritz Carlton hotel to the entrance on Vanderbilt Beach road. This includes landscaping, street maintenance, lighting, and sidewalks. Community Development Districts are a subdivision of State government and are created by the Board of County Commissioners. The District is overseen by a 5-member Board of Directors who are elected public officials.

The cost to operate the CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts—an annual assessment for operations and maintenance, which can fluctuate up and down from year to year based on the budget adopted for that fiscal year—and an annual capital assessment to repay bonds sold by the CDD to finance community infrastructure and facilities, which annual assessments are generally fixed for the term of the bonds. Because costs and services vary depending upon the individual CDD, specific fee information is available for each community.

All of Tiburon Estates EXCEPT Marsala fall under the Pelican Marsh CDD.

Cable and Internet—HOTWIRE



Basic cable and internet is provided by TEHOA for all associations under a bulk agreement which is covered in your TEHOA maintenance fees. You can add on any extras required and pay for them direct to Hotwire.

Call customer service to schedule installations. 1 800 355 5668

The schedule below outlines the services included and the cost of add ons.

Tiburon Estates

Products & Pricing

Effective September 10, 2020

800-355-5668

fision
Fiber Optics by Hotwire

INCLUDED SERVICES

EXPANDED BASIC TELEVISION

You will get local channels and popular cable TV networks including sports, entertainment, news and more! We provide programming in digital formats* without the need for any equipment. *Your television must have integrated QAM tuner capable of decoding MPEG 4 to get the digital format. To verify QAM capability on your TV please refer to your television's owners manual.

DIGITAL ACCESS PACKAGE

Local networks, sports stations, commercial free music PLUS channels like TLC, NFL Network, USA, HGTV, and Bravo! Box is required for viewing.

HD SERVICE

Access to available HD channels in your digital package. HD capable television required. Requires a Fision HD Box.

FISION HD BOX

The Fision HD Box provides access to our on-screen guide, Replay TV and Video on Demand! Upgrade your box to HD/DVR for only \$6.00/mo more!

FISION GO BASIC

Free with a Fision TV package. * Fision GO allows you to watch television and movies on Fision WiFi. Visit www.fisiongo.com for details.

ULTIMATE INTERNET

Download speeds of up to 100 Mbps and upload speeds of up to 50 Mbps delivered to your home. Wi-Fi Included.

TELEVISION

DIGITAL FAVORITES PACKAGE

\$19.99/mo.

Includes Digital Access channels PLUS additional channels like MLB Network, Cooking Channel, AMC, Disney Junior, VICELAND and more! Box is required for viewing.

DIGITAL PREMIUM PACKAGE

\$29.99/mo.

Includes Digital Favorites channels PLUS additional channels such as 9 Encore channels, American Heroes, Science, Military History, Discovery Family, and more! Box is required for viewing.

HBO PACKAGE

\$18.99/mo.

8 HBO channels offer exclusive and hit movies, original series, action packed sports and special events. Plus, access to HBO GO - watch HBO programming on your computer or mobile device!

CINEMAX PACKAGE

\$15.99/mo.

8 Cinemax channels provide a variety of theatrical premieres, original series and documentaries. Plus, access to MAX GO.

SHOWTIME PACKAGE

\$15.99/mo.

12 SHOWTIME channels of top Hollywood hits, award winning originals, championship boxing, live concerts and comedy. Includes TMC, Flix and access to SHO Anytime.

STARZ PACKAGE

\$15.99/mo.

10 STARZ channels of movies and original programming. Plus, get access to STARZ Play - watch STARZ programming on your computer and mobile device!

PLAYBOY EN ESPAÑOL

\$16.99/mo.

The best in adult entertainment, in Spanish

SPORTS PACKAGE

\$9.99/mo

Includes NFL RedZone, Pac-12, World Fishing Network, Longhorn, Outside TV and more!

EN ESPAÑOL

\$14.99/mo.

A diverse mix of over 35 Spanish networks with access to movies, news, family, sports, music and more.

ARABIC PACKAGE

\$15.99/mo

Programming from Al Araby, Dubai TV, Kuwait TV, Panorama Drama, Panorama Film, Sama Dubai and Sky News Arabia.

CCTV-4

\$9.99/mo

China's largest provider of cultural, news and entertainment programming.

CHANNEL ONE

\$14.99/mo

Features a mix of Russian dramas, live news, variety programs, blockbuster movies and sporting events.



Hotwire Services—continued

DIGITAL PREMIUM PACKAGE

\$29.99/mo.

Includes Digital Favorites channels PLUS additional channels such as 9 Encore channels, American Heroes, Science, Military History, Discovery Family, and more! *Box is required for viewing.*

THE WORKS PACKAGE

\$59.99/mo.

The ultimate entertainment experience. Includes Digital Premium channels, plus, ALL of the premium movie channels! *Box is required for viewing.*

FISION HD BOX

\$9.99/mo. each

HD capable and provides access to the on-screen guide, Replay TV and Video on Demand. *Rental fee applies per box. Standard Remote included.*

FISION HD/DVR BOX

\$15.99/mo.

HD capable DVR box allows you to record your favorite shows or series and watch them whenever you want. Also provides access to the on-screen guide, Replay TV and Video on Demand! *Limit one (1) DVR per household. Standard Remote included.*

RF REMOTE

\$25.00/one time charge

The RF Remote Control eliminates the need to point the remote directly at your set top box and awards you the freedom to place your box where it's best for you. Even behind closed doors!

MULTI-ROOM DVR SERVICE

FREE

Watch recorded shows from any box in your home. This will require at least 1 HD/DVR box and 1 HD box to function. *Multi-Room DVR Service is Free with rental of DVR box. Requires at least 1 HD/DVR set top box and 1 HD box to create the network function.*

CHANNEL ONE

\$14.99/mo

Features a mix of Russian dramas, live news, variety programs, blockbuster movies and sporting events.

DEUTSCHE WELLE (DW)

\$9.99/mo

Includes a mix of German news, business & political coverage, entertainment & culture programs, children's shows and soccer coverage.

THE ISRAELI NETWORK

\$19.99/mo

A mix of programming from Israel's most popular channels in Hebrew with English subtitles.

MEDIASET ITALIA

\$9.99/mo

A 24-hour Italian language entertainment channel offering viewers the best of Italy's Canale, Italia & Rete.

RTN

\$14.99/mo

Includes Russian language programming and an American perspective on world news and immigrant life in the U.S.

TV5MONDE

\$14.99/mo

French language films, international news, sports, lifestyle, youth programming, documentaries and more!

TV GLOBO

\$19.99/mo.

News, sports, feature films, telenovelas, comedies, youth programming and other popular Brazilian broadcasts.

MLB EXTRA INNINGS

\$37.50/Season

With MLB Extra Innings you'll get up to 80 out-of-market regular season games a week.

NHL CENTER ICE

**Priced Per Season,
Rate Pending**

Get up to 40 out-of-market regular season games per week with the NHL Center Ice package.

TOO MUCH FOR TV

\$14.95/mo

On Demand access to over 40 shows of uncensored entertainment for a mature audience. *Content inappropriate for children, suggested audience 18+*

PLAYBOY

\$16.99/mo.

The best in adult entertainment!.

EVENT PPV

Pay-Per-View

Enjoy LIVE Pay-Per-View events like boxing, UFC, WWE, TNA, concerts and more!

FISION GO 50 - PREMIUM

\$5.99/mo

Upgrade to Fision GO 50 premium service and get 50 hours of cloud DVR recording space and Replay TV Plus.* **Account must have one Fision DVR in-home to be eligible for upgrade. Fision DVR and Fision GO DVR are separate products and recordings are not shared.*

FISION GO 500 - PREMIUM

\$9.99/mo

Upgrade to Fision GO 500 premium service and get 500 hours of cloud DVR recording space and Replay TV Plus.* **Account must have one Fision DVR in-home to be eligible for upgrade. Fision DVR and Fision GO DVR are separate products and recordings are not shared.*

VOICE

DIGITAL VOICE SERVICE

\$24.99/mo

Includes unlimited local and long distance calling to anywhere in the contiguous USA & Canada. Plus, features like: call waiting, caller ID, 3-way calling and more. **Taxes & Fees (Including \$6 EVSF Surcharge) apply to free and discounted service.*

ADDITIONAL VOICE LINE

\$14.99/mo per line

VOICEMAIL

FREE/mo per line

Never miss an important message plus have remote access while you are away from home.

VOICEMAIL PLUS

\$2.50/mo per line

Never miss an important message PLUS get access to our online portal for easy management with advanced features such as Priority Alerts and Simultaneous Ring.

DISTINCTIVE RING

\$3.99/mo

This feature allows you to distinguish calls based on ring tone. *Additional number not capable of outbound calling.*



Hotwire Services—continued

INTERNET

ULTIMATE PLUS

\$29.99/mo

Upgrade from your Bulk Services to the download speeds of up to 150 Mbps and upload speeds of up to 25 Mbps delivered to your home.

500 INTERNET

\$39.00/mo.

Lightning-fast download speeds so you can share photos, book travel, watch online videos. Download speeds of up to 500 Mbps and upload speeds of up to 50 Mbps delivered to your home. *One-time \$99 installation fee applies.

GIGABIT INTERNET 1000

\$99.99/mo.

The fastest residential speed available delivered right to your home by Hotwire's state-of-the-art fiber network. Our service provides up to 1 Gbps download speed (That's 1000 Mbps) and up to 50 Mbps upload.* *One-time \$99 installation fee applies.

STATIC IP ADDRESS

\$15.99/mo.

Amplify your ability to run your own website, remotely access your home PC, and participate in online gaming with a fixed IP address.

EERO PRO

\$199.00/each

Blanket your home with fast, reliable WiFi. Learn more at eero.com. Buy 2 for \$349, buy 3 for \$499. Includes one-year warranty from date of purchase.

EERO PRO - RENTAL

\$5.99/mo

For each rented eero Pro device.

EERO SECURE+

FREE *

*Special Offer: FREE for 3 months, \$9.99/mo thereafter. Includes 6 additional features: Threat Scan, Ad Blocking, Family-safe Browsing, Encrypt me, 1Password and Malwarebytes.

HOME SECURITY

BASIC SECURITY

\$19.99/mo

24/7/365 home monitoring by security professionals at a Central Station facility. Requires home phone line to transmit signal to central station. Phone line not included. Fision Home Security By Hotwire Insura EF20000859.

INTERACTIVE SECURITY

\$39.99/mo

Our mobile app allows you to interact with your home and always stay connected. Access your alarm panel remotely and receive instant notifications about motion detected in your home, environmental conditions and life safety alerts. Fision Home Security By Hotwire Insura EF20000859.

SMART HOME SECURITY

\$49.99/mo

Automate and secure your home! Enjoy the convenience of controlling your alarm panel, lights, locks, thermostat and more through our mobile app. Video monitoring provides the ability to remotely monitor your home for peace of mind when you are away. Fision Home Security By Hotwire Insura EF20000859.

MAINTENANCE PLANS

PHONE WIRING MAINTENANCE PLAN

\$6.99/mo.

Covers the repair the low voltage telephone wires, from demarcation point to the telephone jacks in your home. This includes existing wiring and jacks present at installation. * Where structurally possible. See policy for complete details.

COMPLETE WIRING MAINTENANCE PLAN

\$9.99/mo.

Covers the repair of inside wiring for television, internet and telephone services. This includes existing wiring and jacks present at installation. * Where structurally possible. See policy for complete details.



Welcome to Tiburon Estates



The TEHOA is responsible for the approval of all Transponders. These are issued by the Pelican Marsh Community Development District - known as the CDD. This allows Residents who wish to purchase a transponder to pass through the resident lane of the Gate on Tiburon Blvd East, access through their own community kiosk if applicable and also access through Pelican Marsh.

Welcome to Tiburon Estates

The Tiburon Estates HOA – also known as the Master Association, is responsible for the approval of all Transponders. These are issued by the Pelican Marsh Community Development District - known as the CDD. This allows Residents who wish to purchase a transponder to pass through the resident lane of the Gate on Tiburon Blvd East, through their own community gate (excluding Marsala) and also access through Pelican Marsh.

How to obtain a Transponder: **New Owners:**

1. The Property Manager of the sub association should complete the Gate form application and email to tgurner@kwpmc.com – this will enable us to inform the gatehouse team that you will be arriving on the close date and will be given permission to enter through the guest lane. Please note, these forms are NOT accepted if completed by realtors.
2. When you close on your new property – please ensure that a copy of the deed and closing statement have been sent us by your title company: This allows us to get you moved in as a new owner and show up on our systems.
3. Once all documents are received we approve and send to the CDD who will update their records.
4. **You will need to make an appointment with Pelican Marsh CDD by calling 239-592-5181 Ext 1 – Transponders Lot location on next page – this is where you will go for your appointment time.**
5. **You must take your registration and driver's license.**
6. Transponders for **RENTAL Vehicles** – These will **ONLY** be issued for the duration of the rental (or lease term if less) and your name **MUST** appear on the rental paperwork.
7. For **LEASED** vehicles – Transponders will ONLY be issued if the leased vehicle is either in your name, or in the case of a Company car – the lease **must** show you as the named driver – please bring a copy of the lease to avoid delay.
8. **NO COMMERCIAL VEHICLES at all can be issued with a Transponder**
9. There is a fee for the transponder – ranging from \$20 - \$50 depending on type of vehicle. **Payment will ONLY be taken by cash or check.**
10. After you receive your transponder **you need to go to the gatehouse to have it entered in their computer before it will work on main gate or any of the kiosks at Escada, Serafina, Marquesa Royale, Bolero or Norman Estates.** The gatehouse staff will do their best to accommodate all requests subject to very busy periods.



Location of Transponder Lot



To collect CDD transponders—ONLY by appointment.





Pelican Marsh Community Development District
TIBURON RESIDENT/TENANT REGISTRATION



Owner ☐ Tenant ☐ Lease Term _____

ADDRESS _____ Unit Number _____

NAME _____

NAME _____

Primary Phone # _____ Additional # _____

Email Address _____

Property Owner (For tenants) _____

Approval needed by: TIBURON MASTER PROPERTY MANAGER

DATE: _____ Property Manager Signature: _____

Form must be complete and have appropriate approval signature for processing.

09/22/2021

Property manager will fax completed approval to the CDD. Owners or tenants must call the CDD Transponder line at 239-592-5181 ext. 1 to make an appointment for a transponder installation.

Once transponder is installed on vehicle transponder must be activated by stopping at the Tiburon gatehouse at 2562 Tiburon Blvd.



CHECKPOINT Visitor Screening System

Tiburon uses The Checkpoint System which offers Residents several ways to Pre-Clear expected guests and Manage your contact information at the gate. When you move in and register, your Property Manager will send you a link to sign up to check point. There is also a handy APP that can be used from your phone.

Once you have settled in and you are ready to set up your visitor list, please contact your property manager for your association who will send you out specific instructions for your community to help you to download the Apps for the system.

Once you have completed the visitor list set up, you will be able to easily update any vendors or visitors to your unit, pull reports of who has been allowed access and what times, etc. The system will also send you notifications via text or email when guests arrive so you are alerted to their arrival.



Electronic Voting / Notices



CONSENT TO ELECTRONIC VOTING AND/OR CONSENT TO RECEIVE ELECTRONIC NOTICE OF MEETINGS

The undersigned, being an Owner or the Voting Member under **Section 5** of the Declaration of Covenants of the **Tiburon Estates HOA** for Address

at **Tiburon Estates**, pursuant to Florida Statutes, hereby consent(s) in writing to:

(Please place a check mark or x in the box or boxes below for which you are giving consent. You may consent to electronic voting, receiving electronic notice or both).

☐ **ELECTRONIC VOTING.** By signing this consent form (or consenting to electronic voting by e-mail sent to the Association), I/we consent to voting electronically at meetings and elections for **Tiburon Estates Homeowners Association, Inc.** to the fullest extent permitted by law, pursuant to the provisions of the Board's Resolution authorizing electronic voting ("Resolution"). I/we designate the following **email address** for electronic voting purposes: **(PRINT NEATLY)**

The undersigned understands and agrees that in order to be valid, this consent form must be signed and on file with the Association prior to the meeting or election in which the Owner wishes to vote by electronic means, and that all electronic votes shall be cast within the window set by the Board in advance of said meeting at which time the ability to vote electronically shall be deemed closed for that meeting or election. **There is ONLY one vote per unit/household.**

I/We further understand and agree that, in order to use a different e-mail address for casting votes electronically, I/we must notify the Association in writing of the change of e-mail address prior to the meeting or election in which the Owner wishes to vote by electronic means. If I/we do not provide timely written notice of this change of e-mail address to the Association as provided herein, I/we further understand and agree that I/we may not be able to vote electronically until the next membership meeting and/or election.

☐ **ELECTRONIC NOTICE.** I/we consent to receiving notice by electronic transmission for meetings of the Board of Directors, Committees, and Annual and Special Meetings of the Members **Tiburon Estates Homeowners Association, Inc.** I/we designate the following **email address** for electronic voting purposes: *(you may write "same as above" or provide a different address for electronic notice purposes)*

Please be aware that if you consent to receive electronic notice of meetings, your e-mail address designated for that purpose will be an official record of the Association.

All Owners of the Property or eligible voter please print name, affix date and sign below.

<p>Signed: _____</p> <p>Print Name: _____</p> <p>Date: _____</p>	<p>Signed: _____</p> <p>Print Name: _____</p> <p>Date: _____</p>
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Note: Return this form by fax to 239-495-6292 or email to: Tina Gurtner – tgurtner@kwpmc.com

TIBURON ESTATES HOA



DUES AND NON-PAYMENT LATE CHARGES

2023 Maintenance Fees are \$ 610.00 due Quarterly for all associations

As noted on your association documents, your quarterly maintenance assessment for your property should be remitted on or before the **first day of each quarter—Jan, Apr, Jul and Oct.**

Please note that we do not send out invoices. A coupon book will be provided after closing and then every year after the budget approval.

If you would like to set up autopay either go online at <http://web.kw-ic.com/tiburonestates/Home.aspx> and set up payments in the Tiburon Estates website - or please call 1-800-533-7901 choose option 1 to speak to a representative, give your Account number and they will help to do the rest.

If you are going to send your payment by check, please be sure to either write your account number on the Memo Line or send in with a coupon.

Checks are made payable to Tiburon Estates HOA.

The address is as follows:

Tiburon Estates HOA

P.O. Box 31600

Tampa, FL 33631-1600

Please note this is an automated lockbox which is a mechanical facility at the bank. We do not handle any checks personally.

The Property Manager will send out a friendly eblast reminder 2 weeks before the due date each quarter to help residents to pay in a timely manner.

Any assessments that are unpaid for more than ten (10) days after the date due shall incur late fees.

If the Assessment is not paid within **sixty (60) days** after the due date, the Homeowners' Association may, at any time thereafter, accelerate the entire amount due for the period for which the Assessment was made, and declare the same immediately due and payable. The Homeowners' Association may also record a claim of lien in the Public Records setting forth the amount of the unpaid Assessment and the rate of interest due thereon. The Homeowners' Association may at any time thereafter bring an action to foreclosure the lien against the Dwelling and/or a suit on the personal obligation against the Owner or Owners, and there shall be added to the amount of such Assessment the cost of such action (including reasonable attorneys' fees and costs through all appellate levels) and, in the event a judgement is obtained, such judgement shall include interest on the Assessment, and late charges as provided above and reasonable attorneys' fees through all appellate levels, together with the costs of the action.

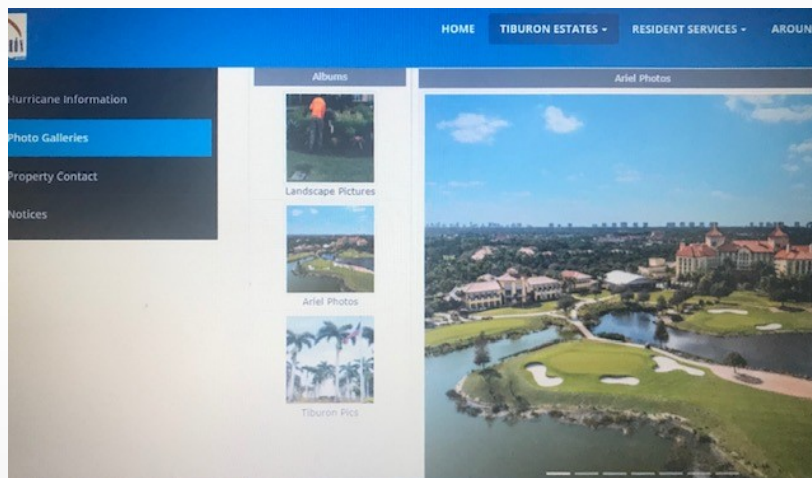


Tiburon Estates Website

Once you have been added as a new owner, you will be able to access and use the community website. **Please complete the online voting form (Page 13) and the Pelican Marsh CDD—Tiburon Registration (Page 11) forms so that you will be able to get a transponder for your vehicle and receive important updates to the community.**

<http://web.kw-ic.com/tiburonestates/Home.aspx>

Here you can find even more information, such as financials, minutes, notifications; see pictures of the communities, view your account, make payments online and set up autopay if required.



Online Voting and Eblast notices

TEHOA uses online voting and send out eblasts weekly with offers and updates to residents and you need to sign up for this, this will also to vote or give your proxy all with the click of a button. Forms are on the next page—please email back completed forms to:

tgurtner@kwpmc.com

Don't forget to let me know if you change your email!



Useful Numbers

Tiburon Gate House (230) 593-3872

Email : tiburongatehouse@gmail.com

Tiburon Golf Club (239) 593-2200

Ritz Carlton Golf Resort (239) 593-2000

Pelican Marsh CDD (239) 592 5181

Florida Wildlife Commission (For Bear and panther sightings) (888) 404 3922

Alligator sightings (9-5 Mon to Fri only) (239) 592 5181

Animal Services

Collier County Domestic Animal Service (239)252-7387

Naples Humane Society (Main Shelter) (239)643-1555

CDD (For transponder appointments) (239) 592-5181

Property Manager—Tina Gurtner Cell (239)595-9725

3365 Woods Edge Circle

Suite 102

Bonita Springs, FL 34134

Email: tgurtner@kwpmc.com



TIBURON ESTATES HOA

Before you Leave Check List

- Turn off your main water valve.
- Shut off breaker to water heater.
- Shut off breaker to other kitchen appliances....EXCEPT refrigerator (double check to make sure the refrigerator is ON, after you shut the breakers off).
- Shut off your ice maker, and empty all of the ice from the freezer
- Empty refrigerator of all perishables.
- Empty all garbage receptacles. Make sure no open food or drink is left in any room.
- Set thermostat to 76 degrees to cut electric use, but prevent mold.
- Replace the 9 volt batteries in all smoke alarms.
- Unplug all televisions and electronic devises to prevent damage from power surges.
- Forward your mail to your other residence.
- Stop newspaper deliveries.
- Temporarily discontinue telephone, and internet service (most carriers will allow seasonal shut-off).
- Remove any live plants from your unit, unless home watch will be watering them.