



Frequently Asked Questions

Q What is the difference between the HOA and the CDD?

A The CDD (Community Development District) is a branch of local government and is responsible for the operation and maintenance of all common areas and recreational facilities at Harrison Ranch. The CDD contracts with a professional management company to oversee the everyday operation and maintenance of the recreation facilities, which includes an amenities manager. For more information, please visit www.harrisonranchcdd.org.

Harrison Ranch is also represented by a homeowner's association (HOA). The HOA is responsible for the enforcement of the covenants and deed restrictions, as governed by the adopted by-laws. The services provided are:

- Administrative
- Financial
- Architectural Review
- Enforcement Activities
- Legal
- Insurance

The HOA contracts with an association management company to provide association management services and handle the day-to-day affairs of the association. Please contact the Community Manager for more information.

Q I want to make changes to the exterior of my home or landscape. What is the process I need to follow?

A Any change to the exterior of your home or landscape must be approved by the Architectural Committee PRIOR to the work being performed. Application forms are available in the Amenities Center or online at www.rizzetta.com. The Committee meets in the Amenities Center on the 3rd Thursday of each month at 5pm. All applications must be delivered to the Community Coordinator no later than the Friday before the meeting. There is no fee to submit an application when it is received prior to the work being done. The homeowner will be advised of the Committee's decision approximately 3 business days after the meeting.

NOTE:

Per Section 4.6 of the Guidelines:

"Failure of a homeowner to submit an application for approval prior to commencement of any modification will incur a fee of \$100.00. If special architectural or other professional review is required of any particular improvement, the applicant shall be responsible for reimbursing the Association for the cost of such review."

Q Can I park my work truck at my home in Harrison Ranch?

A Commercial vehicles are prohibited from parking in any area within the subdivision. In accordance with Manatee County Code, a commercial vehicle is defined as follows:

- (11) *Commercial vehicle* means any motor vehicle that meets one of the following criteria:
- a. is designed, altered or used primarily for business, institutional or non-profit organizational purposes;
 - b. has a platform, cabinet, box, rack, compartment, or other facility for transportation of materials, equipment and items other than the personal effects of private passengers or for carrying passengers for hire;
 - c. conspicuously displays the name or other advertising of the business, agency, or organization on the exterior thereof, resulting in a total of more than six (6) feet of sign area on the vehicle;
 - d. is designed to carry passengers for hire; or
 - e. is a truck, tractor, or dump truck.

Commercial vehicle shall not be deemed to include any mobile home or recreational vehicle.

There are other restrictions regarding the parking of recreational vehicles, boats, and trailers. Please see the governing documents and the rules and regulations.

Q How do I obtain an access card for the Amenities Center?

A Access cards are issued by the Amenities Center staff during regular staffed hours. Prior to issuance, you will be asked to complete a liability waiver form.

Owners: Please provide photo identification and proof of residence in Harrison Ranch. There is no fee for the initial cards for homeowners. If your card is lost or damaged, the replacement fee is \$25 per card, payable by cash or check only.

Renters: If you are renting a home in Harrison Ranch, please provide photo identification and a copy of your lease. The fee per card for renters is \$25 per card, payable by cash or check only.

All users of the amenities must have their own card. Cardholders must be present with their guests.

Q What are the hours in the Amenities Center?

A The Amenities Center is open seven days a week. The hours are as follows:

Clubhouse Interior:	8am – 11pm
Pool Hours:	Lap Swim Only: 5am – 9am Leisure/Open Swim: 9am – 9pm
Sports Courts:	6am – 9pm
Gym:	24 hours a day/7 days a week (<i>access via side and rear doors</i>)

All facilities are monitored by 24-hour video surveillance.

(Amenities Center Hours subject to change)

Q Can I bring guests to the Amenities Center?

A Each household may have a maximum of eight guests each day. Guests must be accompanied by the Patron.

Q Is there a minimum age to visit the Amenities Center?

A Because the Amenities are not supervised, and for safety reasons, minors age 10 or younger must be accompanied by a responsible adult when using the Amenities.

Q What are the pool rules?

A Please see the "Amenity Center Rules & Regulations" for full details (www.harrisonranchhoa-parrish.com or www.harrisonranchcdd.org)

Q Am I permitted to bring a personal trainer or personal swim, tennis, or similar instructor to the facilities?

A Patrons may request permission to bring a personal trainer to the gym to conduct a personal training session by submitting a written request to the Manager (the form is available from clubhouse staff.) The personal trainer must provide proof of required insurance and certification/licensing. Only one-on-one training is permitted; group lessons are not permitted. All personal training schedules must be approved in advance by the manager. No personal training is permitted until permission has been granted and all required insurance and certification documents have been reviewed and approved. For additional information regarding the fitness center rules, please see the "Amenity Center Rules & Regulations".

Q Is there a minimum age for the fitness center?

A For safety reasons, the minimum age for anyone in the fitness center is 14 years of age.

Q Can I rent the amenities center for a private party?

A Patrons of the Harrison Ranch CDD may rent the clubhouse for a private event. For more information regarding rental fees and requirements, please contact Helena Teixeira at clubhousemanager@HarrisonRanchCDD.org or 941-776-9725 ext. 1.

Q I have a streetlight out in front of my home. Who should I contact?

A For streetlights and any other community repairs, please contact the CDD at clubhousemanager@HarrisonRanchCDD.org

Q What days is trash picked up in Harrison Ranch?

A The trash schedule is as follows:

Tuesdays: Regular Trash and Recycling

Wednesdays: Yard Waste

Fridays: Regular Trash

Please note that trash must be kept in sanitary containers and generally be stored within the garage, but, regardless of location of storage, trash cans must not be visible from the street or adjoining lots except when placed at a street edge for regularly scheduled pickup. Trash containers may only be placed at the street's edge for pickup after dusk the day before scheduled pickup, and such containers must be stored from sight after pickup by dusk the night of pickup.

Regular Trash: Please bag all trash rather than leaving individual items at the curb.

Yard Waste: Includes materials such as tree branches, leaves, grass clippings, palm fronds, etc. There is no limit on the amount of yard waste AS LONG AS it is prepared in one of the following manners:

- Bag it – you can use sturdy garbage bags
- Bundle it – bundles may not exceed 4 feet in length. Bundles cannot contain branches larger than six inches in diameter. Branches larger than six inches in diameter should be cut in half lengthwise, tied and bundled. Bundles must be tied with heavy-duty string.
- Can it – Please put yard waste in a 32-gallon garbage can (not in a recycling can). Yard waste should not extend above the top of the can.
- Bundles, bags, or 32-gallon cans should weigh no more than 50 pounds each.

Large/Oversized Items: Up to two large items (mattresses, furniture, etc.) can be placed at the curb with your regular garbage and picked up for free. **This does not include white good (refrigerators, stoves, washers, etc.) or E-scrap (TVs, printers, microwaves, etc.), which require a special pickup. Customers receive one free special pickup per year. Additional special pickups require a fee.

For more details on trash pickup, please visit www.mymanatee.org

Community Staff

Matt O’Nolan, Harrison Ranch CDD Manager
monolan@rizzetta.com

Helena Teixeira, Clubhouse and Amenities Manager
941-776-9725 ext 1 clubhousemanager@HarrisonRanchCDD.org

Joe McCallister, Assistant Clubhouse and Amenities Manager
941-776-9725 ext 3 jmccalister@rizzetta.com

Matt Duncan, LCAM, Community Association Manager, Harrison Ranch HOA, Villas of Harrison Ranch HOA
941-776-9725 ext 2 mduncan@rizzetta.com