



Dear Two Sunset Pointe Homeowner,

Welcome to Two Sunset Pointe and congratulations on the purchase of your new home!

On behalf of the Two Sunset Pointe Homeowners Association, Inc. and the Board of Directors, we would like to welcome you to your new home and to the community. The office is open Monday through Thursday 8:30 AM to 5:30 PM and Friday 8:30 AM to 5:00 PM. We look forward to meeting you whether it be to stop by and pick up a pool card, pay your assessments, rent any of the amenities, or to just stop by to introduce yourself.

The homeowners association is governed by a Board of Directors, who are all volunteer residents of the community. It is the responsibility of the Board to maintain the common area amenities and to ensure that the members of the association are in compliance with the established covenants and bylaws of Two Sunset Pointe. Protecting the home values is a priority of the Board of Directors.

Two Sunset Pointe features four amenity centers spread throughout the community. Dawn Mist, which is located next to our office features a pool (complete with children's splash pad,) gazebo, playground, basketball courts, hockey rink, and both soccer and baseball fields. Our center at 2604 Leisure Lane features a pool, playground, and gazebo area. Our other two centers at 2701 Bahia Rio and 3076 Seabrook include pools and playgrounds. The pools are accessed with controlled access cards which are issued at our office. You may also rent any of the amenity centers for birthday parties and events.

The community also includes two catch and release fishing ponds and walking trails located off of Sunflower Drive and 423. This common area is great for exercise and is open from dawn to dusk each day.

The Homeowner Association assessments is paid quarterly on the first day of January, April, July and October. You may choose to pay the entire yearly amount of \$600 or \$150 each quarter. You will receive notice of the following year's assessments in early December of each year, so please keep an eye out for this mailing. If you do not receive anything in the mail, please stop by the on-site HOA office and we will be happy to print a statement for you. We accept payments at our office via check, cashier's check, or money order. If you would like to set up online payments, please see the Payment Options sheet included in your welcome packet.

SBB Management is our property management company. The SBB office may be reached at 972-960-2800. Important information about your account, the community guidelines, and other documents can be accessed through your online portal at <https://sbb251.sbbportal.com>. You can also sign up for our email blasts so that you are always aware of community events, projects, board meetings, and urgent updates.

As a new homeowner, you may already have some ideas on how you would like to improve your property. Please keep in mind, the Association has architectural design guidelines for any modifications to the exterior of your home. The guidelines must be followed to protect the esthetics and continuity of the community, and therefore must be approved. You will find an application for any architectural changes or modifications you wish to make and are included for your convenience. To ensure that your architectural (ARCH) application is expedited, please ensure that you read the packet enclosed carefully prior to submitting your application. It is important that you understand that the Architectural Committee is allowed up to thirty (30) days to review and render a decision on all applications. Please do not purchase materials and/or begin work until you have received approval.

Again, I would like to welcome you to Two Sunset Point Homeowners Association, Inc.! I have enclosed the business cards for myself and staff members. Feel free to reach out to any one of us with questions or concerns. We are happy to help!

All the best,

Diane Barta, CMCA, AMS
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