

Welcome to Orange Tree Phase One

Welcome to the Orange Tree community—we're glad to have you as our neighbor. Orange Tree Phase One is a gated, deed-restricted neighborhood of 183 homes, many overlooking the fairways of the 18-hole Orange Tree Golf Club. Known for its custom homes, quiet streets, and friendly atmosphere, our community offers a warm and welcoming place to call home.

Quick Reference Guide

Use this guide as a quick starting point for common Orange Tree community information, including:

- Architectural Review Board (ARB) procedures and approvals
- Gate access information
- Community email communications
- Website private access and online resources, www.orangetreecc.com
- Garbage and recycling guidelines

This document provides an overview and is not comprehensive. Please refer to The Declaration of Covenants and Restrictions which can be found on the community website.

Architectural Review Board (ARB)

The Architectural Review Board (ARB) helps preserve the appearance, character, and property values of Orange Tree Phase One.

Because Orange Tree is a deed-restricted community, exterior changes that are visible from the street, golf course, or neighboring properties must be reviewed and approved by the ARB before work begins.

Community Appearance Guidelines

To help keep Orange Tree attractive and well maintained, residents are asked to:

- Store garbage cans out of sight when they are not at the curb for collection.
- Keep roofs and driveways clean and free of mildew.
- Maintain lawns, landscaping, shrubs, and other visible exterior areas.
- If your home borders the golf course, treat both the street-facing side and the golf-course-facing side as front yards.

Projects That Require ARB Approval

Before starting any exterior project listed below, submit an ARB application and wait for approval:

- Landscape renovations
- Fence installation or replacement
- Tree or shrub planting or removal
- Roof replacement
- House or fence painting
- Swimming pool installation
- New or replacement pool enclosures or screen enclosures
- Driveway replacement or repair
- Room additions
- Window or door replacement
- All exterior changes

Additional ARB information and application forms are available on the community website.

Gate Access

Orange Tree is a gated community with controlled entry points designed to support neighborhood safety and security.

Gate Safety

Residents are responsible for reminding guests to not tailgate through the entry and exit gates. Tailgating—following another vehicle through the gate without authorization—is prohibited and subject to a minimum \$500 fine. Additional charges may apply if gate equipment or other property is damaged.

Residents may access the community using one or more of the following options:

1. Vehicle RFID sticker
2. Mobile phone app
3. Vendor code
4. Telephone entry system

1. Vehicle RFID Sticker

A windshield-mounted RFID sticker automatically opens the resident gates on Orange Tree Lane and Clementine Lane.

RFID sticker requirements:

- The driver's license address must match the Orange Tree residence address.
- RFID stickers are available to residents and renters.
- Stickers must be installed by a Gate Committee member.
- The cost is \$25 per sticker.

2. Mobile Phone App

The mobile phone app is available to adult residents and can be used to manage guest, vendor, and delivery access.

- Create guest passes.
- Authorize vendors and deliveries.
- Set access schedules for recurring visitors.
- Limit entry to specific days and times.

App setup requirements:

- Valid email address
- Valid phone number

3. Vendor Code

A vendor gate code is available for approved service providers, including:

- Lawn care companies
- Pest control services
- Other approved vendors

Vendor access hours: 7:00 AM – 7:00 PM

Important vendor code information:

- The vendor code operates only the Orange Tree Visitor gate for traffic safety reasons.
- Vendor codes change quarterly.
- Current codes are available on the community website.
- Code changes are announced through community email notifications.

4. Telephone Entry System

Residents may choose to be listed in the gate directory for visitor access.

When a visitor selects your name from the directory:

1. The system calls your phone.
2. Press 9 to open the gate.

It is recommended that you save the gate phone number, **321-804-2317** in your contacts so that when you receive the call you will be able to identify the caller.

Community Email Updates

Email is the primary way Orange Tree Phase One shares important community information with residents. Updates are sent only when there is new information, a change, or an announcement residents need to know.

Email Subject Line Format

All community emails begin with “OT” in the subject line so residents can quickly recognize official Orange Tree communications. For example:

- OT Vendor Code Changes
 - OT HOA Meeting
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Community Website

The community website is a central resource for important Orange Tree Phase One information, forms, and updates.

Website Resources

- Architectural Review Board (ARB) forms
- Gate access information
- HOA meeting dates
- Board member information
- Community updates and announcements

First-Time Login

1. Visit the community website, **www.orangetreeecc.com**
 2. Select **Login**.
 3. If you are a new user, select **Register**.
 4. Complete and submit the registration form.
 5. After your registration is verified, you will receive your password by email.
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