



NEW
Homeowner
ORIENTATION

Del Webb[®]
OAK CREEK

WELCOME NEW MEMBER

START YOUR JOURNEY

www.delwebboakcreekhoa.com



WHO IS ON
YOUR TEAM



LIFESTYLE
PROGRAMMING



MOVING IN AND
GETTING SET UP



COMMUNITY
ASSOCIATION



GOVERNING
DOCUMENTS



Hospitality is our Foundation. Your Happiness is our our Focus!

**Who is on
your team?...**



**...The answer
is, ALL OF US!**

It takes many minds to mold a community, and even more hands to support its growth. Here is a breakdown of your teammates working near and far to provide the very best in industry service allowing you to focus on making lifelong memories in your new home.



ACCESS MANAGEMENT

Access Management has been hand-selected, along with a talented team of individuals who are trusted to engage in inspired conversations with residents and provide accurate guidance when needed and be the sounding board for the community. The Board has delegated the responsibility to the Management Team to manage the day-to-day operations of Del Webb Oak Creek. Access is dedicated to providing unparalleled service to ensure that the community is well-maintained, and resident's needs are met promptly and efficiently.

OAK CREEK TEAM



KATHY KORKOSZ
GENERAL MANAGER
DIRECTOR OF LIFESTYLE



VALERIE VELAZQUEZ
COMMUNITY SUPPORT
ACCOUNT MANAGER



PIPPA BAKER
COMMUNITY SUPPORT
PROPERTY CONTROLLER



DAVE WALTER
VP OF OPERATIONS
COMMUNITY SUPPORT - F&B

Our Team is Growing



DEL WEBB CUSTOMER CARE TEAM

Your Customer Care Team was there to support you through your build and these experienced professionals will remain dedicated to providing quality care and answering any home care questions you have, as well as satisfying any warranty requests.

SFLCustomerService@pulte.com | 888.898.9712



Centex[®]

Del Webb[®]

DiVOSTA[®]

DEL WEBB OAK CREEK BOARD OF DIRECTORS

The Del Webb Oak Creek Homeowners Association Board is a team of three experienced individuals comprised of employees of the Developer, Pulte Homes. They are responsible for creating and enforcing the Community's Covenants and Restrictions, managing common areas and amenities, and overseeing the maintenance of the community. Their knowledge and meticulous decision-making allow them to carefully navigate the community's growth and ensure that it remains a desirable and welcoming neighborhood for all its residents. Working closely with Access Management, the Board is dedicated to the community's long-term success.

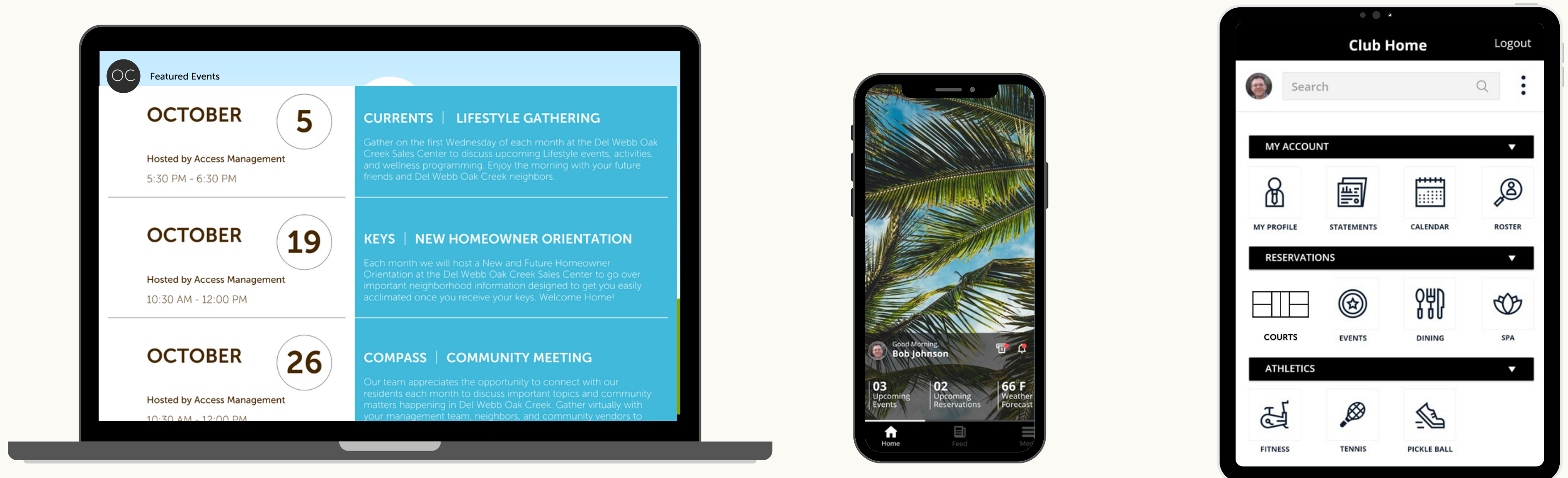


LIFESTYLE

Activities | Events | Fitness | Wellness | Social

Experience a new level of retirement living at Del Webb Oak Creek. We provide unique opportunities that will soon encompass signature resort-style amenities. A full-time Lifestyle Director will ensure you stay active, and your neighbors become long-time friends. Each month a new event calendar is curated full of interesting new experiences, traditional holiday favorites, and wellness opportunities.

In this world of instant gratification, our full-featured community website and mobile application provides members access to all that Del Webb Oak Creek has to offer from the palm of their hands. You can easily register for upcoming events and activities, reserve a court, order food on the go, have a drink delivered to you while lounging at the pool, or manage your account from anywhere at any time.



STAYING CONNECTED TO YOUR COMMUNITY AND NEIGHBORS.

The Lifestyle Team will regularly send out community communications via e-mail, mobile app notifications, and/or SMS messaging to keep residents up to date on what's happening in the neighborhood.

- Each month a new calendar of events is released.
- Bi-monthly Lifestyle Newsletters are delivered via e-mail.
- Weekly or bi-weekly communications are distributed containing event details, and RSVP instructions.
- Amenity updates, clubs, fitness schedules, and staffing information will also be communicated upon delivery of the Clubhouse.
- The community website: www.delwebboakcreekhoa.com is also a great resource for important information for the community.

If you are not currently receiving our community communications via e-mail, please provide your information to the Lifestyle Director.



ENVERA®

RESIDENT COMMUNITY ACCESS

Envera is pleased to provide gate access services for the Del Webb Oak Creek Community. The front gate house will be staffed when the community exceeds 100 closed homes. Until that time the Virtual service will monitor the gates in the community after 7:00 p.m. which are subject to change.

Guard House: To be announced when the gate house is staffed
Resident Services and 24/hr. Envera hotline: 877.936.8372

Upon closing you will receive your community access devices. Two window stickers for your vehicles and two fobs for future Amenity access and pedestrian access. Please place the window stickers in the upper right corner of the inside of your windshield (passenger side) and utilize the resident lane to access the community.

If you are in a vehicle without your windshield sticker (such as a rental car), you can enter the property by using the kiosk in the same manner as a visitor. All residents are entered in the community database so the monitoring center will recognize you as a resident by your driver's license.

VISITOR COMMUNITY ACCESS

Envera has installed a kiosk that provides virtual guard services.

- Visitors will pull their vehicle alongside the kiosk and will push an intercom button, place their driver's license into the kiosk and an operator at the center will grant them access after viewing their license.
- You will receive a welcome e-mail sometime after closing on your home with instructions and your personal login credentials. These credentials can be changed upon logging in the first time.
- There is a web-based version and an app you can download on your mobile device called MyEnvera. The web version is where you can manage your account, the app is for quick additions to your guest list.
- Residents will enter both permanent and temporary visitors into the visitor management software. They will have the option of providing permanent guests immediate access by entering their license plate.
- If a visitor is not listed on a resident's guest list, the guard will call the resident for clearance.

If you witness an incident or see that the barrier arm is down, please e-mail your Community Manager at: oakcreek@accessdifference.com

COMMUNITY ASSOCIATION

VENDOR MANAGEMENT | LANDSCAPE | MAINTENANCE | GOVERNING DOCUMENTS





Your Community Association Manager will work to keep an informative and accurate line of communication open between the Board of Directors and the Del Webb Residents. The CAM is available to assist residents with questions concerning your property outside the structure of your home, landscaping, community rules and regulations, governing documents, vendor schedules and is a great resource for all things community related.

They can get you connected to the right resolution for any community concerns you may encounter.

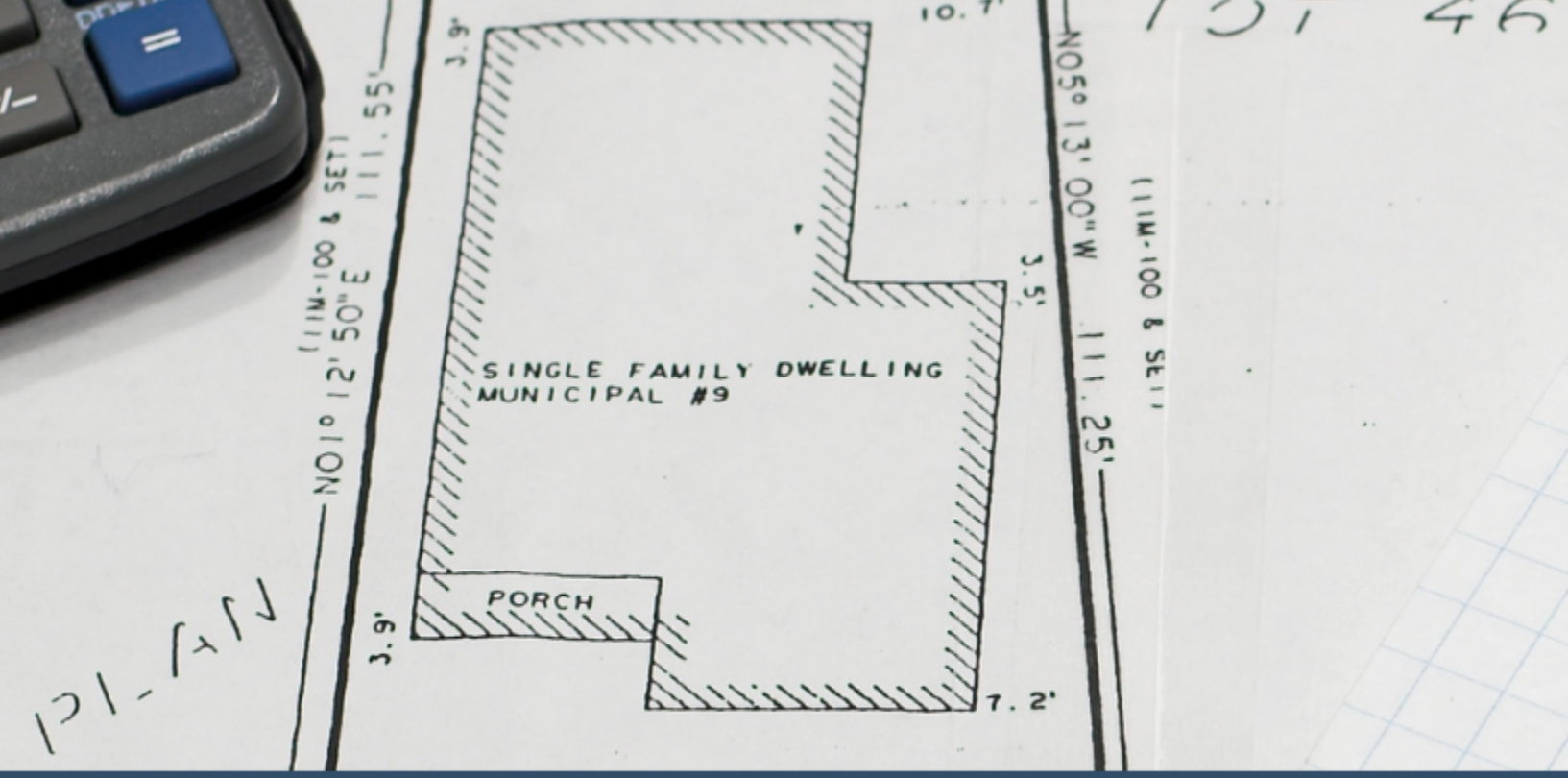
oakcreek@accessdifference.com



DOCUMENT OVERVIEW

Here are a few documents that you will find available for you on the community website delwebboakcreekhoa.com under the resources page.

- CC&Rs
- Design Guidelines
- Architectural Review Application
- Budgets
- Monthly Financials
- Other Helpful Resources



access
MANAGEMENT

ARCHITECTURAL REVIEW PROCESS

Please remember to alter, modify or install anything on your lot, you must go through the Architectural Approval Process. For more information or questions regarding the Architectural Approval Process, we will be happy to help walk you through it.

- Complete Application
- Contractor Specs and Drawings/Sketch
- Color Photos of Materials Proposed
- Site Survey
- Granted Point of Access Where Applicable
- Licenses, COI, Deposits

GOLF CART USE

Del Webb Oak Creek is a golf-cart-friendly community. If you do choose to own and/or operate one within the neighborhood please be aware that you are subject to compliance with any and all requirements and limitations of the County and all other governmental agencies having jurisdiction over the same.

Please review Section 9.22 Golf Carts in the governing declarations with regard to Rules & Regulations, Assumption of Risk and Waiver and Release of Liability.





LEASE RESTRICTIONS



- If you choose to rent your home please review the restrictions and requirements. An age-qualified occupant must meet the age (55+) specification. Please reference Section 12 in the governing declarations.
- Please note that the right to membership and access to the amenity center and lifestyle programming is based upon owner occupancy of the home. Any owner who transfers occupancy of their home suspends their rights to these community aspects. The qualified occupant shall be entitled to these community aspects.

CONVENIENT PAYMENT OPTIONS

No cash is accepted for Monthly Dues, Activities, or Clubhouse Rentals. For security purposes, all payments should be sent to the Association's Bank Lockbox, Paid Online, or through the Community's ACH Setup which is the preferred form of payment.



All checks should be payable to your Homeowners Association:

DEL WEBB OAK CREEK HOMEOWNERS ASSOCIATION, INC.

- Mail a check to the address listed on your statement:
 - 1170 Celebration Blvd., Suite 202, Celebration, FL 34747

Pay online with a credit card or through ACH setup through the Association's Bank website at: <https://pay.allianceassociationbank.com>

Contact: accounting@accessdifference.com with questions.



From all of us here on Team Del Webb Oak Creek, we would like to say thank you for choosing to join our neighborhood. We look forward to building a beautiful and thriving community with you. Please let us know if you have any questions or concerns.