



WELCOME to the HARVEST FAMILY

We are excited to welcome you to the community. Purchasing a home in Harvest automatically makes you a member of the Homeowners Association, and as such you can enjoy planned community living at its best. To help you make a smooth transition, you should have received your welcome CD or URL Website Link at closing that contains community documents. We encourage you to carefully review the information provided, as it is important to your home ownership.

We have a community website where you can find information such as the events calendar, community blog, HOA documents, and a link to a web-based service that utilizes proprietary software to give you real-time information about your account. Visit www.harvesthoa.com to learn more.

We have also included in this packet:

- Harvest Information Sheet
- Highlights of the Association's Guidelines for Community Living
- Farmhouse Coffee & Treasures
- Farmer Ross and Harvest Farms
- Overview of Amenities
- ACC Modification Request Form

Please be sure to bring your closing documents and visit us at the HOA Office located in The HUB (1301 Homestead Way), which is next to the gym. We would love to meet you and to issue your key fobs for the amenities. Our office is open Monday-Saturday from 9:00 am- 5:00 pm, Saturday by appointment only.

If you have any questions or concerns regarding your HOA, please contact Tim Mills directly at 817-717-7780, ext. 5, or email at tim.mills@fsresidential.com. You can also contact our Customer Care Center, particularly for after-hours property emergencies, at 877-378-2388.

Again, welcome to Harvest and we are looking forward to meeting you!

Sincerely,

Tim Mills

Tim Mills
General Manager

Page Austin

Page Austin
Lifestyle Manager

Jerry Lui

Jerry Lui
Assistant General Manager

Karsyn Beauchamp

Karsyn Beauchamp
Assistant Lifestyle Manager

Lexie Rosales

Jerry Lui
Administrative Assistant



HARVEST HOMEOWNERS ASSOCIATION

1301 Homestead Way, Argyle, TX 76226 | 817-717-7780 | www.harvesthoa.com | After Hours: 877-378-2388

The Harvest HOA Office is responsible for the maintenance of the community's **pools, parks, community amenities, lifestyle events, and common area landscaping**. Upon closing on your home, please come to our office with your closing documents so that we can welcome you to the community & provide you with amenity fobs and mailbox keys (for newly-built homes).

The HOA Office is open Monday through Friday 9am-12noon & 1pm-5pm, and Saturday by appointment. Your HOA Team:

Tim Mills , General Manager	Ext. 5	tim.mills@fsresidential.com	In-office Monday – Friday
Jerry Lui , Assistant General Manager	Ext. 4	jerry.lui@fsresidential.com	In-office Monday – Friday
Page Austin , Lifestyle Manager	Ext. 3	page.austin@fsresidential.com	In-office Tuesday – Saturday
Karsyn Beauchamp , Assistant Lifestyle Manager	Ext. 2	karsyn.beauchamp@fsresidential.com	In-office Tuesday – Saturday
Lexie Rosales , Administrative Assistant	Ext. 2	lexie.rosales@fsresidential.com	In-office Tuesday – Saturday

HOA Assessments: Dues are assessed semi-annually, due January 1st & July 1st. Please email us a month after closing for instructions and account information to register for Clickpay, the online platform to review and pay for your HOA account balance.

Townhome Owners: Please note that in addition to the Harvest master association, townhome owners are assessed monthly sub-association dues; therefore, owners must register on Clickpay for *two separate accounts*.

Facebook Groups:	Harvest HOA: Community Events and Activities	Managed by the Harvest Lifestyle team. Stay up-to-date on Lifestyle events.
	Harvest Residents	Exclusive to homeowners. Useful for advice & referrals from fellow homeowners.

MUNICIPAL SERVICES

Harvest is located in Denton County extra-territorial jurisdictions, and not in Argyle or Northlake proper. The Belmont Fresh Water Supply Districts act as the municipal entity of Harvest and are responsible for the community's **roads, sidewalks, streetlights, street signs, sewage, emergency services, animal control & trash service**. Areas west of Harvest Way are within District 1. Areas east of Harvest Way are within District 2. The Districts are supervised by Harvest homeowners. Homeowners are encouraged to attend monthly district meetings and sign up for news & alerts.



Area of jurisdiction	West of Harvest Way		East of Harvest Way
Websites	www.belmontfwsd1.com		www.belmontfwsd2.com
Sign up for text & email alerts	https://tinyurl.com/Belmont1Alerts		https://tinyurl.com/Belmont2Alerts
Facebook	https://tinyurl.com/Belmont1Facebook		
Monthly meetings	Harvest HUB Rooms	Every 2 nd Monday of the month 6:30pm	Every 2 nd Wednesday of the month 6:30pm
Garbage	Republic Services	817-953-7214. To setup services, please visit harvesthoa.com , under the Forms & Docs tab to find the Republic Services new service form.	
Emergency Services	Denton County	Non-Emergency: 940-349-1600 Emergency: 911	
Animal Control	All American Dogs	972-382-3647 www.dfwanimalservices.com	

UTILITIES

Internet/Cable	Frontier	844-660-0648	HOA dues include a basic TV & Internet package. Call to setup activation. Upgrade offerings are available.
Gas	Atmos	888-286-6700	
Electric	CoServ	800-274-4014	
Water	Town of Northlake	940-648-3290	For homes west of Harvest Way. New service: tinyurl.com/newnorthlakewater
Water	Argyle Water Supply Co.	940-464-7713	For homes east of Harvest Way
US Postal Service	Argyle Post Office	800-275-8777	440 Highway 377, Argyle TX 76226
Home Automation	HomePro – New Service	972-245-5777	Dial 2 for scheduling, then 1 for dedicated Hillwood support. HomePro has pre-wired all Harvest homes for smart home technology. Service is not included in HOA dues. For existing homeowners, please call 214-379-3639.



HIGHLIGHTS of the ASSOCIATION'S GUIDELINES for COMMUNITY LIVING

The following is a summary of a few of the most commonly asked questions from the Covenants, Conditions and Restrictions covering the lots in the Harvest Residential Community Association. This is intended to be a brief overview. Consult the governing documents for the full Rules, Regulations & Guidelines.

Fencing:

A Fence is to be 6' in height and constructed with #1 grade rough cedar. Connections are to be galvanized and boards placed horizontally stained grey. Fences must remain in good repair. Fence stain information is located on the Harvest HOA website (www.harvesthoa.com).

Landscaping:

Landscape beds must use native and adaptive plants from the approved plant list in the Architectural Guidelines, requiring less water and giving consistency to the landscape palette in the Harvest community. At least 30% of the available front yard area and corner yard must have landscape bed coverage with the remaining 70% of the yard area being composed of grass or as otherwise set forth in the Architectural Guidelines.

Pets:

Owners may keep up to (4) four house pets. Permitted household pets are limited to domesticated dogs, cats, caged birds, and aquarium fish. No dangerous animals, farm animals, or animals kept, bred, or maintained for commercial purposes are allowed. Owners must keep pets leashed or carried while on any portion of the property outside the owners' lot.

Sheds:

Sheds must be located behind a 6' cedar fence, not exceed 7' maximum height and limited in sight based on your lot size. Exterior materials are limited to wood or cedar (metal and plastic sheds are not allowed). The shed must have a pitched roof and shingles similar to that of the main house. Sheds must have a minimum of 5' clearance from other structures or property lines. Gambrel (barn) style sheds are not allowed.

Holiday Decorations:

Holiday decorations are permitted and may be installed no earlier than thirty days before the holiday and are to be removed within seven days after the holiday, except Christmas decorations which may be maintained from the day after Thanksgiving to January 15 of each year and Fall decorations may be maintained from October 1 to December 1.

Basketball Goals:

Permanent basketball goals may be permitted on an Owner's Lot subject to the review and approval of the ACC prior to installation. Portable goals are allowed but cannot hang into the street or block the sidewalk. They must be stored in driveway, garage, or backyard when not in use.

Trash Receptacles:

Trash may go out at dusk on the morning before trash pick-up day until dusk on the day of trash pick-up. Trash containers must be kept inside the garage or fenced yard and may not be visible from a street or another lot. Trash pick-up, bulk and recycle is every Wednesday.

Exterior Modifications and Additions:

Before making any changes, additions or improvements to the exterior of your new home you must get written approval by filling out a Harvest HOA Architectural Control Committee (ACC) Request Form and submitting it to the Association for approval. Forms are available at the Association Office located at the HUB (next to the gym), or on the Association website (www.harvesthoa.com) under the Forms and Documents section. Examples of changes that require prior approval are landscaping (planting new trees and shrubs, flower bed edging), gutters, storm doors, arbors, patios, pools, playground equipment, paint color, roofs, attached and detached outdoor cooking areas, sheds, etc. The Board may take up to 30 days to approve or decline.

Vehicles:

Commercial, inoperable, recreational, trailers, boats and other watercraft, may not be parked, kept or stored on any lot or street unless stored or placed within the garage; or screened from view. If an exception is needed for a short period of time, contact the General Manager, Tim Mills, via email: tim.mills@fsresidential.com. Motorized scooters, ATV's are prohibited on any portions of the lots, common areas, sidewalks, streets or other portion of the property.

Signs:

- No signs advertising or referencing the renting or leasing the home is allowed.
- Professionally made security signs no larger than 1 square foot.
- Standard political yard signs may be erected no earlier than 90 days before an election, and must be removed within 15 days after the election.

Please help maintain the community and your property values by honoring these restrictions and respecting your neighbors. If you have any questions concerning this summary, contact your General Manager.

harvest

FARMHOUSE COFFEE & TREASURES



Hours of operation:

Monday - Saturday 7-3

Sunday 7-12

FULL DRINK MENU ON OUR WEBSITE:

farmhousecoffeetx.com

Call us to book us for your
next business lunch or event!

940-231-6508

Our mission here at the farmhouse is to create a welcoming place to enjoy a stellar cup of coffee, build genuine relationships and offer creative treasures as thoughtful gifts.

Our hope is that at Farmhouse Coffee & Treasures you will find a kind place where every customer's value is deliberately expressed with warm, friendly service because we genuinely care.



BOGO
New Resident's
coupon

The Farmhouse serves the following, Monday through Sunday!

BREAKFAST BURRITOS \$4.00

- BACON, EGG & CHEESE

SAUSAGE, EGG & CHEESE

GREEN CHILI CHORIZO, EGG, POTATO & CHEESE

STICKY BUNS \$4.00

BLUEBERRY COFFEE CAKE \$3.50

SPECIALTY DONUTS ON SATURDAY & SUNDAYS

QUICHES \$5.00

- BROCCOLI, CARROT & ZUCCHINI

OR BACON, ONION & SWISS

LEMON POPPYSEED MUFFIN/

CHOCOLATE CHIP MUFFIN \$3.50

***Follow our Instagram and Facebook for weekly specials.

Instagram: @farmhousecoffeetx

Facebook: Farmhouse Coffee & Treasures



Meet FARMER ROSS



In so many ways, gardening nourishes the soul of our community. Farmer Ross has become the heartbeat of the Harvest gardens. For the first time, Harvest neighbors can now purchase produce grown right in their community!

When he's not working in the greenhouse or tending the demonstration gardens, Farmer Ross leads workshops and classes for residents, including a Sprouts Day and a Junior Gardner Club. He also started an online gardening club. It's a great forum to ask questions or advice about your garden. Join the online gardening club Facebook page today to get started!

Additionally, Farmer Ross can also host private parties, provide garden tours, and so much more. Feel free to contact him at rossdeotte@gmail.com.





Meet DR. ROBERT MOON



Dr. Robert Moon is our horticulturalist and helps our neighbors' lawns and landscaping flourish. Dr. Moon created resources for our neighbors such as a gardening and watering calendar, monthly blog (on www.harvesthoa.com) and quarterly educational classes for residents.

The fertilizer that Dr. Moon recommends just for Harvest is all natural and environmentally balanced to improve overall plant vigor, enhance root health, and stimulate all yard and garden plants.

You can use this Harvest fertilizer on turf, trees, shrubs, ground cover, perennials, and vegetables. All will thrive with this plant food.

Some fun facts:


- The Harvest fertilizer is safe around kids AND pets while encouraging microorganism activity in the soil
- 95% goes directly into the soil (versus other fertilizers where only 10% goes into the soil)
- One fifty-pound bag will feed 3,000 square feet area two times a year (March/April and August/September)
- Cost is \$30 per bag

You can get the Harvest fertilizer at the HUB!

ORGANIC FERTILIZER

One 50lb bag will cover 3,000 sqft twice a year.

Recommended in March/April & August/September.
Available for purchase at The HUB for \$30.

 harvest



HARVEST AMENITIES

POOLS Fob-accessible daily May 1st through September 30th. Adults only from 6am to 9am. All ages welcomed from 9am to 9pm.

The Splash 1251 Homestead Way

Two resort style pools surrounded by cabanas and seating, all overlooking the Harvest Lake

Meadows Pool House 1770 9th St.

Resort style pool surrounded by cabanas and seating located on 9th and Meadows.

Porch Pool 1740 Treeline Dr.

Features a resort style pool surrounded by cabanas and seating, just north of the Fit Barn.

FITNESS CENTERS Fob-accessible, available 24 hours. Gym rules & instructional videos are available on www.harvesthoa.com.

The Gym 1301 Homestead Way

The Fit Barn 1740 Treeline Dr.

The Hall 1251 Homestead Way

This all-purpose facility is where many of our community events are held. The Hall is also open for homeowners' usage, Monday- Friday 9:00 am-5:00pm, and is located next to the pool

The Back Porch 709 8th St.

The Back Porch is located in Harvest Townside at the corner of 8th and Gazebo. This amenity features both indoor & outdoor space with patio seating, giant couch swings, bocce ball court, covered patio, outdoor kitchen with a Green Egg, pizza oven, and infrared grill. The Back Porch is fob-accessible from 9am-10pm, available on a first-come first-served basis.

GRILLS Available 11am-11pm. Instructional videos are available at www.harvesthoa.com

The Kitch 1301 Homestead Way. Offers two infrared gas grills.

The Front Porch 1690 Treeline Dr. Featuring two gas grills & a fire pit.

The Back Porch 709 8th St.

The HUB 1301 Homestead Way

This is the HOA office located directly across the street from the yellow farmhouse. Our office is open Monday-Saturday 9:00 am-5:00pm, Saturday by appointment only. We also have rooms available to rent at the HUB. All rental forms can be found at www.harvesthoa.com.

The Kitch 1301 Homestead Way

The outdoor kitchen has two gas grills and is located behind the gym. The Kitch is first come, first serve and for homeowners' usage only. The grills are available from 11am to 11pm. Homeowners are encouraged to clean-up after grilling so they are ready for the next homeowner. Instructions on how to use the grills can be found on www.harvesthoa.com.

Harvest Lake

The Harvest Lake is a man-made, 11-acre lake that anchors the entry into the community and offers fishing for residents. It is stocked with bass and catfish and is catch and release.

The Event Lawn

Located between The HUB and The Hall.

The Red Barn 801 Sunflower

This is a great place for neighbors to gather where there is plenty of seating, fire pits, and a half-court basketball goal.

The Front Porch 1690 Treeline Dr.

The Front Porch is located along Central Park at the corner of Old Justin Road and Treeline. This amenity features an event pavilion, event stage, fire pit area, grills, event lawn, restrooms, trails and an exploration park. Restrooms are available and fob-accessible 24/7.



The Bark Park 2119 Sunflower Ave

The Bark Park is located along Central Park at the corner of 18th street and Treeline. This amenity features a small dog area, a large dog area, an open green space and a watering station. The Bark Park is open from sunrise to sunset.

Central Park & Pocket Parks

There are several pocket parks and green spaces around Harvest:

The Mini Town 1910 Gathering Trl

Bluebird Park 1735 Heron Way

Finch Park 690 Meadows Dr.

The Zone (near the Event Lawn) 1301 Homestead Way

Central Park 511 Sunflower Ave

The Barn Park 1302 Roundup Way

Meadows Park 212 Meadows Dr.

Chickadee Park 1830 Waxwing Trl.

Sunflower Park 1300 Homestead Way

The Front Porch 1690 Treeline Dr.

Harvest Dock 2894 Oold Justin Rd

Relax in Adirondack chairs and take in the scenic views at the dock. Open from dawn until dusk daily. Kayaks available to borrow.

Sports Fields

Basketball Goals are available at:

The Red Barn 801 Sunflower Ave

North of the Fit Barn 16th St & Treeline Dr

Volleyball Courts are available at:

Harvest Fun Fields 4th St & Treeline Dr

Soccer Fields are available at:

Harvest Fun Fields 4th St & Treeline Dr

Harvest Fun Fields 4th St & Treeline Dr

Finch Park 690 Meadows Dr

North of the Fit Barn 16th St & Treeline Dr

Communication

We do our very best to keep homeowners informed about this wonderful community. Please make use of these outlets for information.

Newsletter/Email Blasts

Harvest newsletters are sent via e-mail to all residents of Harvest. Please be sure to check your junk/clutter folders so you don't miss out on valuable information about upcoming events, HOA information, and new developments in the community.

HOA Website

The Harvest HOA website is: www.harvesthoa.com. This site provides a wealth of useful information, including rental forms for the various amenities, Association Documents, meeting minutes and the events calendar. You can also check your account balance and review other property information through our Connect system. Your General Manager, Tim Mills, can help you access Connect.



Greetings Neighbor:

On behalf of Tarrant Area Food Bank, I'd like to welcome you to the community! TAFB has been a part of the Denton County community for more than 40 years and is committed to empowering our community to alleviate hunger and improve health.

Fighting hunger is an ongoing battle as the population grows and the economy expands and contracts. Each week, TAFB is able to provide over 1 million nutritious meals through a network of over 450 partners in our 13-county service area.

Harvest has been active in the fight against hunger for a little more than 10 years. Through food drives, Hoops 4 Hunger, fundraising events, Harvest has donated more than 300,000 meals...and counting. Residents also plant and harvest at least a thousand pounds of fresh produce each year for TAFB.

In addition to opportunities through Harvest, there are many ways to get involved with TAFB, whether you prefer volunteering at one of our Denton Mobile Markets or sorting food at our Main Campus. We'd like to invite you to view the multiple volunteer experiences at www.tafb.org and join us in the fight against hunger.

Also, by supporting the health of our neighbors, you'll help make sure more parents, children and older adults have a fair chance at a happy and fulfilling life, free from nutrition-related illness – and a healthier community for us all.



Please consider making a gift today to help make sure neighbors of all ages have nutritious food on the table this spring, and all-year round.

Together we can make a meaningful impact to ensure the Denton County community is a place where everyone has the food they need.

Sincerely,

A handwritten signature in blue ink that reads "Julie Butner".

Julie Butner
President & CEO





PROPERTY MODIFICATION APPROVAL REQUEST FORM

ACC Form R (rev 6/2013)



ACC Use Only	
Rec.	
Sent	
Dec.	

Harvest HOA - ACC Property Modification Approval Request Form

As each of us bought our property in Harvest, we agreed by our signatures to abide by the Declaration of Covenants, Conditions and Restrictions (a.k.a. CCRs or Deed Restrictions). The Deed Restrictions protect our property values by keeping the community a highly desirable place to live. ACC (Architectural Control Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible and type or print legibly. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The ACC tries to assure that all changes to our properties conform to the appropriate Deed Restrictions. Thank you for your understanding and cooperation.

1. ABOUT THE RESIDENT(S)

Name(s)	
Address	
E-Mail	
Phone(s)	Best time to call

2. ABOUT THE PROJECT (attach pages as necessary for each of the following and provide complete detail) (Note: Projects should be consistent with home. Be sure to state compliance and/or to describe variations.)

Proposed start date	Proposed completion date
Describe the nature of the project and describe it in complete detail.	
Location (attach sketch/drawing)	Dimensions of completed structure
Colors	Shape of any completed structures
Materials (type, width, depth, length and/or thickness & gauge)	Distance from fences and easements
Builder	

IMPORTANT: Include plan view and elevation drawings (to scale) plus any other supporting documents indicating project's location and its relationship to property lines, neighbors, construction, easements, etc.

3. ABOUT THE REQUIREMENTS

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have read the appropriate Deed Restrictions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have obtained a building permit from County Wide Inspections (attach copy)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have included an Improvement Survey depicting all changes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This project will require fence removal (if yes, inform Association Manager)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed project will be visible from the street
Check any that apply:			<input type="checkbox"/> Corner lot <input type="checkbox"/> Iron park fencing <input type="checkbox"/> Project already started/completed

Homeowner's Signature	Date
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Signature constitutes the following: I certify that all materials submitted in this application are true and correct. I understand and agree that no work may be performed prior to or in deviation from the terms of a written approval letter submitted by the Harvest Homeowner's Association. I agree to be bound by the ACC Rules and Standards. Management reserves the right to inspect the final product of the above request. A photo of the completed project must be submitted before a final letter of authorization will be mailed from Management.

For additional information and ACC submission: Phone: 817-717-7780 1301 Homestead Way Argyle, Texas 76226 Tim.Mills@fsresidential.com
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SAFEbuilt INSPECTION APPLICATION

Required for all Pool Installations



Pool/Spa Construction Permit Application

Project Information			
Project Type (please check one):	<input type="checkbox"/> Pool	<input type="checkbox"/> Spa	<input type="checkbox"/> Pool and Spa
Job Address:	Subdivision:		
Project Valuation:			

Property Owner Information	
Owner:	Phone #:
Address:	City/State/ZIP:

Contractor Information	
Contractor:	Contact Name:
Address:	City/State/ZIP:
Email:	Phone:

Applicant Information			
Applicant is (please check one):	<input type="checkbox"/> Owner	<input type="checkbox"/> Contractor	<input type="checkbox"/> Other:
Applicant Name (print):			
Applicant Signature:			Date:

Permit and Inspection Information	
Submittal Requirements (other plans maybe necessary depending on complexity of project)	
<ol style="list-style-type: none"> Completed Application Site Plan showing pool placement in relation to property lines, septic systems and spray heads (if applicable), pool equipment and all other structures on the property. Pool Plan showing the deck drainage, pool drainage, overflow drainage and sanitary sewer connection (if applicable). 	
A permanent Pool Safety Barrier (fence) is required prior to final inspection.	
Inspection requests may be called in at (940) 521-0470 for inspections to be conducted the following day.	
Required inspections for swimming pools are listed below:	
<ol style="list-style-type: none"> Belly Steel & Bond Deck Steel & Bond Underground Electric Final 	
OFFICE USE ONLY BELOW	
Stamp Received/Approved	Permit #:
	Issue Date:
	Final Date:
	Total Fee Paid:



SAFEbuilt INSPECTION APPLICATION

Required for all modifications attached to the home or affecting electrical, water or gas utilities.



Residential Permit Application

<input type="checkbox"/> New Single Family						<input type="checkbox"/> Townhouse						<input type="checkbox"/> Duplex						<input type="checkbox"/> Addition						<input type="checkbox"/> Remodel						<input type="checkbox"/> Accessory Structure					
Permit #:												Project Valuation:																							
Project Address:																																			
Lot:						Block:						Subdivision:																							
Project Description:																																			
Square Footage				Living:				Garage:				Porch:				Total:				Stories:															

Owner:												Phone #:											
Address:																							
Contact:												Phone #:						Email:					

Contractor	Name	Contact Person	Phone #

A permit becomes null and void if work or construction is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced.

A certificate of occupancy must be issued before a residence is occupied.

Applicant Name (print):												Date:											
Applicant Signature:																							

OFFICE USE ONLY BELOW

Approved By:												Date Approved:											
Building Permit Fee:												Total Fees:											
Plumbing Permit Fee:												Issued Date:											
Mechanical Permit Fee:												Issued By:											
Electrical Permit Fee:												Project #:											