



To: PROSPECTIVE HOME BUYER

The purpose of this packet is to: 1) help the prospective buyer feel welcome and to help them have as easy a move into Cove Pointe as possible, 2) provide information about Cove Pointe Home Owners Association (CPHOA) to a prospective buyer, 3) obtain information about a prospective buyer, and 4) ascertain that the prospective buyer has received all the association documents.

Cove Pointe is a deed restricted community and is represented by the CPHOA. It is also part of the Jacaranda West #1 Home Owners Association. Each is controlled by Covenants and Bylaws.

The controlling CPHOA documents can be obtained from:

Website: <https://covepointehoa.wixsite.com/veniceflorida>

Your seller or your realtor

Please review the attached CPHOA info sheet and complete the attached buyer information sheet, fill out and sign the Directory Permission Sheet and sign the disclosure sheet and return them to our secretary:

By email to: covepointehoa@gmail.com

or

By mail to: Cove Pointe HOA, Inc.

c/o Dick Marcotte, Secretary

1909 Tradewinds Circle, Venice, FL 34293

I want to personally welcome you to Cove Pointe and if there is anything I can do to make your move easier please do not hesitate to call me at 941-218-6860. You can also contact me by email slocumpnh@gmail.com.

OR KNOCK ON MY DOOR AND SAY HI: 1934 Cove Pointe Dr.
WELCOME TO OUR LITTLE PART OF PARADISE

Fran Copeland
President, CPHOA

Packet updated 11/25/25

INFORMATION REGARDING COVE POINTE HOMEOWNERS ASSOCIATION

This is only a summary of the CPHOA information and is not a legal document.

There are 30 homes in CPHOA and we are self-governed community.

The Covenants and Bylaws for CPHOA can be found online at:

www.covepointehoa.wix.com/veniceflorida under “documents & forms”

- Amendments to the Revised and Restated Declaration of Covenants and Restrictions of the Cove Pointe HOA Inc. 2016
- Amended Bylaws 1999
- Amended Covenants 1999
- Amended Bylaws 1995
- Amended Covenants 1995
- Declaration of Covenants and Restrictions of Cove Pointe 1990
- Articles of Incorporation of Cove Pointe Homeowners Association

CPHOA maintains the following:

- Painting the exterior of the houses.
- Cleaning the roofs.
- Mowing, trimming, watering and fertilizing the lawns.
- Commons area upkeep.
- Irrigation system.
- Upkeep of the entry way and stucco walls on the west and south sides.
- Mail boxes and posts.
- The Seawall, which was rebuilt in 2013.

Homeowners are responsible for:

- Keeping the lamp and lamppost working, clean and painted.
(See Bob Simone for information on lightbulb and paint colors 401-996-3575)
- Keeping driveways and walkways clean.
- All shrubs and flower beds on their lot.
- Place trash and recyclables out after 5PM, day before pickup. Return garbage cans and recycle bins to garage as soon as possible.
(Regular trash pickup is presently on Wednesdays)
- Close garage doors except when coming, going or using garage.
- Store personal items inside house, garage or lanai.

Restrictions:

- No Lot or Dwelling in Cove Pointe may be leased (rented).
- Following vehicles are prohibited from overnight parking in the subdivision:
Commercial vehicles, trailers, boats and recreational vehicles.
- Trucks entering Cove Pointe must be max of 26,000 lbs. gross weight for trucks and no more than two axles.
- Motorcycles are prohibited. Except with written permission from the Association, They must be stored inside.
- Yard, garage or estate sales are prohibited.
- "Security" signs must be smaller than one foot square.
- No other signs are allowed.
- Any exterior revisions to the property must be reviewed by the Architectural Review Committee (ARC). See website for Architectural Review packet.
- Hurricane shutters must be approved by the ARC. See website for Architectural Review packet.

Homes being sold:

- Semi-tractor trailers cannot get in the subdivision, the entry turn is too tight. Those moving in or out have to inform the moving companies of this problem so they can use a smaller truck, max of 26,000 lbs. gross weight and no more than two axles (see above under "restrictions.")
- A copy of the covenants and bylaws must be on display and available for review at any home being sold. These can be found on the website.
- "For-sale" signs are to be no larger than 10"X15" and attached to garage door.

Please keep your contact information current. You can use the contact form on our website, www.covepointehoa.wix.com/veniceflorida and click on the "contact" tab. We use email to communicate important information to residents of Cove Pointe.

CPHOA quarterly assessment is \$850.

Contact me or any board member with questions at covepointehoa@gmail.com or:

Fran Copeland	Dick Marcotte	Derek Conklin	Bob Simone	Harry Slocum
President CPHOA	Secretary	Treasurer	Member	Member
305-807-8859	941-286-4072	513-520-6077	401-996-3575	475-689-5061

Architectural Review Chairman: Karen Creglow 517-740-4552

COVE POINTE HOMEOWNERS ASSOCIATION, INC.

APPLICATION FOR OCCUPANCY

Please complete this application in its entirety.

Cove Pointe Property Address:_____

Names of Purchaser(s) exactly as it will appear on the Deed :

Mailing address of purchaser:

Telephone:_____ **Cell Phone:**_____

Telephone:_____ **Cell Phone:** _____

Names of persons who will occupy the Cove Pointe property:

Adult:_____ **Adult:**_____

Adult:_____ **Adult:** _____

Children: Names: _____ **Ages:** _____

Vehicles:

Vehicle #1- Year, Make, Model, Color: _____

Plate Number and State:_____

Vehicle #2- Year, Make, Model, Color: _____

Plate Number and State: _____

Other Vehicles (if any)_____

Employment Information:

Present Employer: _____ **Tel.#** _____

Spouse Employer: _____ **Tel.#** _____

Contact In case of Emergency: _____

Telephone: _____

Pets: Please indicate the type(s), weight(s) and names of pet(s) if any:

**I give permission for the following information to be published in the Cove
Pointe Homeowners Association online Directory:**

Local phone: _____

Cell phone(s): _____

Out-of-State phone: _____

Out-of-State address: _____

E-mail address(s): _____

**We/I hereby agree to comply with all rules, regulations and responsibilities of
the Cove Pointe Homeowners Association, Inc.**

Purchaser Signature

Date

Purchaser Signature

Received by CPHOA

Date