



RE: Welcome Letter  
FROM: Mark Spector, President Bridgewater Community Association  
TO: New Home Owner

Dear New Homeowner,

Welcome to Bridgewater!

You have made a great decision to become part of a great community.

Bridgewater has been known as a progressive leader in Pasco County. Our community has taken bold steps to ensure a solid future and to become one of the premier communities in Wesley Chapel. However, to achieve greatness, we must rely on our residents. You will make a difference in our community.

We encourage you to take an active role in your new community. Please attend our Board meetings, volunteer and get involved. Our community is only as good as our residents make it.

Bridgewater has both a Community Development District (CDD) responsible for our common areas and the Bridgewater Community Association (BCA), which maintains our park and enforces the community covenants. The BCA's primary objective is to maintain and build value in your investment.

Hopefully you're aware you purchased in a Deed Restricted community, which means there are rules that must be followed. First things first, please review the community covenants to help clarify any questions you may have. Bridgewater strictly enforces our covenants and will let you know if you are in violation of any covenant.

In a bold move, Bridgewater elected to become a self-managed community, which resulted in decreased dues and much more rapid enforcement of our covenants. The Association expects all homeowners to cure any outstanding violations quickly.

Please review the welcome package, which contains materials to answer most of your common questions. Over the coming weeks, our web page will be populated with substantial information to help you answer any additional concerns. If you continue to have questions regarding your covenants, please reach out to a Board member for clarification.

Thank you for your participation in your new community. I look forward to meeting you in person at our Board meetings or during one of our community functions.

Best Regards,

Mark Spector  
President  
Bridgewater Community Association



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