HARBOR EAST
PROPERTY OWNER'S ASSOCIATION
HANDBOOK
(Amended and approved February 2022)

21 VISTA DRIVE
MOUNT IDA, AR 71957

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WEBSITE: www.harboreastpoa.com

OFFICE HOURS:
TUESDAY – FRIDAY 8:00-4:00 PM
SATURDAY 9:00-2:00 PM

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THE POA

Welcome to our community! The Harbor East Property Owners Association, HEPOA, (a non-profit corporation) provides this "Handbook" for your information. We appreciate any feedback on how to better serve you.

Taking good care of our community continues to make Harbor East one of the most beautiful and breathtaking environments in Arkansas. As a condominium owner, your care and upkeep of your unit contributes to maintaining this special environment.

We know you will enjoy your time here with family, friends, and fellow community owners. Lifelong memories continue to be made, and we hope you'll share yours with us so we can share with the community on our Website and Face Book pages.

Our Board Members, the Property Manager, Grounds Keeper, and Office Manager, are always available to answer questions or hear your suggestions. Feel free to contact us with any issues, concerns or opportunities for improvement by phone (870-867-3838) or by email at harboreastpoa@windstream.net.

HARBOR EAST HORIZONTIAL PROPERTY REGIME

Harbor East is located on sixty-two wooded acres on beautiful Lake Ouachita, a 49,000-acre pristine wilderness mountain lake located twenty-six miles west of Hot Springs National Park. There are currently one hundred eighty-eight condominiums nestled in natural forested surroundings. Amenities include tennis courts, and swimming pools.

Ownership of property within the Harbor East Horizontal Property Regime makes a person a Member of the Property Owners Association. The POA office is located near the front entrance of Harbor East on Vista Drive. Members are encouraged to call or stop by with any concerns, questions or suggestions. Not included in this Handbook are the HEPOA Master Deed and By-Laws of Harbor East Property Owners Association, both of which can be accessed on the POA website. This

Handbook is your quick reference to the current operational policies and services.

ANNUAL MEETING

The Annual Meeting is held on the third Saturday of August each year at 9:00 a.m., unless changed by the Board. New Board Members are elected to replace the Board Members whose terms have expired, conditioned on there being a quorum present at the meeting. A quorum is present when members owning 51% of the Total Basic Value of the Regime (as set forth in the recorded Declaration) shall be present in person or represented by proxy. Members unable to attend the Annual Meeting may vote by proxy. Proxy forms are mailed with monthly statements prior to the Annual Meeting and can also be accessed on the POA website. Please complete the form by indicating the name of the person to whom you want to grant your proxy. You may submit your name for board consideration by completing a Board Application, which is available at the POA Office or on the website.

SURROUNDING COMMUNITIES

HARBOR EAST ESTATES: Harbor East Estates consists of eleven home sites on Vista Drive. Harbor East Estates is self-governed under its own Bill of Assurance. The Harbor East Estate Owners have the option to pay monthly fees to the POA for trash pick-up, security, mailboxes and use of amenities. A Harbor East Chairperson may represent the Harbor East Estates residents at board meetings.

HARBOR SOUTH: Harbor South is located at the base and up the slope of Hickory Nut Mountain. Harbor South has its own Property Owners Association and Property Manager.

MOUNTAIN HARBOR RESORT: Mountain Harbor Resort has served this area for over sixty years and provides quality services for both recreational and business visitors. Further details may be obtained by calling Mountain Harbor Lodge at 870-867-2191, visiting their website www.mountainharborresort.com, or sending an email to mtharbor@ipa.com .

TURTLE COVE SPA: Turtle Cove Spa is located in the upper level of the East Cove Conference Building and offers all of the indulgences of a full- service spa in a beautiful lake setting. In addition to luxury spa services; massages, facials, body treatments, spa products, gifts, unique packages and gift certificates. Special programming is available for groups. You can reach Turtle Cove Spa at (870) 867-1220 or visit their website at www.turtlecovespa.com.

EAST COVE CONFERENCE BUILDING: The East Cove Conference Building is part of Mountain Harbor Resort and is located at the end of Clubhouse Road in Harbor East. It is available for rent for large groups, such as Family Reunions, Weddings, Conferences, etc. Call the lodge for reservations.

EAST COVE PARK: The East Cove Park, located near the East Cove Conference Building is a part of Mountain Harbor Resort. When the Park is not reserved for other functions, Harbor East Members may use the facility. PLEASE call Mountain Harbor Lodge before using the park to make sure that it is not reserved. If you use the park, PLEASE clean up after you are finished.

JOPLIN VOLUNTEER FIRE DEPARTMENT: The all-volunteer fire department is maintained for the protection of both the residential and forest areas. It has dependable equipment and trained local volunteers available for immediate fire and medical response (First Responders). The department is dependent upon voluntary contributions. You may call 870-867-2191 for more information.

MONTHLY POA DUES

Monthly POA dues are determined based on the percentage of ownership as described in the Harbor East Amended, Restated and Substituted Declaration of the Master Deed. The Board of Directors may adjust dues at any time based on the association's needs.

Members are billed at the first of each month for the POA dues which cover general maintenance of the grounds, buildings, trash pick-up, water, and sewer facility operations. The Harbor East POA has an automatic bank draft for POA dues. If you wish to pay by bank draft, please contact the POA office for the form or download the form on the website.

The Harbor East POA Newsletter is sent with the monthly statement. Since the POA operates on a budget, keeping your dues current allows our POA to operate efficiently. A monthly late fee of $25.00 is applied to delinquent accounts each month. When an account is delinquent for over 30 days, the Office Manager calls the Member with a follow up email confirming the call. At 60 days past due, a collection letter is sent to the Member.

If the Member is still delinquent after 70 days, the POA will shut off water to the unit involved and a re-connect fee of $50.00 will be billed as well as a two (2) percent monthly surcharge will be billed on the account balance until payment in full is received. After the account is brought current, water service will be reconnected. Such reconnection is limited to regular office hours only. Should it be necessary to initiate court proceedings a $100 administration fee will be charged the next billing cycle after papers are filed. This fee is in addition to any court costs and attorney fees awarded by the court.

CAPITAL ASSESSMENTS

Annual Capital Assessments may be assessed as determined by the POA Board. Capital Assessments will be posted to unit accounts on January 1st of each year. Unit Owners have until March 31st of the year to pay their assessment. The Assessment Fees cover expenses the POA is responsible for that aren't covered by the monthly dues. As with monthly dues, your Assessment is based on your ownership percentage of the total Harbor East Property. Assessment Fees are in the best interests of all owners when a property issue needs to be addressed.

UNITS ON THE RENTAL LINE

Members may rent their units or put it on a rental line. There is a $150 annual surcharge per rental unit, which will be included on the billing statement. Members desiring to rent their Unit must abide by the regulations stated in Article X section 10.02 of the Harbor East By-Laws and Master Deed. Renters, guests and owners are to follow all rules and regulations of the Harbor East POA (such as: speed limits, quiet hours, parking, etc.). Please notify the POA office if you decide to put your unit on a rental line. If an owner places a unit on the rental line, the owner is responsible for any damage to common property caused by renters or guests of the owner.

If a renter or guest damages common property, the unit owner will be billed accordingly for the repair.

INSURANCE

See Article VI section 6.01 page 15 of the By-Laws for insurance details and Article IV section 4.06 page 20 of the Master Deed for the definition of "Unit". The POA maintains insurance on the buildings, grounds, POA employee workers compensation, and building termite policy. The insurance on the buildings is written on the basis of all risk replacement cost coverage for both the common elements and the exteriors of the units.

This insurance is not intended to provide the insurance coverage that the unit owner will need for his or her unit's interior construction and contents. The insurance provided by the POA will not cover any personal property that is not owned by the POA.

Please review the Owner Responsibility/Rules & Regulations and Harbor East Common & Owner Element sections of this Handbook for further information.

*****PLEASE CONTACT YOUR INSURANCE AGENT FOR NEEDED OWNER COVERAGE*****

SECURITY

The POA pays for security patrols which are provided by Mountain Harbor Resort for a fee. The security truck drives through the property several times a night. Should security be called to respond to a disturbance at a unit, the Member will be billed by the POA for the cost involved.

All Members should notify security if any suspicious activity is noted as part of our "neighborhood watch." Security and emergency telephone numbers are listed at the end of the Handbook.

POOLS-TENNIS COURTS

Two pools, one near the East Cove Building in Phase II and one in Phase III on Vista Drive, and two tennis courts.

Pool Hours are 9 am to 11 pm daily during peak-season months. There is no lifeguard on duty at any time. There is an Emergency Phone available at each pool.

WATER

The City of Mount Ida supplies and the POA pays for the water for the entire development. The POA provides all maintenance on hydrants and fresh-water lines from the master meter to the individual units.

TRASH

Pickup of bagged household trash is provided by the POA on Mondays during off-season and Mondays and Fridays during peak season. Bagged trash must be placed inside the trash bins.
Please do not place Class 4 items (old grills, lawn furniture, carpet scrapes, wood items etc.) inside the bins. These items must be separated from household trash. Arrangements can be made to pick up larger trash items by calling the POA office.

WASTEWATER

The POA maintains a wastewater treatment plant located behind the POA Office. There are fifteen lift stations throughout the property that carry wastewater to the treatment plant. Mounted on all lift stations is a red alarm light that notifies when there is a mechanical failure. If you notice an alarm light flashing, PLEASE call the POA office or call Mountain Harbor Security at 501-622-8247 or 501-622-8424. Flushing anything other than toilet paper will damage the lift stations.

ROADS AND GROUNDS

The POA maintains all the roads, culverts, ditches and parking areas, as well as the grounds, which includes grass, shrubs, trees, landscaping, rip-rap, and flower beds.

TERMITE POLICY

The POA maintains the termite policy. McCauley Services comes out each year to inspect for termites.

IMPORTANT RULES & REGULATIONS

Association rules and regulations are designed to help maintain property values and community enjoyment. Owners and their guests shall abide by the community rules and regulations and owner responsibilities.

ALTERATIONS AND IMPROVEMENTS

For details see the Master Deed, page 40 Article VII. Any owner wishing to make alterations or improvements to their unit that exceeds $1,000 must submit a Betterment Form and have approval from the Board of Directors.

REAR DECK AND ROOF EXTENSIONS

See the Master Deed page 23 Article IV section 4.08 for details. Front and rear decks are part of the limited common property and are owned by the HEPOA. A Unit Owner is required to submit a Betterment Form to the Board of Directors to include specific contractor information and quotes to modify their rear deck or roof. All improvements are the financial responsibility of the Unit Owner for the expense of installing, operating, repairing, replacing, or removing. Any improvement made without prior written approval from the Board of Directors will be removed at the unit owner's expense. No deck or roof extensions are allowed that extend outside the existing horizontal plane.

CHIMNEY & DRYER VENT INSPECTION AND CLEANING

This is a mandatory program that will be scheduled by the POA unless the Unit Owner chooses to use a service organization other than the one hired by the POA. Unit Owners are responsible for and must provide the HEPOA Office with a copy of the inspection report if they hire their own provider. Unit Owners whose chimneys have a malfunction must contact a licensed Chimney repair professional themselves for repair.

Dryer Vents also pose a fire hazard if not cleaned every three years. The POA will schedule service with a provider of its choice unless the Unit Owner chooses to use their own service provider.

SAFETY

Unit Owners are required to provide preventative maintenance on items that may cause damage to your unit, other units or the common element. Familiarize yourself with and check water supply lines to ice makers, wet bars, washing machines, sinks, water heaters and commodes on a regular basis. You may want to post a checklist on the refrigerator for reference just before you or your guests leave. A sample checklist is in the Handbook. Please remember that you are financially responsible for damage to common elements or other owner's property that results from a problem in your Unit.

SERVICE PEOPLE

The POA Office maintains a list of local service people in the area. Please call the office for a list of names and phone numbers. Office hours are Tuesday – Friday 8:00 AM-4:00 PM and Saturday 9:00 AM-2:00 PM. Contact the POA office prior to service to authorize the POA Office Manager to give the service worker a key to your Unit.

Call a repairperson immediately if a faucet is dripping or a commode running. If you feel or see water on a supply line, icemaker or heat and air unit, it may not be operating properly.

Contact your heat and air service company to schedule automatic yearly maintenance service on your heat and air unit making certain the overflow lines and drain pans are cleaned out. Keep the filters clean.

WINTERIZATION OF UNIT

During winter, please maintain a 55° thermostat setting and open cabinet doors under sinks to help prevent pipes from freezing. Do not leave the water dripping. ALWAYS disconnect outside water hoses from faucets to prevent freeze damage. Store the hose to prevent unauthorized use and loss.

DECKS

Front and back decks should be kept free of unnecessary debris. Leaves and pine needles should be swept away regularly.

1. **All charcoal grills and deep fryers used on the condominium decks must have a metal ash pan with adequate gravel in it.**
2. **Fireplace and grill ashes must be soaked in water before placing them in the brown "ASHES ONLY" bins you will find around property.**
3. **Used grease from deep fryers should be placed in a sealed container when cooled and disposed of properly. DO NOT POUR DOWN UNIT DRAINS OR DISPOSE OF OFF THE DECK. THIS CLOGGS UP THE LIFT STATIONS,AND COULD RENDER YOUR UNIT UNINHABITABLE WHILE REPAIRING.**
4. **Throwing or disposing of anything off the back decks is prohibited.**
5. **Firewood must be stored on firewood racks.**
6. **Storage of wood items or fuel is prohibited under or against buildings.**

MAINTENANCE

Decks shall be maintained in a clean condition.

Decks may not contain personal property that may harm the decks or its appearance by its presence.

1. **No portion of the decks may be painted or stained.**
2. **The POA must have access to the decks for inspection.**
3. **Contact the POA office if your front porch light is not working.**

KEYS

Under Section 5.05 of the Master Deed the POA must have access to units to inspect attics for roof leaks, water leaks, etc. All Unit Owners are required to provide the POA with keys and door codes to all locked areas of the unit including crawl spaces, which is common property. This also applies to units with bonus rooms that must be accessed to enter the area under the buildings.

1. **If your hot water heater or electrical panel is in a locked closet, you are required to provide the POA office with a key to allow access in the event of an emergency, maintenance, and repair.**
2. **Keys are kept in the POA office. These keys can only be checked out during office hours.**

RIGHT OF ENTRY

Under Section 5.06 of the Master Deed the Association, it's Board of Directors, employees and authorized agents have an unlimited right of entry and easement in, upon, under and across the Common Elements and a limited right of entry and easement in, upon, under and across the interior of all Units for the purpose of conducting and discharging the Association's duties and responsibilities as deemed necessary.

SECURING UNIT

Owners are responsible for securing their property.

STORM DOOR

Storm doors are permitted as long as they are in accordance with the design and color selected for the complex. Contact the POA office for details.

FRONT DOORS/GARAGE DOORS

All doors/garage door replacement must match existing doors in the building and be painted in the same color code as the rest of the development. This is to maintain the uniformity. The paint must be purchased at the POA office.

OUTDOOR LIGHTING

The property is planned and maintained as a low-lighted area. Any out-door lighting must be approved by the POA's Board.

SUBDIVIDED UNITS

Units may NOT be subdivided, e.g. may not make two units out of one.

SATELLITE DISH

A satellite dish 18" or smaller is allowed. Unit Owners must submit a Betterment Form and receive approval from the POA prior to installation. Before a satellite dish is installed, the installer must contact the POA office for appropriate location for the dish.

Remember that no satellite dishes, marine antennas, etc. are to be installed through the shingles on the roof.

PARKING

All parking areas and spaces are part of the "Common Property" and cannot be reserved. Additional vehicles must be parked in designated Overflow Parking areas. Unit Owners must submit a Betterment Form for parking signs and receive approval from the POA. Upon approval, the POA Office will order the sign, pay for the expense and include the charge with the next monthly statement. The POA will install all parking signs. Please respect the parking spaces in front of Units for Unit Owners.

Overflow Parking Areas are designated for temporary use. Temporary is defined as a vehicle and or trailer parked in overflow parking for seven days or less. Long-term parking (over seven days) of any kind is prohibited and subject to tow away and storage fees. Boats, boat trailers and excess vehicles must be parked temporarily in the Overflow Parking Areas and are prohibited in condominium parking areas to avoid blocking fire lanes.

There are four Overflow Parking Areas located within the development: on the left side at the entrance to Peninsula Drive, the north end of Club House Drive, above the intersection of Vista Drive and Red Bird, and to the right at the entrance of Blue Bird. All Overflow Parking areas are clearly marked. No parking in the ditches or in front of fire hydrants.

SPEED LIMIT

The speed limit in the development is 20 MPH with a reduced speed on the curves and driveways.

MOTORCYCLES

Motorcycles and three and four wheelers MAY be ridden on established roads as a means of transportation. They should never be ridden off the paved roads and should not be ridden back and forth as recreation within the development. Speed limits shall be observed. Minimum usage is requested before 8:00 AM and after 10:30 PM. Arkansas State Law prohibits any individual under the age of 18 to operate ATV's.

A friendly reminder that Arkansas Law prohibits the use of off-road light bars on public roads.

TRAILERS

Boat or utility trailers are not to be parked overnight on the property except at the Overflow Parking Areas. There shall be no long-term parking of trailers on the property.

MOTOR HOMES

Motor homes – RV'S shall NOT be occupied or in operation in Harbor East and are to be parked in the Overflow Parking Areas.

SIGNS

Real estate signs or advertising signs of any kind are prohibited.

PETS

Dog pens or dog runs are not allowed. All pets must be supervised when outside the unit and not allowed to roam unsupervised. Owners of pets shall not allow their pet to relieve itself on any paved area or on front and back decks. Do not leave your pet on the rear deck when away, as they tend to bark and howl disturbing neighbors.

POOLS & TENNIS COURTS

Two pools, one near the East Cove Building in Phase II and one in Phase III on Vista Drive, and two tennis courts. Pool Hours are 9 am to 11 pm daily during peak-season months. There is no lifeguard on duty at any time. There is an Emergency Phone available at each pool.

All swimmers and pool users use the facility at their own risk. Posted rules and regulations must be observed. ALWAYS close the pool gate behind you. A parent must accompany children under the age of fourteen years. Keep a constant eye on children under your responsibility. It is recommended to never swim alone. Swimming pools are reserved for the use of Harbor East Property owners and their guests only. Drinks must be in unbreakable containers.

Pets are not allowed inside the fenced area of the pool. Please help keep the pool areas clean and free from trash.

Tennis courts are only to be used for playing tennis. Hard sole shoes, skates, roller blades, skateboards and furniture are NOT allowed. Pulling on, jumping over or crawling under the net is prohibited. Breakable containers are prohibited within the fenced area on the courts. Please help keep the areas clean by picking up and throwing away trash.

NOISE

Quiet hours are from 11 PM – 8:00 AM. All noise should be kept at a minimum inside and outside the buildings.

Please be considerate of others. Wind chimes, barking dogs, loud gatherings, stomping or running through the upstairs units, parking in front of the stairways etc. may be disturbing to your neighbors. Please observe our quiet hours and parking space limits.

FIREWORKS/FIREARMS

The discharge of firearms, air guns, BB guns and fireworks is strictly prohibited. A $500 fine will be issued to any Unit Owner and guest who engage in firework activity. Hunting is NOT permitted in Harbor East.

WINDOWS AND SKYLIGHTS

All windows and skylights belong to the unit owner and their maintenance and upkeep are the responsibility of the Unit Owner.

The Board may find it necessary to modify, amend or supplement these rules and regulations and responsibilities. The membership will be notified of changes.

DIAGRAM OF UNIT AND COMMON ELEMENTS

The attached drawings are for reference as to what constitutes condominium common and owner (unit) element.

These were developed from the Harbor East Master Deed with the assistance of an architect and attorney. Please review the Master Deed for additional detailed information of these definitions.

"Unit" as used here means an enclosed space consisting of one or more rooms occupying all or part of one or more floors in buildings of one or more floors or stories, as shown on the Plat; provided, always, that such unit has direct exit to a thoroughfare or to a common element leading to a thoroughfare.

The unit boundaries as described are a part of the Unit. The lower vertical boundary of each unit is a horizontal plane (or planes) the elevation of which coincides with the surface of the unfinished subfloors thereof and the upper vertical boundary is a plane (or planes) the elevation of which coincides with the elevation of the lower edge or bottom of the ceiling joists. The lateral or perimetrical boundaries of each Unit are the exterior surfaces of the interior perimeter or main walls, including the gypsum wall boards, dry-wall or other materials covering the wall studs and including the windows, doors, skylights and all glass surfaces or portions thereof and the vertical planes coincidental with the exterior surfaces of the interior perimeter or main walls thereof to intersect the upper and lower vertical boundaries thereof and to intersect the other lateral or perimetrical boundaries of the unit. The drywall, gypsum board or other materials covering the wall studs, headers and other structural components of load bearing walls situated within the inside boundaries of a Unit are part of the Unit.

The wall studs, headers and other structural components of load bearing walls situated within the inside boundaries of a Unit are not part of the Unit but are instead a part of the limited common elements intended to serve that Unit and any other Unit or part of a building support thereby.

Mechanical equipment, appliances, fixtures and appurtenances designed to serve only one designated Unit though not necessarily totally or actually situates within the boundaries of the Unit, including but not limited to, such items as furnaces, air conditioning units, heat pumps, other appliances, fireplaces and chimneys, hot water heaters and heat and air ducts are a part of the Unit.

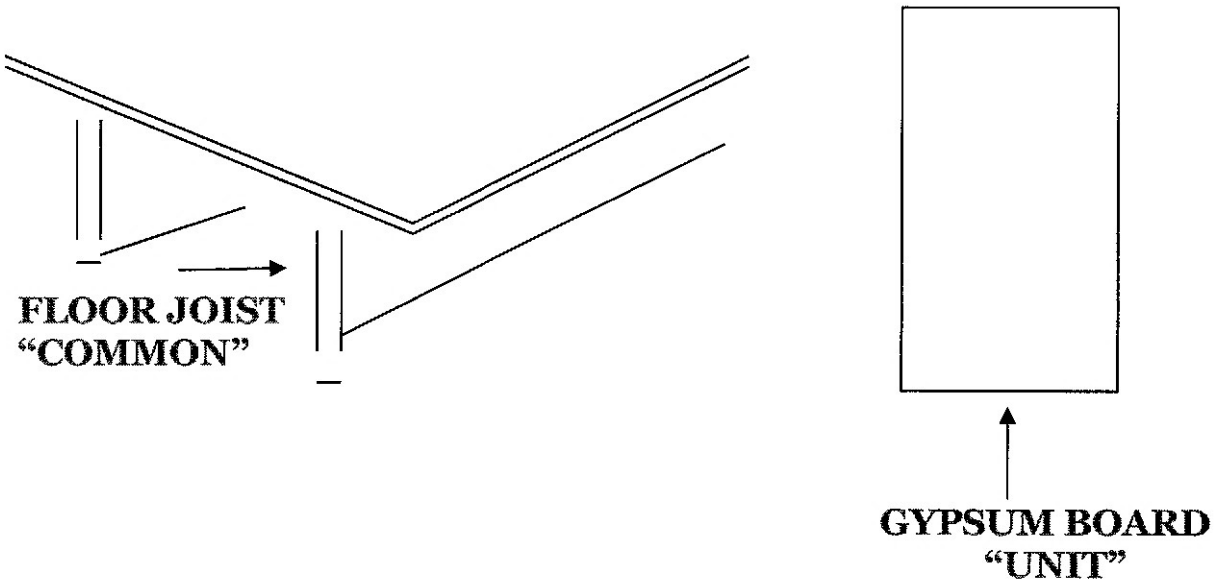
Likewise the plumbing, electrical, water and sewer lines, conduits and systems from the point that such service enters a Building to the Unit shall be part of the Unit.

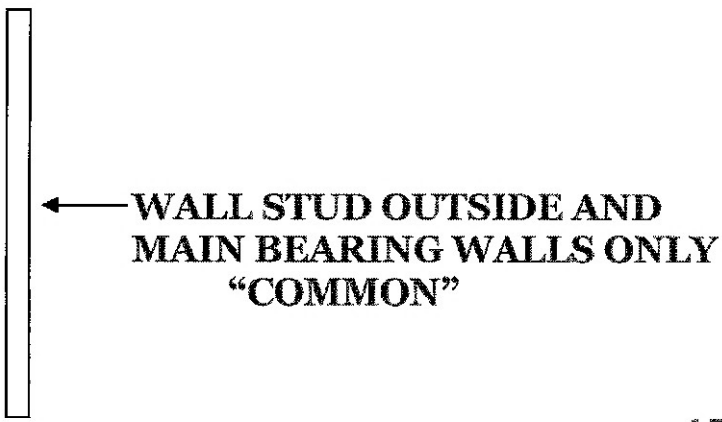
No owner shall make structural changes to any unit.

The first construction material placed on top of the floor joist is common. All other sub-floor is part of the unit.

The front porch light fixture and sensor is considered a part of the unit. For additional information refer to the attached drawings.

1ST LAYER OF SUB-FLOOR ON TOP OF FLOOR JOIST "COMMON"





OWNER/ CONTRACTOR GUIDELINES

The Harbor East POA Board of Directors must approve all work on common property, any unit change that is visible from outside of the building or any structural changes to the unit. Unit Owners are required to submit a Betterment Form to be approved by the Board PRIOR to scheduling service. When and if approved, the Unit Owner must work with the Property Manager to ensure that all work done is consistent with the property construction standards and aesthetics.

- **UNIT OWNERS ARE RESPONSIBLE:**
  - **Owners must submit a Betterment Form and receive approval from the POA Board prior to hiring a contractor to work on a unit when the cost exceeds $1,000. This is necessary so that your POA can maintain security.**
  - **Betterment Form is available at the POA office or on the POA website.**
  - **Requests from an owner with delinquent assessment accounts will not be accepted until the account is brought current.**
  - **The Unit Owner must inform the contractor they are to follow the rules and regulation of the POA.**
  - **Once approved, construction must be completed within the approved construction time and must be done in a way that does not unreasonably interfere with neighboring properties.**
  - **Unit owners are responsible for any damage to common property as a result of any contractor failing to follow the POA rules and regulations. This cost will be posted to the Unit Owner's account.**
  - **The POA Office needs to be aware of who is working on our units and what they are authorized to do.**
  - **The Property Manager must inspect any renovations that involve common property. This includes, but is not limited to, roof extensions, electrical, plumbing, sheetrock, windows and doors.**
  - **Exterior doors, windows and skylights are the Owner's responsibility but affect the exterior or common element of the building; therefore, the POA office must give prior approval of any such alterations.**

- **CONTRACTORS RESPONSIBILITY:**
  - **Contractors are responsible to follow all POA rules and regulations.**
  - **Work hours are between 8:00-5:00 PM Monday thru Friday. No work is done on weekends and holidays, unless prior arrangements have been made with the POA Office.**
  - **Keys may be checked out and returned to the POA office daily with the Owner's permission. No keys are left out overnight.**
  - **All electrical and plumbing must be done by a licensed service person.**
  - **The contractors must haul off all waste material daily. No construction material is to be left outside of unit over night or in the trash bins.**
  - **Water heaters in the interior of a unit must be placed in drip pans and have the T/P valves and drip pans hard plumbed with copper and drain to the exterior of the building. All old water heaters must be removed from property.**
  - **Water heaters in the crawl space below the buildings must be placed on a concrete pad or on blocks, the T/P valves hard plumbed with copper, by a licensed plumber, and drain to the exterior of the building. All drain lines must exit to the exterior of the building, (i.e. water heaters, ice makers, A/C condensation line, etc).**

ROLES AND RESPONSIBILITIES

WHOSE RESPONSIBILITY IS IT?	POA	OWNER
GARAGE DOORS		*
DOOR BELLS		*
KEEPING FRONT DECK CLEAR OF DEBIRS		*
FRONT and REAR DECKS-repair and/or replacement	*	
FRONT DECK LIGHTS, LIGHT FIXTURE & SENSOR *NOTIFY THE OFFICE IS IF THE SENSOR IS OUT/Owner may get bug lights at the POA*		*
BACK DECKS	*	
BACK DECK STORAGE ROOM & DOOR		*
BACK DECK LIGHT FIXTURE & LIGHT		*
ALL UNIT CABINETS		*
ALL DOORS		*
*ALL APPLIANCES**		*
CHIMNEY & FIREPLACE		*
HEAT & AIR UNITS		*
CHIMNEY CAPS		*
FIREPLACE BLOWER		*
WINDOWS & SKYLIGHTS		*
TRASH BINS	*	
OWNER PARKING SIGNS	*	
UNIT ADDRESS SIGNS	*	
ALL INSULATION, TURBINES	*	
INTERIOR DAMAGE TO UNIT BY WILDLIFE		*
DAMAGE TO SIDING CAUSED BY WILDLIFE	*	
DRYER VENTS INSIDE		*
DRYER VENTS OUTSIDE COVERS	*	
PLUMBING TO SHUTOFF VALVE	*	
PLUMBING FROM SHUTOFF VALVE TO UNIT/FIXTURES		*

MONTGOMERY COUNTY
ARKANSAS
"THE NATURAL STATE"

Mount Ida is centered in the geographic center of the county with a population of 981 and is the County Seat. Countywide population is about 8,700. Although considered part of Mount Ida, Harbor East is located 15 miles East of Mount Ida in Joplin.

Montgomery County was part of the extensive hunting grounds of the ancient Ouachita Indians. In 1543 when DeSoto learned first hand of the fierce nature that won them the territory, the Caddo Indians dominated this portion of Western Arkansas. Settlers began to arrive in the early 1800's. Arkansas became a state in 1836 and the County was named and designated in 1842. Although Mount Ida is the original County Seat it previously held the names "Montgomery" and "Salem", having its present name since the 1850's.

Most of Montgomery County lies within the boundary of the Ouachita National Forest, the oldest and largest (1.5 million acre) national forest in the South. Forest products have a huge impact on the economy.

A 49,000-acre lake is a result of a Corps of Engineers project of the 1940's and 50's. It is one of the cleanest lakes in America (and hopefully will remain so), and its 670 miles of shoreline is a result of continuous series of coves and peninsulas created by damming a mountainous area. The lake is the US's second largest volume of water to be captured by an earthen dam. Since there are no homes allowed on the waterfront, visitors can quickly find solitude in an unoccupied cove or on a tree lined island. Lake Ouachita has created "love at first sight" for every lucky person that gazes upon her. Fishermen and women, Sailors, Ski and Jet Skiers, House-boaters, Scuba divers and Campers enjoy what she has to offer.

This is the undeniable "Quartz Crystal Capital of the World." Mount Ida has a Crystal Festival each October. A few other area activities include; canoeing, hiking trails, bike riding and back road touring. Charlton Camp Area and Hickory Nut Mountain Vista are a must to visit. Trail and back road maps as well as other information may be obtained from the Womble Ranger Station located in Mt Ida.

HARBOR EAST SECURITY AND EMERGENCY NUMBERS

FIRE:
870-867-3151 OR 870-867-9403

MOUNTAIN HARBOR RESORT: 870-867-2191 OR 870-867-1200

SHERIFF'S DEPARTMENT – AMBULANCE – EMERGENCY:
870-867-3151

MOUNTAIN HARBOR NIGHT SECURITY NUMBERS:
501-622-8247
501-622-8424

ST JOSEPH REGIONAL MEDICAL CENTER: 501-662-1000
ST JOSEPH – MT IDA LIFEMOBILE (AMBULANCE):
870-867-4211
ST JOSEPH – MT IDA CLINIC: 870-867-2175

U.S. FOREST SERVICE – 24 HOUR FIRE NUMBER:
501-584-1000

HARBOR EAST POA OFFICE: 870-867-3838

ENTERGY: 800-368-3749

MOUNT IDA POST OFFICE: 870-867-3875

Postal delivery service is not available to units. The U.S. Postal Service has provided Harbor East with locked boxes located in front of the POA office. They may be obtained by contacting the POA office. There is no charge unless you lose your keys. The Postal Service charges a minimal fee to change the lock and issue new keys.