

Regency Place Homeowners' Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com

Ph 863-420-7799

April 14, 2025

«Name»
«Street_Address»
«City»



Please regard this as notice for an Architectural Review Committee member election. A volunteer is needed to complete the 1-year term slot ending January 31, 2026. Enclosed you will find an intent to be candidate form to submit back to the HOA to place your name on the ballot. Please return signed intent by **April 30, 2025** by mail or hand delivery to the HOA box.

ARC members are in charge of reviewing applications from owners for exterior changes to their properties following the guidelines of the HOA covenants and other regulations from Polk County and the state of Florida.

You must wait until approval of your ARC applications before beginning work on your exterior projects. Please see Regency Place web site for exterior project examples, instructions, forms and even approved house colors at regencyplacehomeowners.com "ARC" page. Submit applications to an ARC member in person or to the ARC via certified mail as mentioned in the application.

1) Examples - Always check with the ARC for applications for your exterior projects. ARC applications are to be submitted for but not limited to the following:

- | | | |
|-----------------------------|---|---|
| A) Roof Replacements | F) Fencing | J) Painting & Widening Driveways |
| B) Major Landscaping | G) Painting Homes even if it is the same color | K) Driveway Pavers |
| C) Screenings | H) Satellite Dishes | L) Window & Door Installations |
| D) Sheds | I) Antennas | |
| E) Pools/Hot Tubs | | |

Instructions, forms and even approved house colors are found on the web site at – regencyplacehomeowners.com - on the "ARC" page or color choices at the bulletin board and website.

PROPERTY UPKEEP - You have an obligation to ensure your property is aesthetically pleasing by keeping it clean and sightly as set forth in Article VII Section 12. Please clean up by power washing mold, mildew and stains from homes and driveways, attending to yards by keeping them green, replace dead areas of grass as needed, maintain pest control, edge along the driveway and curb areas as well as remove and treat for weeds. Please also mow regularly and do not let lawn grow over 6 inches. Make timely home repairs as needed.

Garbage – Many are not still aware of rules implemented by Polk County for bulk garbage pickup. There is only 1 pickup per month and that day is on the 4th Monday of each month for bulk garbage (outside your garbage cart). **By Regency Place Covenants Article VII Section 12 this means you must store these items out of sight and may not place items at the curb until that 4th Monday. You may call 863-284-4319 to ensure special garbage pickup or make inquiries for your needs.** You may also call or go online to schedule repairs of broken garbage cans or replacements.

As a reminder, you must store your **garbage cans** and non-yard items out of sight, such as in the garage or to the rear of the home specifically "behind your home". All garbage cans and other garbage must be stored out of sight until the day of pickup and then cans are put away on day of garbage pickup.

REMINDER - Board meetings are the 3rd Tuesday of the month at the Regency Place pool in order to keep meetings the same day of the month. However, there will be no meetings May, July & September.

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ARC COMMITTEE - INTENT TO BE CANDIDATE - REGENCY PLACE HOA

I, the undersigned, hereby authorize my name to be put on the ballot as a candidate for the Architectural Review Committee - ARC.

I understand that if elected, I will receive no compensation for my services as mandated by the HOA governing documents, but will be reimbursed for reasonable and legitimate expenses incurred in performing my duties to conduct ARC Committee business.

I understand specifically that as an ARC member, I have a fiduciary duty to the HOA membership and that all decisions I make as a member must be made in good faith and free of any personal interest or pecuniary gain.

I understand that per the articles of incorporation, the HOA maintains an insurance policy in force at all times to indemnify directors, officers, and committee members from lawsuits which may arise out of the good-faith decisions made in any such capacity provided no criminal wrong doing was involved in such decisions on my part.

I have read the HOA covenants and by-laws and understand the role, function, duties, and responsibilities set forth for the ARC Committee. I understand that it takes a majority of the whole committee to authorize any and all actions, and that as a member of the ARC I cannot single-handedly act on behalf of the ARC Committee without majority authorization.

I understand that I may write a brief campaign statement stating my background, education, experience, and ideas for proposed HOA changes that will be sent out with the ballots if submitted to the Board by **April 30, 2025**.

I understand this INTENT TO BE A CANDIDATE form must be submitted in the HOA drop box by mail or hand delivery located in front of the community pool parking lot by **April 30, 2025** in order for my name to appear on the ballot.

Voting is for one (1) position for the 1-year term ending **January 31, 2026**.

Instructions – Section 1: To nominate yourself - all the blanks in this section must be filled out completely and legibly.

_____ **Date**

_____ **Signature of Candidate**

_____ **Printed Name of Candidate**

_____ **Address of Candidate**

_____ **Phone of Candidate**



Instructions – Section 2: If you wish to nominate someone - all candidate information above and all blanks below must be filled out completely and legibly.

I, hereby nominate the named person above as candidate for the ARC - Regency Place Homeowners' Association, Inc.

_____ **Date**

_____ **Signature of person nominating above named Candidate**

_____ **Printed name of person nominating above named Candidate**

_____ **Address of person nominating above named Candidate**

_____ **Phone of person nominating above named Candidate**