

### **Frequently Asked Questions (FAQs)**

The following FAQs are only intended to serve as general information for homeowners. The ARC review process will follow Article VI: Architectural Control; Article VII: General Restrictions; and the most current Additional Rules and Regulations for Article VII under the Regency Place Covenants and By-Laws.

**1 Do I need to submit an ARC Application to paint my house?**

YES... You must submit an ARC application to paint your house, trim, exterior doors, garage door and/or your driveway.

**2 Can I select a color that is not on the current approved HOA color chart?**

YES... As long as the color shade is close in range to the approved colors. Be sure to submit a color sample with your ARC Application.

**3 I need to replace my roof. Do I need to submit an ARC Application?**

Yes... You must submit an ARC Application for approval with the color sample of your shingles before beginning any work. (Don't forget to add the dumpster if overnight in driveway.)

**4 I want to Remove a Tree on my property. Do I need ARC approval?**

YES... You must submit an ARC Application to remove a tree taller than 4 feet and bigger than 8" in diameter. However, you do not need approval if you are only trimming tree branches and/or removing dead branches from the tree.

**5 The grass in my front lawn is brown and dead.**

**I need to replace the sod. Do I need ARC approval?**

NO... You can sod, re-sod or replace sections of sod in your lawn with natural grass as needed without ARC approval.

**6 Do I need an ARC Application to install artificial or synthetic grass in my lawn?**

YES... If you plan to use artificial materials as part of your landscaping, you must submit an application for approval before starting any work.

**7 My wood or vinyl fence needs repair. Do I need to submit an ARC Application?**

NO... You do not need ARC approval to repair an existing fence, but you must obtain ARC approval to paint, replace or install a fence.

**8 My concrete driveway is cracked. I plan to replace the driveway. Do I need to submit an ARC Application?**

YES... If you plan to replace your driveway with a concrete or brick paver driveway, you MUST submit an ARC Application for approval.

**REGENCY PLACE  
HOMEOWNERS'  
ASSOCIATION**

**2026  
Architectural  
Review  
Committee (ARC)**

**General Guidelines &  
Frequently Asked  
Questions**

For more information, please contact  
an ARC member or email  
[regencyplacearc@gmail.com](mailto:regencyplacearc@gmail.com)

Dear Homeowners:

The Regency Place HOA's **Architectural Review Committee (ARC)** serves this community by reviewing requests for approval for exterior modifications that you plan to make to your property. ARC's purpose is to ensure the community maintains conformity and harmony of exterior design under the provisions of the Regency Place Covenants and By-Laws. This brochure is intended to assist you with general information on when you should submit an ARC Application for approval prior to beginning any project.

## HELPFUL Tips:

Below is a list of the most **COMMON** (but not limited to) exterior projects and/or modifications for which an ARC Application for approval must be submitted. Homeowners should review the Regency Place Covenants and By-Laws for details specific to your project.

- > Build a Storage Shed
- > Build any Temporary Structure (gazebo, pergola, etc.)
- > Place a Temporary Storage
- > Container (PODS) in your driveway
- > Place a Dumpster, Trailer, Camper, Commercial or Recreational Vehicle in your driveway
- > Place Portable Basketball Hoops
- > Install Permanent Play Structures
- > Build a Boundary/Retaining Wall
- > Plant a Boundary Hedge
- > Install Wood or Vinyl Fence
- > Build a Swimming Pool/Install a Hot Tub
- > Install Lanai or Porch Screen
- > Install Decorative Shutters
- > Install Hurricane Shutters
- > Install Decorative Trim or Fascia
- > Install Rain Gutters
- > Soffit Replacement
- > Lawn Xeriscaping
- > Widening Driveway
- > Remove a Tree (taller than 4 feet height/larger than 8" diameter)
- > Plant a new Tree (taller than 4 feet height/larger than 8" diameter)
- > Install Tv/Cable Dish outside
- > Install Outside Clothesline
- > House, Trim, Front Door Painting (same or different color)
- > Garage Door Painting (same or different color)
- > Fence Painting
- > Driveway Painting (same or different color)
- > Driveway Paving
- > Driveway Replacement (Concrete or Brick Pavers)
- > Sidewalk Addition or Replacement
- > Deck or Patio Addition or Replacement
- > Roofing (same or different color)
- > Install Solar Panels (\*\* effective 08/17/2020)
- > Any building Modification (Building an Addition and/or Extension of Living Space to the existing home.)

### ARC Application Form:

- \* Print the ARC application at [www.regencyplacehomeowners.com](http://www.regencyplacehomeowners.com)
- \* Contact an ARC member for a copy of the form.

### ARC Submissions:

Submit **TWO (2)** completed copies of the ARC Application via Certified mail with return receipt requested or hand-deliver to an ARC member.

### ARC Approvals:

ARC has 30 days to review the application and supporting documents before making a decision. It is the homeowner's responsibility to obtain any applicable Polk county permit(s) prior to beginning any work.

### ARC Members:

Bob Armstrong  
Petra Correa  
Rick Rose

**DON'T RISK A HOA VIOLATION ... CONTACT AN ARC MEMBER FOR CLARIFICATION BEFORE STARTING ANY WORK PROJECT.**