

Regency Place Homeowner's Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com

Ph 863-420-7799

June 1, 2022

Please note there will be no June 2022 Board meeting.

Best Yards in the Community – Each month you will see a different property with a Yard of the Month sign posted. That sign recognizes the owner's diligence for beautifying their property. A \$25 Lowe's gift card is a small token of appreciation awarded to the recipient from the Community Events Committee. Residents (owners & tenants) are eligible except Board, ARC & other HOA committees.

ARC - You must wait until approval of your 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 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 | D) Sheds | G) Painting & Widening Driveways |
| B) Major Landscaping | E) Fencing | H) Window & Door Installations |
| C) Screenings | F) Painting Homes | |

Violations: The most common violations are listed here and what you do to avoid them. If applicable, you will need to get ARC approval for exterior changes.

1) **Property Maintenance** – Keeping up with maintenance is key to avoid violations. Please clean up and maintain your property per covenants as well as make all timely repairs.

A) **Cleaning** – Power wash to clean homes, fences and driveways as needed to maintain your property.
B) **Painting** – When the paint on your home is wearing thin and it's time to paint, you will need ARC approval even if you are painting the same color. The same goes for painting of driveways.

C) **Yard** – All major landscaping must get approval by the ARC. Removing a tree is a good example of needing ARC approval. Yard maintenance includes keeping them green, replace or repair dead areas of grass as needed, maintain pest control, edge along the driveway and curb areas as well as remove and treat for weeds. Regular mowing is required to keep grass no more than 6 inches high. Remove those pesky weeds in driveways, sidewalks and entrance areas. Trees, shrubs and other plantings must be kept trimmed regularly

D) **Garbage/Recycle Carts and other Garbage** - Garbage/recycle carts are out on day of pickup and put away on day of pickup.

1) **Storage** - As a reminder you must store your garbage/recycle carts and other non-yard items out of sight, such as in the garage or to the rear of the home specifically "behind your home".

2) **Other garbage** - Call for special pickup at 863-284-4319 for additional large and bulky items such as furniture and appliances to schedule removal. You would also call for pickup of larger tree/shrub trimmings piled at the curb.

E) **Parking** – Violations and/or towing of your vehicle will apply.

1) Please remember to fill out an overnight parking form for the pool lot. This parking is for temporary overnight parking only as it is a very small additional parking area for the entire community to utilize.

2) There shall be no vehicles on the street between the hours of 11 pm and 7 am for emergency services to access the roads easily.

3) There is also no parking on non-paved (grassed) areas anywhere in Regency Place.

4) Trailers, boats, RVs, u-hauls, dumpsters and even commercial vehicles are not allowed to park overnight in driveways without approval. You may get temporary parking approval by the ARC or utilize overnight parking at the pool.

PET Owner Etiquette – Walking your pet is great exercise for pet and owner but your pet must always be leashed. Also remember to clean up after your pet should your pet relieve themselves. This allows you to be a good neighbor but it is also mandated by Florida and Polk County. Pet owners – please remember you are trespassing by allowing you and your pet to enter upon any other owners' property. **Thank you to all responsible pet owners!** You are much appreciated.

Pool – The summer time hours are here. The pool will now close at 8 pm. The pool gate is on a timer to auto lock at the appropriate time. Please leave the pool area before the gate auto locks at 8 pm to comply with pool licensing.

- 1) **Signs** – There are signs all around the pool area as regulated by Polk County. Please make yourself familiar with these rules to keep the pool open for the enjoyment of all.
- 2) **Age** - Please also remember, children under 16 must have an adult inside the pool area. Older teens are not to be left to supervise other under 16 children per Florida rules.
- 3) **Safety** - The life saving devices are not pool toys. Please leave them on the fence to use in emergencies only.

STREETS – The speed limit in Regency Place is 15 mph to accommodate the curves of the roads and most importantly persons in the street. Please slow down. Many are not stopping at stop signs and there have been some near misses. The Sheriff's department will write tickets for traffic violations. Please keep children and residents safe by following the posted speed limit.

HAVE A GREAT SUMMER!