

Regency Place Homeowner's Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com
Ph 863-420-7799

August 1, 2022

Please note there will be no August 2022 Board meeting.

Dues: Homeowner semi-annual assessment statements are enclosed and due by September 1, 2022 and past due September 2, 2022.

Pool: Persons are vandalizing the pool bathrooms and using lifesaving rings as toys. Your HOA dues pay for the upkeep of the pool. If you see an issue, please report it. If this continues, there may be no other choice but to close the pool.

Gate: Persons are tampering with the gates causing your HOA assessment monies to be spent on the gate and possible future breakage of the gates will create more expenditures. If you see an issue or persons tampering with the gate, please let the HOA know so it can be pinpointed on the cameras.

Yards: It is always a good idea to keep items around properties picked up and secure for any stormy weather. For residents with palms and other trees, please remember to trim dead fronds and tree limbs when needed

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.

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 resident's diligence of 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.

Yard Sale – Mark your calendars for **November 4 & 5**