

Shadow Run



4131 Gunn Highway, Tampa, FL 33618

board@ourshadowrun.com

SHADOW RUN HOMEOWNERS' ASSOCIATION, INC. DEED RESTRICTIONS ENFORCEMENT POLICY

1. Violation notices are mailed to homeowners at the property address, or to the address on file, if homeowners do not receive mail at the property address.
2. If the violation notices mailed via first class mail are not returned as undeliverable, the homeowners are deemed to have received the notices.
3. The Community Association Manager (CAM) is allowed to grant reasonable extensions if requested, up to 15 days. Any extension request of more than 15 days will be shared with the Board of Directors (BOD); and the BOD will discuss and vote on the request at the next monthly BOD meeting.
4. Upon the second consecutive observation within 15 days of a Deed Restriction violation, or upon notification and verification, CAM will forward a written first notice of violation to the owner.
5. The notice of violation will indicate the nature of the violation and reference the applicable article of the Declaration of Protective Covenants and Restrictions.
6. The first violation notice will provide 15 days to correct from the date of the letter(s) and will be sent via first class mail. The offending owner will be afforded the right within seven (7) days of the receipt of the notice of violation, to request in writing a hearing before the Board of Directors.
7. The second violation notice will provide 15 days to correct from the date of the letter(s) and sent via first class mail.
8. The third and final demand violation notice will provide 15 days to correct from the date of the letter(s) and sent via first class certified mail.
9. Failure to respond to the third and final demand will result in the matter being referred to the Attorney, upon board approval. The attorney will issue a ten-day demand letter via regular first class and certified mail. The owner in violation will be reminded that referral to legal action may result in the owner being responsible for substantial legal fees.
10. If there is no compliance after the attorney demand letter, the BOD will be notified and will determine if a Petition for Mediation will be filed.

It is the homeowner's responsibility to be familiar with the Protective Covenants and Restrictions, Articles of Incorporation, By-Laws, and Policies for Shadow Run, in order to maintain his/her property within the community standards as outlined in the governing documents.

Below are some of the most common areas that typically need attention:

- Pens, yards and houses for domestic pets must be wholly within utility yard. (Dec Art 6)
- Above-ground construction materials must be wholly within utility yard. (Dec Art 6)
- Wood, coal and other fuels must be wholly within utility yard. (Dec Art 6)
- Clothes racks and clotheslines must be wholly within utility yard. (Dec Art 6)
- Clothes washing and drying equipment, laundry rooms must be wholly within utility yard. (Dec Art 6)
- Tool shops and workshops must be wholly within utility yard. (Dec Art 6)
- Garbage and trash cans and receptacles must be wholly within utility yard. (Dec Art 6)
- Detached garages must be wholly within utility yard. (Dec Art 6)
- Above ground exterior a/c and heating equipment must be wholly within utility yard. (Dec Art 6)
- Mechanical equipment and other structures or objects must be wholly within utility yard. (Dec Art 6)
- Play structures, towers, forts, tree houses climbing & swing sets must be obscured from street (Dec Art 6)
- Carports permitted on home site with garage and will be screened on all sides. (Dec Art 13)
- Boats and Vehicles are to be kept inside garage, building attached or within utility yard. (Dec Art 4)
- No window air conditioning units allowed. (Dec Art 15)
- No picnic areas, sheds, shacks or trailers or detached buildings per (Article 7). (Dec Art 17)
- No shed, shack, barn, trailer, tent or other temporary or movable building allowed. (Dec Art 18)
- No fence, sign, wall, hedge, shrub planting or other article is allowed to obstruct sight lines. (Dec Art 19)
- No trailer, basement, barn, garage, or any other outbuilding shall be used as a residence. (Dec Art 20)
- No temporary structure shall be used as a residence. (Dec Art 20)
- No sign of any character shall be displayed. (Dec Art 21)
- No garbage or trash incinerators. (Dec Art 23)
- Mailboxes will be of similar style, construction and color of main residence. (Dec Art 24)
- No livestock or poultry allowed. (Dec Art 25)
- No more than 2 dogs, 2 cats, 4 birds (excluding parrots), 4 rabbits may be kept. (Dec Art 25)
- No trash, rubbish or waste material allowed to accumulate on property. (Dec Art 27)
- No burning of trash, rubbish or waste material. (Dec Art 27)
- No planting of shrubbery, hedges, trees, outside of owner's property. (Dec Art 28)
- No living tree may be cut without first obtaining written consent of the Board. (Dec Art 28)
- Home site shall be kept free of tall grass, undergrowth, dead trees, dead tree limbs, weeds, trash and rubbish. (Dec Art 29)

UPDATED & ADOPTED BY THE BOARD Sept 21, 2022



Lee Alexander
President, Shadow Run HOA



Jeanne Antolchick
Secretary, Shadow Run HOA