

Shadow Run



*****NOTE: NEW MEETING LOCATION, ALIGN RIGHT REALTY OFFICE, 11962 BALM RIVERVIEW ROAD, RIVERVIEW, FL 33569; RIVERVIEW LIBRARY MEETING ROOMS STILL CLOSED DUE TO FIRE DAMAGE*****

Good Day Neighbors!

We hope this message finds you and your family well. Your all-volunteer Board of Directors (BOD) spent the past 2 years working diligently with our Homeowners' Association (HOA) attorney to **update** our governing documents. These proposed changes have been discussed at many regularly scheduled BOD meetings and feedback has been solicited on our website, ourshadowrun.com

Shadow Run is governed by **three** sets of important documents which were originally drafted in the 1970's. They include the Articles of Incorporation, the Bylaws, and the Declaration/Protective Covenants. With your support, the Articles of Incorporation and the Bylaws were updated and finalized in July 2022. **We are currently in the process of enhancing the Declaration/Protective Covenants.**

"The Declaration/Protective Covenants are a set of rules, policies, and procedures that are meant to maintain the uniform look of the community and keep the area inviting and attractive. This legal document includes items, such as building setbacks, allowable structures, where can you park your vehicles, how many dogs/cats/cows are allowed per household, etc."

Posted on <https://ourshadowrun.com/governing-documents/>, you will find a DRAFT version highlighting the proposed changes to the Declaration / Protective Covenants, which has incorporated feedback received thus far from our neighbors.

Your BOD exists to help foster a sense of community, preserve your property values, and maintain the unique aesthetics of Shadow Run. Your BOD and the Management Company can best serve you and our community with updated, relevant, specific documents, to ensure we all have a mutual understanding of what is expected in order to follow consistent policies and procedures.

Please review the draft PDF document referenced above, the proposed changes, and submit your feedback as soon as possible to ensure your voice is heard during this process. **What to expect next:**

- Ongoing: Continue to collect feedback and suggestions.
- **November 15, 2023, 6:00-7:00 p.m.: "Covenant Revisions" meeting for all neighbors at the Align Right Realty Office, 11962 Balm Riverview Road, Riverview, FL 33569, for your continued feedback and discussion.**
- January/February 2024: Finalized draft version will be mailed to each resident, along with a ballot/proxy for you to vote and mail in.

We need **your** feedback to ensure these documents represent what you want to govern our community!

We look forward to hearing from you, please and thank you,
Your Shadow Run Homeowners' Association Board of Directors

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