



Dear Shadow Run Homeowner(s) - Welcome to your new neighborhood!

We wish to extend a warm welcome to you as a new resident of Shadow Run, a private and quiet, deed-restricted subdivision located in Riverview, Florida. Shadow Run is a great place to live and we are very happy to have you as a part of it.

The Governing Documents of Shadow Run Homeowners Association, Inc., including Articles of Incorporation, Bylaws and Protective Covenants and Restrictions should have been furnished to you during the contract for purchase process. If you would like a copy, you may download them from the website, www.ourshadowrun.com.

You have moved to a truly unique subdivision and we hope you will love living here. Each home site is one acre or more and each home has a distinct architectural design. Shadow Run is divided into east and west sides and both segments center around the Shadow Run dam which forms the northern boundary of Lake Grady. Both sides of Shadow Run are accessible by a walkway over the dam. Bell Creek Nature Preserve surrounds Shadow Run and is designated as a wildlife and forestry refuge. Many types of wildlife are occasionally sighted in the neighborhood including cranes, gopher turtles, and (increasingly) coyotes, bobcats, and foxes. Please be careful to keep your outdoor pets safe from harm.

The Shadow Run Homeowners Association is governed by a Board of Directors who volunteer their time and efforts. You are invited and encouraged to attend monthly board meetings and meet fellow homeowners. The Board members are available to assist you with any questions.

Board of Directors Meetings: Usually, the third Wednesday of each month at 7 p.m. with an in-person option as well as via Zoom.

Location: The meeting notices with meeting details are posted at the community exits prior to the meeting. All official notices are posted on these marquees and on the community website.

Association Assessments: Association assessments are due and payable on May 1st of each year. Remittance statements & instructions will be mailed to you at least 30 days prior to the due date. The Association fiscal year is May 1 through April 30 the following year.

Community News: Community news and announcements are located on the official community website www.ourshadowrun.com. This site contains valuable information regarding your neighborhood which will keep you informed of all upcoming activities and neighborhood projects. As you can see, we have a great group of people who work together to make this an even better neighborhood in which to live. In addition, for our neighbors who choose to participate on social media, news and events are also shared on the community Facebook group.

The Shadow Run Website: www.ourshadowrun.com

The Shadow Run Community Facebook group:
<https://www.facebook.com/groups/Shadowrunneighborhood/>



Community Events: Shadow Run Homeowners Association sponsors garage sales at least once per year, children's activities at Easter, Halloween and Christmas, in addition to other various community activities, including an annual community clean-up.

Volunteering: Contribute to your neighborhood by serving on the board, a committee, helping at a community event or donating as little as 2 hours a year to help with projects. These opportunities allow you to link your individual talents and interests to association needs. You will meet your neighbors and have fun, too! We also rely on our residents in order for committees and events to run smoothly and offered each year. Email board@ourshadowrun.com about your interest.

Collection: The County contractor for garbage/household trash pick-up and recycling is FCC Environmental Services and you can reach the local Hillsborough County Solid Waste at (813) 272-5680, option "0". Garbage and household trash (green bin) is picked up on Tuesdays and Fridays. Yard waste is picked up is on Tuesdays and recycling (blue bin) is picked up on Tuesdays. Contact the above number for questions or to schedule special pick-ups. Trash containers may only be displayed at the end of driveways between 6:00 p.m. the day prior to pick-up until 6:00 p.m. the day of pick-up. All trash must be bagged and contained within an enclosed garbage can. Special pick-up arrangements must be made for furniture, mattresses, appliances, boxes and oversized items.

Greenacre Properties, Inc. is the Management Company for Shadow Run Homeowners' Association, Inc. The following information for the Association is provided in an effort to answer some of your questions regarding Shadow Run. You are urged to make full use of the website which offers valuable information regarding the Association and provides contact information for Management and your Board of Directors at www.ourshadowrun.com

Mailing Address:

Shadow Run Homeowners' Association, Inc.
c/o – Greenacre Properties, Inc.
4131 Gunn Highway, Tampa, FL 33618
Phone: (813) 600-1100
Community Association Manager: Dawn Archambault
Email: darchambault@greenacre.com

Alterations, New Construction, Lot Clearing and Fill: Alterations, new construction, lot clearing and fill, addition and exterior modifications to your home and property all require Architectural Review Committee (ARC) approval. Modifications requiring approval include, but are not limited to, exterior paint color scheme, siding, additions, re-roofing, fences, lanais, lanai enclosures, swimming pools, pool enclosures, decks, patios, sheds, mailboxes, and major landscaping. ARC forms and instructions can be downloaded from the website at www.ourshadowrun.com

Yards: Yards in Shadow Run are required to be routinely mowed, trimmed, and edged. Curbs, walkways, driveways must be trimmed and edged. All landscaping must be maintained in first class condition.



Easements are also to be maintained. Vacant lots must be mowed and trimmed within 15' of the curb and curbs edged. Vacant lots must be kept free of trash, debris, excessive weeds and fire hazards.

Vehicles: No parking on the grass. No repairs to vehicles. Boats, trailers, RVs, commercial vehicles, etc. must be wholly contained within a utility yard and substantially obscured from street view. Only private, non-commercial, operable vehicles of owners and guests are permitted on driveways.

We look forward to meeting you soon. And to keep informed about your community, we encourage you to attend the monthly Board meetings. Once again, welcome to Shadow Run and we hope that if you have any questions regarding the Association you will **contact Greenacre Properties at 813-600-1100** or visit the website at www.ourshadowrun.com You may also contact/email the Management Company and the Board of Directors via the website.

Sincerely,

SHADOW RUN HOMEOWNERS' ASSOCIATION, INC.