

Shadow Run



4131 Gunn Highway, Tampa, FL 33618

board@ourshadowrun.com

Welcome to the Neighborhood !

We are delighted to have you as part of the community

About Your New Neighborhood

Shadow Run is a private, deed-restricted community nestled in Riverview, Florida, where each of the 386 homesite span roughly one acre. The neighborhood is divided into east and west sides, both centered around the historic Shadow Run Dam, which forms the northern boundary of Lake Grady. A walkway over the dam connects both sides of the community.

Bell Creek Nature Preserve surrounds Shadow Run and is designated as a wildlife and forestry refuge. You may encounter cranes, gopher turtles, and an increasing number of coyotes, bobcats, and foxes.

Governing Documents

Your governing documents — including the Articles of Incorporation, Bylaws, and Declaration of Protective Covenants and Restrictions — should have been provided to you during the purchase process by your agent or the title company. If you need a copy, they are available for download at any time on our member portal or the public website:

www.ourshadowrun.com

We strongly encourage you to familiarize yourself with these documents early. They govern everything from architectural modifications to vehicle storage, and understanding them will help you avoid unintentional violations.

Your Board of Directors

Shadow Run is governed by a volunteer Board of Directors who give their time to keep the community running well. You are encouraged to attend monthly board meetings — it's a great way to meet neighbors, stay informed, and have your voice heard. We encourage neighbors to consider joining the Board or one of the various committees, if time permits.

Board Meetings	Typically, the third Wednesday of each month at 7:00 p.m.
Location	Typically, at the Riverview Library: 9951 Balm Riverview Rd, Riverview, FL 33569
Contact the Board	board@ourshadowrun.com www.ourshadowrun.com

*Separately from the HOA Board, there is also a Shadow Run Dam Corp (SRDC) Board, who can be contacted at SRDC@shadowrundam.com. This Board and the associated volunteers are responsible for managing the dam, which allows the 100+ acre Lake Grady to exist. All Shadow Run residents are Members of this (SRDC) non-profit corporation.

Trash & Recycling Pickup Schedule

Hillsborough County's contractor for solid waste collection is FCC Environmental Services. Contact Hillsborough County Solid Waste at (813) 272-5680, option 0 for questions or to schedule special pickups for furniture, appliances, or oversized items.

Regular Garbage (gray bin)	Tuesdays and Fridays
Recycling (blue bin)	Tuesdays
Yard Waste (up to 10 cans)	Tuesdays

Stay Connected

We have a great group of neighbors who work together to make Shadow Run an even better place to live. New to owning a well or septic, or just looking to find out who are frequently used contractors and which restaurants to go for a date-night.... check out:

- **Website:** www.ourshadowrun.com —notices, board documents, ARC forms, and community updates
- **Facebook Group:** facebook.com/groups/ShadowRunNeighborhood (This is completely independent from HOA or Management Company. Run by neighbors, for neighbors)
- **Community Events:** The HOA hosts seasonal events including garage sales, Easter, Halloween, and Christmas activities, and an annual neighborhood cleanup
- **Volunteering:** Serve on the board, join a committee, or donate a few hours to a community project. e-mail board@ourshadowrun.com to get involved

Annual Assessments

Annual HOA assessments are due and payable by June 30th of each year. A remittance statement with payment instructions will be mailed to you at least 30 days before the due date. The Association's fiscal year runs May 1 through April 30. For billing questions, contact Greenacre Properties at (813) 600-1100 or visit the website.

Your Property Management Company

Greenacre Properties, Inc. manages the day-to-day operations of Shadow Run. They are your primary point of contact for assessments, records requests, ARC applications, and general inquiries.

Management Company	Greenacre Properties, Inc.
Mailing Address	Shadow Run HOA, Inc. c/o Greenacre Properties, Inc. 4131 Gunn Highway, Tampa, FL 33618
Contact	(813) 600-1100 / darchambault@greenacre.com
Community Manager	Dawn Archambault, CAM / darchambault@greenacre.com
Resident Portal	https://home.greenacre.com/

Home Improvements & Architectural Approval

All exterior modifications to your home or property require prior written approval from the Board of Director before any work begins. This includes but is not limited to:

- Exterior paint color changes
- Fences, walls, and utility yards
- Sheds, outbuildings, and detached structures
- Additions, lanais, and enclosures
- Roof replacement or re-roofing
- Swimming pools and pool enclosures
- Driveways, decks, mailboxes, and patios

ARC application forms and instructions are available on the member portal at **home.greenacre.com**

Do not begin any work until you have received written approval — unapproved improvements may result in enforcement action and required removal at your expense.

Key Community Standards

Shadow Run's Protective Covenants and Restrictions establish clear standards to protect property values and the character of the neighborhood. A few of the most commonly referenced rules are summarized below — please review the full governing documents for complete detail.

- Yards: Must be routinely mowed, trimmed, and edged. Curbs, driveways, and walkways must be maintained. Easements must also be kept clean.
- Vehicles: No parking on grass. Boats, trailers, RVs, and commercial vehicles must be stored within an enclosed utility yard and substantially screened from street view. Only operable private vehicles may be parked in driveways.

We look forward to meeting you...