

REGENCY KEY HOMEOWNERS ASSOCIATION, INC.

VIOLATION ENFORCEMENT & AUTHORITY NOTIFICATION

Mailed: November 10th, 2023

Dear Regency Key Members & Residents,

By this letter, we are informing you of the re-establishment of Regency Key Homeowner Association's violation authority and enforcement from this date going forward, as set in the Regency Key governing documents (i.e., Articles of Incorporation, CC&Rs, Bylaws, and Rules & Regulations) and by Florida Statute 720. If needed, a copy of the association's governing documents can be found located under the "Documents" tab of the HOA Website (www.regencykey.org). A copy can also be requested from the property management company, Ameri-Tech at 727-726-8000.

Each member, their tenants, guests, invitees, etc. are governed by and expected to comply with the association government documents. In addition, it is the expectation that each member is expected to notify their tenants, guests, invitees, etc. of the existence of these documents.

Any previous failure of the association to have enforced any portion of the governing documents does not constitute a waiver. If you believe an item, modification, etc. should be considered by the board for a waiver or to be grandfathered in, please reach out to the board and/or property management before December 15th, 2023.

Example of Rules & Use Restrictions

The following is **NOT all-inclusive**, again reference the Regency Key governing documents for complete details/wording.

- All changes to outside of your residences must have prior board approval. For example, exterior changes to doors and windows, changes to door colors, changes to landscaping, outdoor lighting, etc.
 - To be compliant residents must submit an "Architectural Review Application" located on the HOA website and receive board approval for any exterior modifications.
- Nothing shall be stored, or a temporary structure be placed in a common area without board approval.
- Dogs must always be on a leash when outside.
- No dogs left unattended on patios or within residence alone with windows open.
- All pet waste (e.g., dog and cat poop) outside must be picked up and disposed of properly.
- No items to be left outside of the compactor, and the compactor door to remain closed when not being used.
- No large items to be placed into the compactor (e.g., items wider than compactor door and/or longer than the bottom of the compactor door to the ground) or items that could cause the compactor to jam (e.g., items that catch or lay on the lower interior compactor lip, such as moving boxes, furniture, vacuums, etc.).
 - Any large items (e.g., mattresses, furniture, doors, toilets, etc.) should be disposed of by the resident at a local Hillsborough County waste disposal facility, a thrift store type location (e.g., Salvation Army, Goodwill, etc.), or scheduled with an independent pickup service.
- No parking in another residence's one (1) assigned parking spot, which is identified with a unit number.
- No vehicles with expired registration tags or vehicles considered to be disabled/undrivable are to remain on property more than timeframe set in the Regency Key governing documents.
- No commercial vehicles may be parked on the premises, unless it is a law enforcement vehicle or only parking temporarily for with regards to pick up, delivery, and/or repair and maintenance of a residence.
 - A full or partial vehicle cover may be used to cover up commercial markings, which identify a vehicle as for commercial use.
- No reflective foil, sheets, newspaper, etc. allowed as a window treatment. Only drapes, blinds or vertical blinds in select colors may be used.
- Window coverings, window screens, and patio screens should be kept in good repair. For example, no broken blinds, holes in screens, etc.
- Children should be supervised while using the playground or other common areas in the community.

Regards,

Regency Key Board of Directors