

Frequently Asked Questions (FAQ)

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The following questions fall into the category of being frequently asked. We have tried to provide answers to them on this page. If you need further explanation, contact the property manager. Note: answers are deemed to be accurate, but the author makes no representation or guarantee that the test can be relied upon. Contact the property manager for any questions.

To use the link feature, click on the blue highlighted area.

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Answers:

[Where can I get a copy of the Declarations or By-Laws?](#)

Complete text of these and other important documents are available from this web site. If you desire a hard copy contact the property manager. You will be charged a fee for printing and distribution. ([go to top](#))

[How do I get keys to access the recreation facilities and gate clickers?](#)

The builder is responsible for supplying the original owner with two gate clickers and pool keys. Subsequent buyers should make sure they get these from the seller. Serialized recreational facility (pool) magnetic card keys ;which have replaced actual keys, are issued (without charge) by the Association to each owner at the time of title transfer. Replacements cards will be issued for a fee. In the event an owner needs to replace a missing clicker or pool cards, contact the property manager. ([go to top](#))

[Who controls the gate entrances to the Community?](#)

The gates (both front and rear) are controlled by the CDD. The UPNA Board works closely with the CDD Board to make our needs known to that entity. ([go to top](#))

[My gate clicker does not work at the north gate?](#)

Each clicker serial number must be entered into the controls at each gate location. during build out, some devices were not set up to operate the north gate. this may be the problem. Contact the property manager with the problem. ([go to top](#))

[When is rubbish collected?](#)

The county collects rubbish three times a week. **Tuesday** - Trash and recycling; **Friday** - Trash only; **Saturday** - Yard waste. Depending on where you live expect pickup from 7:30AM to 5:00PM. ([go to top](#))

[Where is the nearest fire station?](#)

The nearest fire station is located 1/4 mile north of the back gate on Honore Ave. ([go to top](#))

[Who maintains our streets?](#)

Our Streets were built by the CDD and are maintained by the CDD. ([go to top](#))

[Who maintains the irrigation system for my house?](#)

If you do not live in the maintenance free area (Carriage Run) the short answer is the home owner is responsible for everything branching off from the main irrigation supply pipe that passes in front of each house. That includes the valves, piping, and sprinkler

heads. If you live in Carriage Run, your fees include certain irrigation maintenance (mostly inspection related). Carriage Run fees do not include irrigation repairs; it is up to the homeowner to make sure that their sprinkler problems are not caused by lawn maintenance personnel (problems of this nature should be brought to the attention of TLC, the lawn maintenance contractor. The main supply pipe that is fed by the pumping stations is the responsibility of the Association. Irrigation outside of the fence along Cooper Creek and Honore are the responsibility of the CDD. ([go to top](#))

Why are there no street lights within University Place

The developer's intent was to have the community streets lit by the ambient light emitted by the post light at each house. It is for that reason that the Covenants require that each house assure that the post light is fully operational at all times. These lights are not switched inside the house but are controlled by photo cells usually located at the side of a house. Failure to maintain the lights can result in a fine. ([go to top](#))

What are the guidelines for making changes to the exterior of our home?

The Architectural Review Committee (ARC) is responsible for maintaining the design integrity of our Community. They use an outline of design principles set down by the developer as his vision for how the Association should look. A copy of this document will be available on this web site. In situations where the design principles differ from details found in the covenants (Declarations and By-Laws) The wording in the covenants prevails. ([go to top](#))

Can I reserve a pool for a private party?

Yes. Contact the property manager for details about how to do this. Parties can only be for friends and family and there is a limit as to size. No commercial or charitable groups can reserve any UPHA facility even if sponsored by a resident. Reservations are on a first come first served basis. A deposit is required. ([go to top](#))

Can I have a garage sale?

In order to control traffic in the community and eliminate a constant flow of non-resident visitors, we restrict garage sales to scheduled times during the year. Contact the property manager for details on the policy. ([go to top](#))

What is a CDD? revised 3/19/2006

A Community Development District is a government entity created by County ordinance for the purpose of floating bonds to provide funds to build roads and utility infrastructure for a new development. University Place's infrastructure was created by such an agency. Some CDD's support more than one association however; in our case, University Place Neighborhood Association is the sole community supported by our CDD. Infrastructure such as potable water and sewers was turned over to Manatee County and are maintained by the County. Other parts of the CDD such as perimeter fencing, the gate house and landscaping outside the fence and sub-division roads continue to be maintained by the CDD. The CDD Board of Directors prepare an annual budget which is funded by a tax collected by the County for the use of the CDD. Note: The CDD and UPHA are two

completely separate entities each with their own Directors, Officers, and articles of incorporation. ([go to top](#))

Can I drive my golf cart on the street?

No. County ordinances allow golf carts on city streets only in a community that has a golf course. ([go to top](#))

How often is my sprinkler system run?

Every house is watered at night twice a week (except as mandated by local government during periods of drought). The schedule varies by street location. A chart of scheduled times can be found posted on the bulletin board at each pool and on this internet site.

Note: If you notice only a few sprinklers working it is because the various sections of the several comprising a complete house system run in rotation. ([go to top](#))

Can I use the pool parking lot to park a car? ([go to top](#))

No! These lots are not secure lots. The Association will remove at owner expense any cars found parked in these areas after the pool closes.

What are the Pool Rules?

Rules are posted at each pool. For the safety and enjoyment of all please adhere to these regulations. ([go to top](#))

What is the purpose of the Compliance Committee?

In the event an owner does not remove a report violation within fourteen days of being notified, the owner will be called before the Compliance Committee to explain why the violation has not been resolved. The Committee will decide based on the merits of the case whether to accept the explanation or insist on compliance with the Association regulations. In the event of non-compliance, the committee can levy fines up to \$1000 per incident. ([go to top](#))

Where does the Association get Irrigation water?

Water is pumped from four lakes into irrigation pipe lines that run in front of each home and also along common area land. The lakes are supplied by rain fall and augmented by water pumped from the aquifer into the lakes. For a more complete explanation of water ownership and fee structure see Exhibit "J" in the declaration manual.

NOTE: owners are responsible for the maintenance of the irrigation system on their lot beginning at the zone valves. The Association is responsible for the system up to the zone valves on each lot. ([go to top](#))

Why do we have a Neighborhood Watch Committee?

Crime prevention is the main priority of the program. A second function is to support the Association board of directors by disseminating emergency information alerts. A third function is to foster a spirit of community involvement by helping us get to know our neighbors. The Neighborhood Watch committee works closely with the Manatee County Sheriff's Dept. to provide educational programs to the community.

Committee members develop a sense of satisfaction because they know they are helping to make our community a safer more welcoming place to reside. ([go to top](#))