

UNIVERSITY PLACE COMMUNITY UPDATE

From time to time your Board of Directors wants to update you on information that you may not have, may not have kept or may not have been given when you bought your home. Our community is dedicated to providing every resident with easy-access communication. In addition to the website, meeting schedules for the Board as well as the committees are posted and all residents are welcome. We encourage you to become active. Please review the information below to make sure you are up-to-date.

MANAGEMENT COMPANY Advanced Management of Southwest Florida, Inc. (AMI) is your professional community association management company. Stephanie Curtis is our Licensed Community Association Manager who works with our HOA. Stephanie and her assistant Lynne Carpenter provide us with exceptional assistance with our myriad of projects. Stephanie [scurtis@amiwra.com or (941) 359-1134 ext. 116] and Lynne [lcarpenter@amiwra.com or (941) 359-1134 ext. 119] encourage all homeowners to contact them. For all work order requests, form requests or any day-to-day reporting, please contact Lynne. AMI also has a website that provides the latest up-to-date information. The site is www.amiwra.com. AMI will provide you with your personal security identification number.

The AMI office is open between 8:30AM and 4:30PM Monday thru Friday. You may contact them at (941) 359-1134. Arrangements have been made to answer this number 24 hours a day in the event of a true emergency. AMI's Lakewood Ranch office is located at 9031 Town Centre Parkway, Bradenton Florida, 34202. Directions to the office: Go east on University Parkway (toward I-75) and turn left on Town Center Parkway (North). Go past Lakewood Ranch Hospital and through the four-way stop. AMI is the first building on the right (tan and brick).

YOU SHOULD HAVE Two main gate clickers and two cards for access to the recreation areas. Many owners did not receive these items when they purchased their home. If you did not receive two gate clickers, AMI will provide them at a cost of \$100 each and key cards at a cost \$85 each.

UNIVERSITY PLACE MANUAL This booklet includes a full copy of the Association records (Articles of Incorporation, Declaration of Covenants, Conditions, Restrictions, By-Laws and Easements). All these documents are included in one manual entitled "University Place." AMI provides this manual at a cost of \$50.

ASSOCIATION DUES In December you received a dues coupon book. If you did not receive this book, please contact Stacie Bongiovanni at AMI [(941) 359-1134 ext107]. Dues are payable on the first day of the month. If not paid by the last day of the month, there will be an added late charge and penalty. We encourage everyone to set up an automatic withdrawal from your checking account. To review the dues delinquency policy, refer to the attachment and/or the University Place website (see Communications below).

COMMUNITY DEVELOPMENT DISTRICT (CDD) TAXES University Place was built using funds from the CDD, a Manatee County quasi-governmental entity. Bond financing was used to build the "infrastructure." This includes the roads, the gatehouse and the perimeter fencing. To pay off the bonds, residents pay an annual CDD tax (appears at the bottom of your property tax bill).

MAILING ADDRESS/TELEPHONE NUMBERS/EMAIL ADDRESSES In order to keep you up-to-date on all Association business, AMI needs your most current contact information. Any changes to this information should be given to AMI immediately. If you are leaving town for an extended absence, please advise AMI of a forwarding address to ensure that you will receive any correspondence during your absence. Upon your return, let AMI know.

COMMUNICATION University Place encourages all residents to stay up-to-date on community activities. The HOA provides several ways for you to voice your opinion and answer your questions. In addition to inviting you to Board/Committee meetings and using the website (universityplace-fl.com), AMI also has a website, as noted above. You will also see that a tube is attached to your mailbox. When timely information needs to get to the owners, the HOA will place letters in this tube. The President of the Association also uses this method for sending out the occasional letter to update you on Board activities. Current Board members are:

Ron Oliver, President
Jan Hicks, Vice President
Donna Mulig, Secretary
Ed Welt, Treasurer
Jane Lange, Grounds

jeanandron@msn.com
janchicks@verizon.net
dmulig@tampabay.rr.com
ewelt9120@verizon.net
jlange34201@verizon.net

University Place committees are the backbone of the community. Most committees meet once a month for 2 hours. New members are always welcome. Becoming involved is a great way for newcomers to meet their neighbors. Current committee chairpersons are:

Architectural Review Committee
(David Vanzant)

davevanzant@yahoo.com

Compliance
(Carol Cascio)

traminette966@yahoo.com

Finance
(Ron Murphy)

ronald.d.murphy@earthlink.net

Grounds

Irrigation (Frank Lange)

jlange34201@verizon.net

Landscape (Steve Goodwin)

Steve.Goodwin@harlandfs.com

Nature Trails (Hal Sheridan)

rnwriter10@yahoo.com

Nature Trails (Frank Bibbins)

FBIBBINS@tampabay.rr.com

Pools (Michaelene Houze)

marymichaelene@verizon.net

Ponds (Bud Anderson)

cherylbud@earthlink.net

Fitness Center (Jeanne Oliver)

jeannefo@msn.com

Social (Tami Cash)

tamicashi@prudentialpalmsrealty.com

Website (Maryanne Shorin)

Maryanne@Shorin.net

Neighborhood Watch (Vicki Kahle)

vkahle@tampabay.rr.com

ARCHITECTURAL REVIEW (ARC) All construction, exterior alterations and modifications, removal/addition of plantings, etc. are subject to review by the Architectural Review Committee (see Committee List). Before commencing any work, you need to submit ARC forms (available on website) and a plot plan to AMI. Refer to the University Place book - Article IV (Authorized Builders and Architectural Review), Article V (Architectural Criteria and Building Restrictions) and Article VI (Use Restrictions and Covenants). To review the ARC process, refer to the attachment.

COMPLIANCE University Place is a deed-restricted community. The bylaws, restrictions and guidelines are detailed in the University Place Manual (referred to above). The job of the Compliance Committee is to ensure that the standards of the Community are maintained. If there is a violation at a residence, the owner is sent a letter which describes the problem and sets a date to comply. No one wants to have a violation; but, if violations are ignored everyone's property value is affected. If you want to report a violation, contact AMI. To review the violations process, refer to the attachment.

SOCIAL OCCASIONS The Social Committee plans several events each year. These include a wine and cheese party, progressive dinners, a garage sale, BBQs/picnics, a Halloween party and a Winterfest gathering. These events are posted at the recreation centers and also delivered via a tube mailing. Again, this is a great way to meet your neighbors. Also, the two recreation centers have BBQs for homeowner parties. You must make a reservation thru AMI and make a \$150 refundable deposit for groups of 15 or more.

TRASH PICKUP Trash (containers must not be visible from the road) is picked up on Tuesdays and Fridays. Recyclables are picked up on Tuesday (you should have obtained 2 blue bins from the previous owner). Yard waste is picked up on Saturday mornings.

If you have any questions or concerns, please contact a board member, the appropriate committee chair or AMI (Stephanie or Lynne).

Sincerely,

Your Board of Directors