

**Shadow Run Homeowner's Association  
P.O. Box 273708  
Tampa, FL 33688  
Architectural Control Board**

**PRE-CONSTRUCTION AGREEMENT**

**Must be signed and returned to Architectural Control Board prior to clearing of property and commencement of construction**

Welcome to the Shadow Run Community! We are delighted that you have chosen to be our newest neighbor! Building a new home is exciting and we want to share that excitement with you. Construction of a home can also be stressful; therefore, we'd like to alleviate unforeseen complications or questions regarding the Protective Covenants and Restrictions prior to building. We urge you read and review the Protective Covenants and Restrictions that govern our neighborhood. They are the rules that protect the aesthetics, and property values, within our neighborhood.

The Architectural Board will review your new home plans and approve, approve with contingencies, or reject them, in a timely fashion. This is subject to you and your builder agreeing to follow the Restrictions of record and:

**Initial Each:**

- A. \_\_\_\_\_ Acknowledge that you have received, reviewed, and accepted the Protective Covenants and Restrictions.
- B. \_\_\_\_\_ Prior to commencement of lot clearing or construction, two (2) sets of blueprints must be submitted for approval. These plans must include a certified survey showing the slab drawn in with the "setback" requirements to each side, front and back, in accordance with the restrictions. Also included must be a landscape plan, color selection, and mailbox plan (mailbox to match the exterior of the home – check with post office for height requirements).
- C. \_\_\_\_\_ Acknowledge that you and your builder understand that the exterior of your new home will be complete, in every detail, in accordance with the approved plans and specifications. This includes a sodded lawn in front of the home and on the side or any area that may be viewed from the street or curb.
- D. \_\_\_\_\_ Your yard must be landscaped, with foundation plantings, and be sodded, with St. Augustine grass, prior to occupancy. Remember, lawns and landscaping must be maintained at all times.
- E. \_\_\_\_\_ Agree to submit plans to the Architectural Control Board for approval of any changes during construction, or in the future, that affect the exterior appearance of the home or grounds (i.e., fences, pools, screening, paint color, detached building, TV reception equipment,

- mailboxes, and additions).
- F. \_\_\_\_\_ All residences must have a garage with a capacity for at least two automobiles. All residences must have a garage, which is an integral part of the main residence building or dwelling. Garage entrances will be located on the side or back of the residence and not facing open to a street, if possible. Garages on corner lots on Shadow Run Blvd. are not to open toward Shadow Run Boulevard.
  - G. \_\_\_\_\_ Agree to have any utility lines put underground from the street to the residence (to rid unsightly power lines).
  - H. \_\_\_\_\_ Understand that all well tanks must be placed either inside garage or against the rear wall of the home. Placement should be such that the tank is not visible from the road.
  - I. \_\_\_\_\_ Understand that no boat, camper, motor home, topper, trailer, commercial trucks, etc. may be parked in driveway or in the yard, unless it is wholly enclosed within an approved utility yard that substantially obscures it from view. Other items which must be enclosed within an approved utility yard include, but are not limited to, air and heat units, pool equipment, satellite dishes, Jacuzzi tubs/spas, dog and pet quarters, sheds, utility buildings, trash receptacles, etc.
  - J. \_\_\_\_\_ Homeowner Association assessments must be paid current and future assessments be paid in a timely manner.
  - K. \_\_\_\_\_ Builder must provide a dumpster or sturdy enclosure for all collection of trash on a jobsite to prevent scattering of refuse.

We look forward to having you and your family as new neighbors! A welcoming committee volunteer will visit you after you've settled in. Please contact any Board Member if you have any questions, or if we may be of help.

This agreement is for a new home to be built at: \_\_\_\_\_

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Builder/Contractor

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Architectural Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date