

Homeowner Role and Responsibility

University Place is a homeowner association that functions under a set of Governing Documents. The Governing Documents consist of the Declaration of Covenants, The Articles of Incorporation, and the Bylaws. Together, they constitute the polices, powers, and procedures of the University Place Neighborhood Association.

Each of the documents summarized below, in addition to other important documents, can be found on our University Place website at: myuniversityplace.com under the Association tab and then Documents. The password to the site is: Uplace

Declaration of Covenants – amended 2/13/2013, amended 5/19/2014

The Declaration of Covenants is the legal document that lays out the guidelines for the planned community. The Covenants are recorded in the Manatee County records and are legally binding. The Covenants also contain restriction on the use of each homeowner’s property as well as of the common areas. They specify the Association’s authority and obligations and define the rights and responsibilities of the Association members (Owners). Every owner must abide by all the rules, restriction, terms, and conditions found in the Covenants.

Article I – Definitions – define things including Common Property”, “Lot”, Assessment” and “Association”

Article II – Land Plan – describes the property, the easements, common property, and the use of the common property

- See handout today: Budgetary Agreement Between the University Place HOA and the CDD dated 10/24/2012
- See handout today: HOA/CDD Common Areas, Landscaping and Trees – document in process, will be finalized and signed in 2022

Article III – The Association – describes membership and the duties and powers of the association

Article IV – Architectural Review Committee (ARC)

- ARC meets first Friday of each month 10:00 – 11:00 in Community Room at Charleston Pool
- Homeowners must get ARC approval for home improvement or repairs such as: house painting, front facing landscaping, driveway painting or replacement, tree removal and replacement, pools and enclosures, fences, lamp post and garage light replacement

Article V – Architectural Criteria and Building Restrictions – includes limitations on garages, recreational facilities, A/C units, antennae, signs, easements, preserves, and irrigation

Article VI – Use Restrictions and Covenants – includes restrictions on leasing, trash, vehicles, fences, animals, landscaping, and pools

Article VII – Association Expenses, Assessments and Liens – discusses assessment requirements, delinquencies, special assessments, and reserves

Article VIII – General Provisions – discusses minor violations, disputes, amendments, fines, terms, and attorney fees

Article IX – Insurance and Reconstruction

Article X – Lot Maintenance Services

Article XI – Community Development District

Articles of Incorporation – amended 2/13/2013, amended 5/19/2014

The Articles of Incorporation establishes University Place Neighborhood Association as a not for profit corporation. It included information about the purpose, powers, members, Directors and Officers. The Articles of Incorporation are subject to laws of the State of Florida. The Declaration, thee Articles and the Bylaws of the Association.

Bylaws – amended 2/13/2013, amended 5/19/2014

The Bylaws govern how the HOA operates and contain information needed to run the HOA as a business.