



The Key to University Park's New Rental Restriction



September 21, 2023

Dear Lot Owners,

On September 13, 2023, the Amended & Restated Declaration of Covenants, Conditions and Restrictions ("CCRs" or "Declaration") for University Park Community Association ("UPCAI") were recorded by the Manatee County Clerk's Office. These CCRs replace the Developer's governing documents and are now part of our official governing documents that establish the authority and governance of our association. A copy of the recorded document may be found on the association's website or by clicking [here](#). You may also request, in writing, to pick up a physical copy of the full document by sending an email to Assistant Board Secretary, Jennifer Everingham, jevingham@upcai-fl.com.

As part of the new CCRs, there is a rental change that affects not only those lot owners who currently rent/lease their homes but also those lot owners who might consider doing so in the future. Article 13.16 reads, in part, as follows:

- A. *Any Owner obtaining title to a Lot on or after the recording date of this Declaration may only rent a Lot for a minimum period of not less than ninety (90) days.*
- B. *Any Owner having title to a Lot recorded prior to the recording date of this Declaration may only rent a Lot for a minimum period of not less than ninety (90) days effective December 31, 2023.*

If you would like more specific information on the minimum rental/lease term increase that was effective September 13, 2023, you can either call PBM Administrative Assistant, DeAnn Harris, at 941.355.3888, x106, email dharris@upcai-fl.com, or review Article 13.16, Rentals, in the new CCRs document at the link included in the first paragraph.

Thank you,

UPCAI Board of Directors