

Information for New Owners and Renters of Bentley Park

Bentley Park is composed of three homeowner's associations. The first being the Bentley Park Community Association which encompasses the pool, tennis court and common grounds. The second being the Village which consists of 143 units and the third being the Hamlet which consists of 112 single family homes. Both The BPCA and the Village have a management company, Ameri-Tech Mgmt. Co. The Hamlet is self-governed. The Village has its own HOA monthly dues as well as monthly payments to the BPCA. The Hamlet pays their own quarterly dues and the BPCA monthly dues. Both the BPCA and the Village have a website to get needed information such as our documents, rules and regulations and architectural forms for any exterior changes to your home. Please go to villageatbentleypark.org or bentleyparkcommunity.org. New home buyers for the Village should request our governing documents and get a survey of their home when purchasing it from the seller or their real estate agent. This will help prevent issues down the road if you want to make exterior changes.

Rules for the use of our pool and spa can be found online by going to the Florida Statutes chapter 515. Rules are also posted in the pool area. The use of our pool, spa, and tennis court are for residents only. Any guest must be accompanied by an owner or renter and children under 16 should be accompanied by an adult. All owners must have a pool pass which can be had by contacting Ameri-Tech at 727-726-8000. Please ask for our agent, Jenny Kidd. Use of the tennis courts is scheduled by the form located inside the box in front of the court.

Common questions that have been asked by new Village Owners:

1. Parking – Each unit has one covered parking space and one outside space. Do not park in another homeowner's spot. Violators will be towed. Overnight parking in the pool area is prohibited and no parking on grass. There is to be no storage of vehicles and commercial or recreational vehicles is prohibited. Again, violators will be towed.
2. Trash collection is Tuesday and Friday morning. Trash cans are required and must be put out the night before and removed after pickup. After pickup all garbage cans are to be kept out of sight to help keep our community looking nice.
3. Notification of meetings are posted on the board next to the pool entrance.
4. Exterior changes. All exterior changes are required to have an ARC form. This can be found under the architectural section on the village website. They must be completed and include a detailed diagram with dimensions if applicable. A survey is required for most landscaping changes. Paint colors needed for exterior alterations are also on the website. Completed Arch forms can be submitted to Ameri-Tech @ evosselmann@ameritechmail.com or can be given to any board member.
5. Dog and cats are allowed however, per County regulations, they must be kept on a leash at all times and owners are required to pick up after them.
6. For additional questions e mail – evosselmann@ameritechmail.com