Experience the Difference

Ameri-Tech
Community Management, Inc.
Living Your Dream

January 8, 2026

Dear New Homeowner(s):

On behalf of Ameri-Tech Community Management, Inc. and the Board of Directors, we would like to welcome you to the **Shadow Run** community. Hopefully, you are aware that you have moved into a Deed Restricted community. We often find that new residents are unclear on exactly what that entails. It simply means that there are Rules and Regulations that apply to all homeowners and any other occupants/guests in their home. We have enclosed a copy of the Rules & Regulations for your convenience.

If you did not receive a copy of the Governing Documents, please contact your property manager or go on to the community's website, (**www.shadowrunvillage.org**) for a copy. Please be aware there may be a fee for a hard copy of the Documents. Please understand that these Governing Documents are primarily in place in order to retain an acceptable and uniform standard that protects the quality of living and maintains the marketability of the community.

Your maintenance fee of **$155.00** is due **monthly.** Since efficient and timely processing of your maintenance fee is critical to the accuracy of your account, payment should be made by mailing your coupon and check directly to your association bank. If you did not receive a coupon book at closing, please call Ameri-Tech Community Management, Inc. at 727-726-8000 and one will be ordered for you. If auto pay is something you would be interested in doing, we have enclosed the form necessary to initiate that process.

You can register at Shadow Run's website (as stated above) for any alerts and important information from your Association.

Finally, if you have any questions, our office is open Monday through Friday 9AM – 5PM. You may contact us during that time by emailing or calling the number and extension on the enclosed business card. After hours emergencies may be called in to 727 / 726-8000 ~ 24 hours a day / 7 days a week.

On Behalf of the Ameri-Tech Team, we welcome you to the community.

Sincerely:

Magda Haka

Community Association Manager

Rita Merger

Administrative Assistant

Please be advised that the following methods of payment are available:

1. ***Online One-Time & Reoccurring Payments (Website Portal)***: You will be able to make online payments using either e-check or credit cards. There is a processing fee of $1.99 per echeck or 3.5% for credit or debit card payments charged by the processing company not Ameri-Tech Community Management.
   Go to **https://amtec.cincwebaxis.com/** (Do not add www.)

2. ***Pay by Check***: This option is free to the owner. You can pay by check. You will mail your payment to the PO Box below with your account number on the check made payable to your association.

3. ***ACH-*** This option is free to the owner. The association will automatically draft your payment from your account at the beginning of each month.

4. ***Personal Online Bill Payment Service***: This option is free to the owner. You can set up an online bill pay through your bank. Please set up the bill pay with the following information and use your unit number as your account number.

Your Association Name
PO Box 20848
Tampa, FL 33622

Ameri-Tech Community Management now has an app available! With this app, there are multiple features available to you! Scan the QR code to download.

- View your ledger

- Make payments

- View and respond to violation letters

- View your community's resident directory

Follow Ameri-Tech Community Management on social media!

@ameritechcommunitymgmt

Ameri-Tech Community Management

AUTHORIZATION AGREEMENT FOR AUTOMATIC ACH DEPOSITS/ACH CREDITS/DEBITS

Please print clearly

Name of Association/Community (Not Ameri-Tech): _____

Unit Number: _____

Name on Account: _____

Alternate Name (ie: Trust or Business Name) on Account: _____

Property Address: _____

Email Address: _____

Phone Number: _____

I/We hereby authorize Ameri-Tech Community Management, hereafter called COMPANY, to initiate credit entries and to initiate, if necessary, debit entries and adjustments for any credit entries in error to my/our (circle one) Checking / Savings account indicated below and the depository named below, hereinafter called DEPOSITORY, to credit and/or debit the same to such account.

Checking ☐ Savings ☐

Bank Name: _____

Bank Routing Number: _____

Bank Account Number: _____

Start Date: _____

This authority is to remain in full force until COMPANY has received written notification from me (or either of us) of its termination in such time and in such manner as to afford COMPANY and DEPOSITORY a reasonable opportunity to act on it.

- ACH debits will be processed between the 3rd and 6th of the month.

-Paper Authorizations must be received by the 25th of the month to be effective for the next debit month. If the 25th falls on a weekend or holiday, the deadline is the last business day prior to the 25th.

NAME (Please Print) _____

SIGNED _____ DATE _____/_____/_____

Please attach a voided check or a letter from your bank to expedite your request.
Return complete forms to:

Ameri-Tech Community Management
24701 US Hwy 19 N. #102
Clearwater, FL 33763

To register for the Ameri-Tech Resident Portal, please perform the following steps:

1) **Go to** https://amtec.cincwebaxis.com/ (Do not add www.)

2) **Click on the "Website Portal Login" in the top right-hand corner**

3) **Click on the "Register" button in the top right-hand corner**

4) **Complete a minimum of all mandatory fields marked with a red asterisk ***

- Please enter your email address as your Login ID

    - Select your association from the drop down menu

5) **After you have registered, a request to approve your registration will be sent to us**

6) **We will approve your registration and an email will be sent to you.**

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