



Community Handbook

**Rules & Regulations, Deed Restrictions,
Architectural Guidelines, Gate Access,
and Phone Numbers**

November, 2019

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Stoneybrook Community Handbook Overview

The Stoneybrook Community Handbook is a handy guide to the rules and regulations for the community. The first three sections explain the different areas of the community rules.

Community Association Rules and Regulations apply to the common property and amenities of Stoneybrook.

Deed Restrictions at a Glance highlight the property owner's responsibility for their own property. For more details consult the Master Declaration.

Architectural Review Highlights contain information on making exterior changes to individual homes and lots. For more details consult the Architectural Review Guidelines.

Failure to follow the Community Association Rules and Regulations, Deed Restrictions, and/or ARC Guidelines may result in a fine and/or loss of privileges.

Facility Hours

Community Center	Monday-Friday: 9:00 am - 8 pm Saturday 10 am - 6 pm Sunday 11 am - 5 pm
Fitness Center	24 hours per day
Pool/Spa/Gazebo Area	Dawn to dusk
Playground Areas	Dawn to dusk
Fields	Dawn to dusk
Courts* Tennis, Volleyball, Basketball, Skating, Pickleball, Shuffleboard	Dawn to 11 pm

*These areas may be lit during evening hours until 11 pm

Community Association Rules and Regulations

These Community Rules and Regulations have been adopted so that the majority of members will enjoy maximum use of the facilities. They are intended to protect the assets of the Association while respecting the rights of the membership. For the purpose of this manual, "Member" refers to the owner of legal title to any lot.

The Board of Directors may change the Rules and Regulations and will provide written notice of any change. The Stoneybrook Board of Directors and Staff are responsible to administer all Rules and Regulations.

It is each Member's responsibility to know and abide by the Rules and Regulations. Members are responsible to ensure that family members, guests and transferees are familiar with and abide by the Rules and Regulations.

Rules and Regulations for Common Facilities

Amenities are for the use of Members, Guests and Transferees only.

The Stoneybrook Staff conducts business at the direction of the Board of Directors. Members, guests or transferees may not interfere with their work.

Persons use the common areas and amenities at their own risk. The Association is not responsible for any personal injury to anyone resulting from the use of the amenities.

The Association is not responsible for any loss, theft or damage of personal property.

No person shall perform any activity that causes a health or safety hazard or causes damage to community property.

Any person utilizing any area of the facility is responsible to leave the area clean. Any damage or loss by members, guests or transferees, due to misuse or negligence of any equipment or asset shall be charged to the member's account.

Members and transferees are encouraged to immediately make staff members aware of safety issues and infractions of the Rules and Regulations.

The Community Center parking area is for those using the facility at the time. All other vehicles may be towed at the vehicle owner's expense. Parking is prohibited in the circular drive.

With the exception of the gym and associated parking, anyone found on the grounds from 11pm to dawn will be trespassing.

Children **age 6-9**, must be accompanied and directly supervised by a parent or guardian 15 years or over, at all times, anywhere within the Common Areas. Children **age 0-5** must be with a parent.

If you plan to allow your children to come to the clubhouse and facilities without you, please make sure the office has contact information for you in case of emergency. If the office cannot locate a parent, they will call the Sarasota County Sheriff's Office so a deputy can assist.

Pets of any kind, except service animals, are not permitted on the Community Center grounds and associated amenities.

All gate entries are monitored by video. Tampering with gates, locks, exterior lighting, cameras, heating and cooling controls, projection equipment or other such devices is prohibited. Compensation for damages will be pursued.

The member shall be subject to all expenses and fines incurred by lessees and/or transferees.

Discharging of firearms, including but not limited to, paintball, pellet, air guns or other such devices, archery and slingshots is prohibited, anywhere within the Community.

Solicitation is prohibited throughout the Community. Advertising is only allowed on the designated bulletin boards.

The dumpster is for the use of the Community Center only.

Upon the issuance of new community photo identification cards, cards will be required when utilizing any of the common facilities, and ID must be shown whenever requested by Management.

Members shall not give their access cards to another person.

Guests

Members are responsible for the conduct of their guests.

Each household may not have more than **six (6) guests** using the facilities, with the exception of reservations for the clubhouse and gazebo.

Guests staying one week or more will be issued a temporary guest pass. Members are responsible to notify Management of their guests.

Members must accompany their guests, who do not have a temporary guest pass.

Personal Behavior

Proper attire is to be worn at all times, in accordance with acceptable practices for the particular area of the center. Specific requirements are detailed, per amenity, in the following pages.

Glass containers are prohibited on ALL Community Center Areas

Alcohol is prohibited on the Community Center Area grounds. Alcohol may be allowed at certain functions and events conducted by the Association.

Smoking and tobacco use is prohibited in the clubhouse and the amenities.

Food is not permitted in the gym, the pool area (excluding gazebo) or on any of the courts. Spill proof bottles are permitted.

Bicycles must be stored in the bike racks.

Trash and refuse must be placed in one of the community's closed trash cans.

Profanity, excessive noise and inappropriate behavior is prohibited on all the Community Center Areas.

Radios, CD players and such devices must be used only with earphones or headphones in the pool, gazebo, spa, and gym area.

Climbing on the equipment is prohibited, except for the Playground.

If you are asked to leave the common area by Management, a Board Member, or a Staff Member you must do so.

Staff/Management/Board of Directors Interaction

The Stoneybrook Staff conducts business at the direction of the Board of Directors, as per the Association's governing documents and Florida Statute 720. Members or transferees (a person to whom a conveyance of member's rights is made) shall not interfere with their work.

The staff and Board of Directors are here to assist our members and transferees, please treat them appropriately. Harassment of any kind, explicit, implied or perceived, will not be tolerated.

Sporting equipment may be signed-out for use on the common property only. Equipment must be returned prior to the closing of the Community Center Office.

Management or staff may temporarily close, or limit, areas of the common facilities for the purpose of classes, lessons, special events or maintenance. In addition, common areas and facilities may be closed or vacated at the sole discretion of the Board or Management if there is a real or perceived safety issue (IE: weather event, chemical imbalances, etc.).

All outside areas must be evacuated in the event of thunder and/or lightning, or at the sole discretion of Management or staff for any reason.

Management may modify the times of use and other related rules for special functions and to accommodate the maximum number of members.

Certain areas of the common facilities may be rented. See the office for details.

Fitness Center

It is recommended that all persons consult their physician prior to starting an exercise program.

Excessive banging of weights is prohibited.

Equipment must be wiped down with the provided materials after each use.

Free weights must not be dropped and be re-racked after use.

Appropriate workout apparel is required. This includes shirts and athletic footwear. Open-toe footwear is prohibited.

Children between the ages of **seven (7)** and **fourteen (14)** may use the gym equipment **under parental supervision**.

Cell phone conversations are prohibited within the Fitness Center.

Adhere to posted time limits (30 minutes) on all equipment whenever there is a wait line.

Personal property (e.g. gym bags, towels, etc.) are not to be left in the walking areas on the floor. The Association is not responsible for any personal property.

Swimming Pool, Gazebo and Spa

Stoneybrook at Venice is governed by Florida Statute 514, and the Department of Health Chapter 64E-9, Florida Administrative Code.

There is NO lifeguard on duty.

Children **age 6-11** in the pool area must be accompanied and directly supervised by a parent or guardian age 15 or over at all times. The guardian must be able to swim. Children **age 0-5** must be with a parent in the pool area at all times. Children under the age of 12 must be accompanied by an adult in the spa area at all times.

The pool is OPEN from dawn to dusk. Swimming is permitted only during "OPEN" hours.

Pool and spa gates must remain closed at all times. Do **NOT** prop open the gates for any reason. The pool may not be reserved for private parties.

Proper bathing attire is required. Jeans, gym shorts, sports bras and cut-offs are not permitted.

Deposit trash in the bins on the way out. Do not leave it on the ground or tables.

Glass is prohibited in all areas.

A shower must be taken to remove dirt prior to using the pool and spa.

Persons with open sores, cuts or communicable diseases are not permitted to use the pool or spa.

Swim diapers are required for all diapered persons. Any incident that causes damage or incurs costs shall be billed to the Member. Dispose of used diapers in covered trash containers.

Diapered persons CANNOT use the spa. It is a SERIOUS health hazard!

Life preservers or water wings are permitted for non-swimmers. Baby swim rings with seat bottoms are approved for children under two (2) years of age, but parent must be in the pool within arm's reach of the child.

Noodles are permitted. Noodles are for swimming, not hitting.

No footballs and no boogie boards. All other inflatables, balls, pool toys and the like are prohibited. No throwing or playing catch with any device is allowed inside the fenced area of the pool.

Tampering with safety equipment is prohibited.

Running, diving, pushing, excessive splashing and horseplay is prohibited.

Pool furniture and fixtures may not be reserved or removed from the pool area.

Gazebo Area

Food is **only** permitted in the gazebo area.

Tables may not be removed from the gazebo area.

Reservations are needed to reserve tables, chairs and grills. See the office for details.

Two propane grills are located in the gazebo area. The user must be **eighteen (18)** years of age to operate. Keys for the locks are available from the office.

Charcoal cannot be used in the grills. Members will be responsible for repairing and cleaning the grills after using charcoal.

Follow the directions at the grills to operate. If the directions are missing, request a copy from the office.

The Member is required to turn the grill off and clean the grill.

Users of the Gazebo Area must leave it clean and free of trash and garbage. If there is an extra-large amount of debris, get additional trash bags from the office. Notify the office if all trash cannot fit inside the containers and be closed securely.

Tennis Courts

Persons use the Tennis Courts at their own risk.

Tennis courts are strictly for the purpose of playing tennis.

No Bikes, Skateboards, Scooters, Roller skates are allowed.

Proper attire is required, including shirts and non-marking shoes. Swimsuits, cut offs, sport bras and jeans are not permitted.

Courts cannot be reserved by individuals.

Court use is based on first come first serve, unless events are scheduled.

Players are requested to limit play to

- 30 minute practice with a ball machine (1 person)
- 1 1/2 hours for singles play (2 people)
- 2 hours for doubles play (4 people)

Courts may not be used when the nets are lowered.

The gates must remain closed.

Basketball, Volleyball, Baseball, Playground and All-Purpose Field

Persons using the Basketball, Volleyball, Baseball, Playground, and All-Purpose Field do so at their own risk. Most of the necessary equipment can be signed-out at the office. Return all equipment before closing time.

Skating Rink, Pickleball and Shuffleboard

Persons using the Skating Rink, Pickleball and Shuffleboard do so at their own risk. Most of the necessary equipment can be signed-out at the office. Return all equipment before closing time.

Proper attire and footwear are required.

Courts cannot be reserved by individuals.

Court use is based on first come first serve, unless events are scheduled.

The gate must remain closed.

Fishing

Be wary of possible alligator and snake presence.

Members, Guests and Transferees are only permitted to fish in approved lakes.

Fishing is "catch and release" only. Lake water contains "chemical run off" from the roads and lawns. The fish, crabs, clams, etc. are not suitable for consumption.

Removal of any wildlife, mollusks or clams from the lakes is prohibited.

Fishing is allowed only from the street side of the approved lake. Fishing is prohibited from the preserve side.

Fishing is allowed behind your own property. Fishing is not allowed behind other private property without the owner's permission.

Lakes may be accessed by the common areas only. Residents may not enter or cross private lots, their easements or preserve areas to access a lake.

Vehicles must park on the street side of an approved lake, or the Community Center parking lot. Vehicles may not park on any grass areas. Vehicles **CANNOT** park on Stoneycreek Boulevard.

No motorized vehicle may be used to cross common areas to access a lake.

Obtain a Fishing Map from the Community Center for more information.

Conservation Areas, Lakes and Nature Trail

Entry into the Preserve and Wetlands is prohibited by SWFWMD and Sarasota County, except by HOA contractors, licensed to perform inspections and work.

No structure or any apparatus of any kind, permanent or temporary, is allowed in the Conservation Areas. Violations not corrected will immediately be reported to Sarasota County authorities.

No boats, of any kind, or other devices are permitted in the lakes except by HOA contractors licensed to perform inspections and work.

No flora, fauna or wildlife shall be added to, or removed from, any lake, conservation area or the Nature Trail. Homeowner's may receive permission to add and maintain vegetation on the pond side of their own property to control erosion. See Community Center Office for details.

Hunting is prohibited.

The Nature Trail is a walking trail only. Bicycles, skateboards, motorized vehicles etc. are prohibited.

Remotely operated boats (hobby boats) are permitted in the approved fishing lakes. See Community Center Office for details.

Trash shall not be left in or near any lake, conservation area or on the Nature Trail.

Golf Carts Operation

Stoneybrook at Venice is following Florida Statute 316.212.

Golf cart is defined as: A motor vehicle designed and manufactured for operation on a golf course for sporting or recreational purposes that is not capable of exceeding speeds of 20 miles per hour. {FS 320.01 (22)}.

The registered owner shall be held responsible for any and all loss, damage, injury, claim or other liability resulting from the use of the golf cart within the Community. Owners must insure their golf cart. They can cause injury and/or damage

Golf cart must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror and red reflectorized warning devices in both the front and rear.

A golf cart may be operated only during the hours between sunrise and sunset, unless the golf cart is equipped with headlights, brake lights, turn signals, and a windshield.

Golf cart may not be operated by any person under the age of **fourteen (14)** years.

Golf cart drivers must obey all "rules of the road" as per Florida Statute 316.

Golf carts shall not be driven in a reckless or careless manner.

Golf carts must be driven only on the roadways, close to the right-hand shoulder or curbs.

Driving on the sidewalks, any grass areas, trails or unpaved areas is prohibited.

All occupants of the golf cart must be properly seated while the golf cart is in motion.

The number of occupants in the golf cart shall not exceed the manufacturer's specifications.

Golf carts must be stored within the garage and are prohibited from being stored on the sides or rear of property.

Powered Scooters

Children under 14 may not ride motor-powered toys such as scooters, bikes, skateboards and other toys in the Community Center parking lot.

Other Vehicles

Off road vehicles, such as, but not limited to, ATV's (All Terrain Vehicles), Go Carts, ROV's (Remotely Operated Vehicles) or OHM's (Off Highway Motorcycle – motor cross bikes, trail bikes etc.) are prohibited from use anywhere within the Community. They must be stored in the garage.

Cable TV

Please contact Comcast for installation, service and channel information. A basic 'bulk cable' package is included in your maintenance assessments. Each household is entitled to one (1) HD box and two (2) adapters at no cost. Please note: Additional connections and premium channels may be purchased by the homeowner/tenant at their expense.

Suspension of Use Rights

The Board of Directors may suspend the rights of any member, his or her family members, guests, and transferees, in accordance with Section 11.5 of the Master Declaration, for the following:

- Past Due Association assessments.
- Infraction of Rules and Regulations by member, his or her family members, guests or transferees.
- Property damage caused by the member, their family or guests.
- Delinquent payment of fines.

During the period of suspended use rights, a member, his or her family members, guests or transferees may not use any of the common facilities or attend community social functions. They also may not use the common facilities or attend social functions as an invitee of another member.

Deed Restrictions at a Glance

Stoneybrook is a deed-restricted community. The restrictions are defined in the Community's documents, which should be read and retained as a part of your permanent records. This summary of the Master Declaration, Article 6. General Covenants and Use Restrictions is NOT intended to be all-inclusive but addresses issues that are frequently asked about.

Exterior Alterations to Lot, Lawn or Structure

The Architectural Review Committee (ARC) must approve any modification, addition or removal to the lot or structure prior to any alteration. This includes, but is not limited to; painting, antennas, satellite dishes, flagpoles, decorative items, play equipment etc. This does not include replacing dead or diseased landscape material with like plants. See the Architectural Review Guidelines for additional information which may be obtained in the Community Center Office.

Basketball Hoops

- Free standing, temporary hoops are permitted. Hoops attached to the house are prohibited.

Feeding Wildlife

- Florida Statute 372.667, specifically prohibits feeding alligators.
- Do not feed or disturb any wildlife.

Garbage

- Must be in a closed container or in sealed, properly sized plastic bags. Trash bags may not be stored outside.
- Containers may be placed curbside the night before but must be sealed to prevent wildlife from eating and scattering the contents.
- Empty containers must be stored after pick up either in the garage or out of view from the street.
- Containers must be kept in a clean manner.
- Garbage and recycle pickup is Friday. If a holiday occurs in the week, pickup is moved to Saturday.

Homes

- All structures are to be maintained in safe and attractive condition.
- Driveways are to be free of oil, stains and weeds.
- Each home is for single family, non-commercial purposes.
- Individual garage sales, estate sales, and car washes are not permitted.
- Anything that causes unreasonable annoyance or nuisance is not permitted.
- Outdoor drying of clothes is not permitted.
- Private wells or pumps are not permitted.

Hurricane Shutters

- May only be put up when the National Weather Service has issued a Hurricane watch for Sarasota County.
- Must be removed within seven (7) days after the hurricane watch expires or utilities have been restored, whichever is longer.
- The ARC must approve installation of new shutters.

Insurance

- Each owner will maintain adequate replacement cost property insurance.

Irrigation

- Irrigation of a lot is limited to Sarasota County restrictions, for all unincorporated Sarasota County, as determined by Southwest Florida Water Management District and the Sarasota County Commission. Any

lot that violates the restriction is in violation of the Declaration and is subject to enforcement and remedies as defined in the Declaration.

- Homes may choose to water either in the morning hours OR in the evening hours. For AM watering, you may water between the hours of 1:00 am and 8:00 am. For PM watering, you may water between the hours of 4:00 pm and 11:00 pm.
 - House numbers ending in 1 or 2: Monday.
 - House numbers ending in 3 or 4: Tuesday.
 - House numbers ending in 5 or 6: Wednesday.
 - House numbers ending in 7 or 8: Thursday.
 - House numbers ending in 9 or 0: Friday.

Lakes and Conservation Areas

- No person may add chemicals or material, draw water, boat, or swim.
- Homeowner's may receive permission to add and maintain vegetation on the pond side of their own property to control erosion. See Community Center Office for details.
- No landscape or other structure is permitted adjacent to a lake.
- No person may cut vegetation in the preserve. Only vegetation growing on or over the homeowner's property may be cut.

Lawns and Landscape

- All lawns, landscape, irrigation systems are to be maintained in safe and attractive condition.
- Lawns are to be maintained, by the owner, from the curb edge of the street to the waterline of the lake, lot lines and/ or the edge of conservation areas.
- Lawns must be regularly cut and gardens mulched.
- Weeds or other unsightly vegetation is not permitted.
- Trees may not be removed or landscape altered without ARC approval.

Parking and Vehicles

- Vehicles, including motorcycles, may park on the street for a period of up to **4 hours**.
- No vehicle, including motorcycles, shall park anywhere other than the street, a driveway, or in the garage. No parking on the grass or sidewalks at any time.
- Commercial trucks and vehicles must be parked in the garage.
- Contractors' vehicles are allowed while providing service to a resident.
- Recreational vehicles must be parked in the garage. This includes boats, trailers, campers, motor homes and like vehicles.
- Any vehicle that is inoperable or without a current tag must be parked in the garage.

- No car covers or motorcycle covers unless fully enclosed within a garage.
- No vehicle may be stored on the common grounds including the Community Center parking lot.
- Maintenance of vehicles must be done in the garage. Washing, waxing and checking of fluids may be done in the driveway.

Pets

- There may be two household pets. No exotic pets or farm animals.
- All pets shall be leashed when outside the home and **owners must clean up after their pets on all property**. Pets may not roam free.
- Pets may not be left unattended or leashed in yards, garages, porches or lanais.

Rental of Home

- Owner is responsible to notify the Association that their home will be rented and submit an Intent to Lease Form with a copy of the executed lease. There is an application fee.
- No owner may lease less than the entire home.
- A lease shall be for no less than 30 days.
- A property may be leased up to 4 times per year.
- The right to use the community facilities transfers to the renter.
- The Owner may no longer use the community facilities while the property is rented including as a guest of the renter. However, the owner may be a guest of another resident during the rental period.
- Owners are responsible to provide gate access cards to the renter and to register the renter with the Community Center Office.
- Owners are responsible to provide these Rules and Regulations to the renter.

Signs

- Are not permitted including in the windows of vehicles.

Architectural Review Highlights

The objective of the Architectural Review Committee (ARC) is to maintain and enhance the Stoneybrook at Venice community and provide assistance in planning homeowner's improvements. The ARC is tasked to assure that exterior alterations comply with the Stoneybrook Declaration. The guidelines below are NOT intended to be all-inclusive, but address issues that are frequently asked. A complete list is available from the Community Office.

All exterior changes require an ARC Application unless the item states it is not required. These guidelines do not waive submission of an

Architectural Review Request. A request form and a list of necessary accompanying documents may be obtained from the Community Center office.

When submitting a pre-built manufacturer's product (such as windows, doors, lighting, etc.) The homeowner must include a brochure indicating the item(s), proposed colors and materials and any additional information that may be necessary for the ARC to make an informed decision.

Please note: If all required information is not received with the completed application, the ARC will not be able to give approval.

An official Sarasota County survey (lot & structures) and illustrations of changes/additions to scale is needed for many projects. Construction projects require proof of liability and workers compensation insurance.

Stoneybrook Design Standards

Air Conditioners

- Screening of A/C units is required with either shrubs or a fence.
- Obtain complete ARC fence guidelines from the Community Center.

Arbors/Trellises

- Arbors/Trellises are permitted and shall be maintained with appropriate plant material.
- Design must not adversely affect neighbors' view.
- Consideration will be given to site and location.
- Official survey and drawings to scale indicating location and dimensions required.

Barbecue Grills

- A portable grill over which meat, fish and vegetables are cooked.
- Propane or charcoal BBQ grills are permitted.
- Grills must be stored in the back of the house or garage.

Cameras

- Home Security systems must be installed and maintained according to federal, state and county ordinances/codes.
- Specifications and placement of cameras must be submitted for review.
- Exterior cameras are permitted but must not infringe upon a neighbor's right to privacy. Illustrate on the official survey.
- All cameras must be directed on one's own home/lot.
- Audio devices are not permitted.

Decorative Ornaments, Lawn Ornaments and Wall Hangings

- The ARC, at their sole discretion, will determine the appropriate number of ornaments and that the ornament is consistent with the theme of the community.
- Items must be moved inside when National Weather Service issues a Hurricane watch for Sarasota County.
- Lawn ornaments may only be placed inside existing flower beds. State if the ornament will be lit.
- Decorative pots and lawn ornaments may be placed at the entryway, on the entryway, in landscape beds or at the garage door.
- Decorative pots must be maintained with healthy plant material.
- Wall hangings may be placed on the sidewall under the cover of the entryway and/or along entranceway.
- Appropriate exterior decorative furniture may be placed in the entryway of the front exterior of the home.
- Submit a drawing or picture of ornament indicating size, shape, location, materials, color and design
- Statues and fountains are prohibited.

Driveways

- Driveway extensions are permitted but must be approved.
- Surface material to be the same as original drive (pavers replace pavers, concrete replace concrete). See office for details.
- Official survey and drawings to scale required.

Entryways and Doors

- Front/Entry Doors – painting/replacements require ARC approval.
- Storm and screen doors used in conjunction with the entry door shall be of aluminum, composite or PVC material, color must be white, bronze, or match the entry door or the exterior body of the home.
- Retractable screen doors are permitted on entry door, color must be white, bronze, or match the exterior body of the home.
- Entryway screen enclosures shall be bronze or white aluminum.

Exterior Colors

- All exterior painting requires ARC approval. Submit color samples/paint chips with brand name and numbers. If the original colors are no longer available, see the office for replacements.
- The ARC, at their sole discretion, may approve similar colors that coordinate with the original color(s) of the home.

Fences

- Not all lots in Stoneybrook are allowed to have a fence.

- Fences may not be placed within any lake maintenance or similar easements around lakes or other bodies of water.
- Fences are not permitted on lots that abut or are adjacent to open water or lakes.
- Fences to shield pool equipment and other devices are permitted on all lots.
- Fences are not allowed within easements.
- Homeowner is responsible to restore all common land, landscape and sidewalks to original state after installation of a fence.
- Official survey and drawings to scale required.
- Include a brochure circling the fence, proposed colors and material to be used.
- Obtain complete fence guidelines from the Community Center.

Fireplaces

- Outdoor freestanding and/or permanent fireplaces are prohibited.
- Firepits are prohibited.

Flags

- A flagpole for display of only the American flag is permitted. Its design and location must be approved by the ARC.
- When displaying the American flag, proper lighting is encouraged.
- Team flags/banners (game day only) are permitted. Decorative flags have size and height restrictions and include, but are not limited to: Welcome, Holiday, Seasonal, Celebration, or Garden. See office for details.

Garages

- Conversions of garages into permanent living space is prohibited.
- Exterior Roll Down garage screens require an ARC approval. Submit brochure indicating design and color with application.
- Sliding garage screens are not permitted.

Generators and Underground Propane Tanks

- Whole house emergency propane generators and underground propane tanks for them are permitted. Other appliances such as dryers, stoves, fireplaces, water heaters may not be installed. Obtain complete guidelines and requirements from the Community Center.

Gutters and Downspouts

- Gutters shall be white and of continuous aluminum. Downspouts must be white or match the body color of the home.

- Gutters used on the lanai/screen cage must be bronze to match the aluminum framing.
- ARC approval is not required when following the above guidelines.

Holiday Decorations

- Holiday decorations are permitted 30 days prior to the holiday and shall be removed 1 week after the holiday.
- December holiday decorations shall be removed by January 8.

House Numbers

- House numbers shall be similar in style, scale and location to those installed by the builder.
- Exact replacement does not require ARC approval.

Hurricane Shutters and Screens

- Color for accordion shutters and roll down shutters shall closely match exterior body of the home.
- Any replacement shutter panels shall be of similar scale and style as those installed by the builder.
- Clear shutters must follow the same rules for use as solid shutters.
- For hurricane screens; frames and screening material shall closely match the exterior body of the home.
- The ARC must approve installation of new shutters.

Landscape

- An ARC application is not required when replacing dead, or diseased, plants with like plants.
- An ARC application and approval is required when changing the original landscape footprint of the home. Official survey and drawings to scale required.
- Landscape material shall be Florida Friendly, as defined by the University of Florida IFAS Extension, non-invasive, cold/frost tolerant and shall not interfere with lot drainage or easements. Landscape design and material shall be consistent with the community's theme.
- Annual planting beds are permitted and may be replanted seasonally in the original planting bed. Any change to the location or outline of the planting bed shall require approval.
- Fruit bearing plants are not permitted.
- Bird feeders are prohibited.
- Landscape shall not be installed to impede vehicular sight lines.
- Landscape beds are not permitted within easements.
- Mulch may be of wood, shell or stone and shall be in earthen tones including brown, dark brown, gray, white or red.

- An ARC application and approval is required when installing landscape curbing. Curbing shall be in earthen tones of brown, dark brown, black, gray or red and may not interfere with lot drainage or easements. Official survey and drawings to scale required.
- Walkways and pathways require ARC approval.
- Homeowner is responsible to restore all neighbors' and common land, landscape and sidewalks to original state after any construction or installation work.

Lanais and Screened Cages

- Lanai extensions are permitted.
- Screen cage frames, gutters and downspouts must be bronze in color.
- Cage must be of Mansard design, if possible. Hip design allowed only if width restriction prevents Mansard design.
- Composite roofs are permitted.
- Official survey and drawings to scale required.

Lighting

- Entry and coach lighting shall be similar in style and scale to those installed by the builder.
- All exterior light fixtures shall emit white, clear or yellow light.
- Landscape lighting shall be ground mounted.
- Exact replacement does not require ARC approval.
- Solar powered, ground mounted decorative lights do not require ARC approval.

Mailboxes

- Mailboxes must be consistent in size, shape, color, and style of the original builder.
- Replacement information is available at the Community Center.

Patios

- Patios of concrete or pavers are permitted when abutting the rear of the home or existing lanai.
- Patios may not extend into any easement.
- Raised decks, gazebos and any freestanding elements or structures are not permitted.
- Official survey and drawings to scale required.

Propane Tanks

- Above ground stationary propane tanks are not permitted.
- Portable tanks for use with a grill are allowed.
- See Generators for underground propane tanks.

Rain Barrels

- Rain barrels are permitted but must be screened from view by a fence or shrubs.
- Official survey and drawings to scale required.

Satellite Dishes

- Satellite dishes are permitted but have placement and dimension restrictions.
- See examples of dish placement at the Community Center Office.

Sheds, Storage Boxes and PODS

- Sheds and lean-tos are not permitted.
- Storage boxes are permitted on the back side or rear of the house. Boxes need to be anchored or secured due to hurricane concerns. Obtain complete guidelines (sizes, quantity, style, locations, and visual shielding requirements) from the Community Center Office.
- Storage Containers (PODS) are permitted for 2 weeks during the move-in and move-out processes.

Solar Panels and Equipment

- Solar panels and equipment are permitted but have placement and dimension restrictions.

Swimming Pools- Only Inground Pools Allowed

- Please note that all required Sarasota County Building Permits must be obtained prior to work commencing.
- Must be approved by ARC before work can commence.
- Official survey and drawings to scale required.
- Cage framing must be bronze and have a Mansard roof, if possible.
- Pool equipment must be screened from view by shrubs or a fence. Obtain complete fence guidelines from the Community Center.
- Homeowner is responsible to restore all disrupted land, landscape and sidewalks restored to its original state.

Swing Sets/Play Equipment

- Swing sets are permitted with ARC approval.
- Outside play equipment shall only be placed in rear yards.
- Consideration for approval will be given to the lot size, equipment size and design, and amount of visual screening.
- Official survey and drawings to scale required.
- Some restrictions apply, see Community Center Office for details.

Trampolines

- Outdoor trampolines are prohibited.

Trees and Palms

- Some tree removal (base on species of tree) may require a permit from the County of Sarasota. The ARC will consider removal of trees with prior Sarasota County consent.
- Trees shall be planted a minimum of 3' off lot lines and 6' away from utility lines.
- Fruit bearing trees are prohibited.
- Trees may not be planted on easements (drainage, lake or conservation areas).
- Official survey and drawings of placements required.

Water Softeners

- Water softeners are permitted but must be screened from view by shrubs or a fence. Obtain complete fence guidelines from the Community Center.
- Official survey and drawings to scale required.

Windows

- Window replacement must be submitted to ARC for approval.
- Windows shall be of similar scale and style as those installed by the builder.
- Window frames shall be white.

Wreaths

- Wreaths are permitted on entry door and may be changed seasonally.

After Hours Gate Entry Instructions

Your name and phone number have been programmed into the telephone entry system under a specific directory code. The directory code is a 4-digit number. When a guest comes to visit, have them use the Call Box located on the island before the guard house. Use the arrow buttons to scroll up or down (the names begin in the middle of the alphabetical list) to find your last name and first initial. Enter the code to the right of the name into the keypad.

When you receive the call on the phone number you designated, press "9" to let them in or the # key to deny access. (Call Box phone number is 941-786-1545, which will show on your phone's caller ID screen)

Complete instructions can be obtained at the Community Center.

Phone Numbers and Contact Information

Stoneybrook

Stoneybrook Community Center – Stoneybrook at Venice Homeowners Association, Inc. 2365 Estuary Drive Venice Florida, 34292.

Phone (941) 408-1276, Fax (941) 408-8963, Front Gate (941) 882-3242

E-mail: Clubhouse@stoneybrookvenice.com.

Website: <http://www.stoneybrookvenice.com>.

Lighthouse Property Management – Property Manager- 941-412-1666 x506

Lighthouse After Hours Emergency- 941-460-5560

Utilities

Electric – Florida Power & Light (FPL) - (941) 917-0708

Water – SCU (Sarasota County Utilities) - (941) 861-6790

Cable TV – To set up your service or upgrade your service please call 800-COMCAST (800-266-2278). Note: You may use another cable provider, however, you will still be charged for Comcast in your HOA maintenance assessment. Channel lineups for higher tiers of service in the area are available at www.comcast.com. Support service is at (941) 484-0802 or 800-COMCAST.

Internet Service – Comcast as well as other providers are available.

Frontier Communications (Purchased Verizon FIOS) – Sales – (855) 384-6611, Service (800) 921-8101 www.frontier.com.

Telephone (Land Lines) – Verizon Customer Service – (800) 922-0204

Trash Collection - Waste Management – (941) 493-4100 or (866) 807-2267

Recycle Bins - Sarasota County – (941) 493-4100

Sarasota County

Fire, Medical Emergencies, Sheriff (Requiring Ambulance or Immediate Fire or Sheriff Response) **911**

Sarasota County General Information – (941) 861-5000

Sarasota County Sheriff's Dept. – Non-Emergency with deputy dispatch (941) 316-1201

Sarasota County Sheriff's Dept. – Non-Emergency without deputy dispatch (941) 861-1701