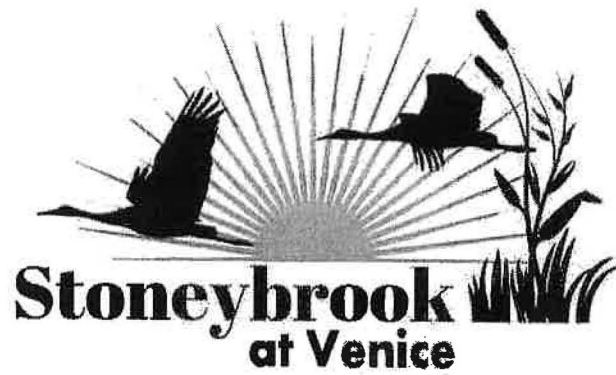




Community Handbook

**Rules & Regulations, Gate Access, and Phone
Numbers**

October 2025

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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.

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 - 5 pm Saturday Closed Sunday Closed
Fitness Center	4:00 am – 10:00 pm
Pool/Spa/Gazebo Area	Dawn to dusk
Playground Areas	Dawn to dusk
Fields	Dawn to dusk
Courts*	Dawn to 10 pm

*Tennis/Pickleball, Volleyball, Basketball, Skating, Shuffleboard

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 for ensuring 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 for leaving 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 10 PM 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 in the Community Center. \

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.

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.

Members age 18 or under are only allowed a maximum 2 guests without parent.

Members are responsible to notify Management of their guests.

Members must accompany their guests.

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 in 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.

Scheduled Events Take Precedence

Officially scheduled events by Stoneybrook at Venice HOA, such as community meetings, social gatherings, maintenance activities, or other organized functions, have priority over any Informal or spontaneous gathering. Any event listed on the calendar is a priority.

The rule exists to ensure transparency, fairness, and proper scheduling within the community. It serves several purposes:

- **Efficient Use of Resources:** By prioritizing HOA-scheduled events, the rule ensures that shared spaces are used for the benefit of the broader community.
- **Conflict Avoidance:** It minimizes disputes among residents by providing a clear framework for facility usage.
- **Community Engagement:** Prioritizing HOA events encourages participation in community activities, fostering a sense of belonging and collaboration.

All members are expected to abide by this rule to maintain harmony within the community. Violating the rule, such as using a space during a scheduled HOA event without permission, may result in penalties. These could include fines, loss of facility privileges, or formal warnings.

The rule that HOA-scheduled events take precedence is a fundamental guideline for ensuring the smooth operation of shared community spaces. By respecting this rule, residents contribute to a well-organized, cooperative, and vibrant neighborhood environment. Open communication and adherence to established schedules benefit everyone, fostering a sense of mutual respect and shared responsibility.

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 years old are prohibited in the spa.

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 at least twenty-one (21) years old 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 necessary, get additional trash bags from the office. Notify the office if all trash cannot fit inside the containers and be closed securely.

Tennis/Pickleball Courts

Persons use the Tennis/Pickleball Courts at their own risk.

Tennis/Pickleball courts are strictly for the purpose of playing tennis/pickleball.

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

Proper attire is required, including shirts and non-marking shoes.

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 Multi-Use Surface and Shuffleboard

Persons using the Skating Multi-Use Surface 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.

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 Stonycreek 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 and Lakes

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, or conservation area. 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.

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 follows 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 carts 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 **sixteen (16)** 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.

E-Bikes and E-Motos

E-Bikes

ALL E-BIKES **SHALL** BE REGISTERED WITH THE OFFICE, SIMILAR TO GOLF CARTS

Stoneybrook at Venice HOA follows Florida Statute 316.20655 regarding E-bikes.

The highlights are:

An electric bicycle or an operator of an electric bicycle shall be afforded all the rights and privileges, and be subject to all of the duties, of a bicycle or the operator of a bicycle as per Statute 316.2065.

- Helmets are required for any rider under the age of 16 years
- Beginning January 1, 2021, manufacturers and distributors of electric bicycles shall apply a label that is permanently affixed in a prominent location to each electric bicycle. The label must contain the classification number, top assisted speed, and motor wattage of the electric bicycle.
- A person may not tamper with or modify an electric bicycle so as to change the motor-powered speed capability or engagement of an electric bicycle, unless the label indicating the classification number required in subsection (3) is replaced after such modification.
- An electric bicycle must operate in a manner so that the electric motor is disengaged or ceases to function when the rider stops pedaling or when the brakes are applied.
- An operator may ride an electric bicycle where bicycles are allowed, including, but not limited to, streets, highways, roadways, shoulders, bicycle lanes, and bicycle or multiuse paths.

Note: No vehicle, bicycle or person is permitted in the Conservation/Preserve areas. Any such unauthorized person will be subject to fines both by Sarasota County and the HOA. Any person found riding on an unauthorized surface i.e. basketball court, is also subject to fining by the HOA.

E-Motos

In Florida, an "e-moto" typically refers to an **electric motorcycle or a powerful electric scooter that does not have pedals and is not classified as an e-bike**. These are generally more powerful than e-bikes and often exceed the speed and power limits set for e-bikes in Florida. **E-motos are not street legal in Florida and cannot be operated on public roads, sidewalks, or bike lanes.**

Key distinctions between e-bikes and e-motos in Florida:

- **Pedals:** E-bikes have pedals and rely on human power assistance, while **e-motos do not have pedals and rely solely on electric power.**
- **Speed and Power:** E-bikes in Florida are limited to 750 watts and a maximum assisted speed of 28 mph, while **e-motos can exceed these limits significantly.**
- **Street Legality:** E-bikes are generally street legal and can be ridden on bike paths, sidewalks (with some restrictions), and some roads, while **e-motos are not street legal and are prohibited on public roadways.**
- **Classification:** E-bikes are classified as bicycles with electric assist, while **e-motos are classified as motorcycles or motorized scooters and may require registration, licensing, and insurance.**

Consequences of riding an e-moto illegally in Florida: **Riding an e-moto on public roads or sidewalks in Florida can result in: Fines, Vehicle impoundment, Potential criminal charges, and Points on your driver's license (if applicable).**

Internet and TV

Please contact Frontier for installation of internet service Please contact Direct TV for installation information and channel information. Frontier provides 1 Gig for September 2025-September 2026, then increases to 2 Gig until September 2030. DirecTV provides "Choice" package. Please note upgrades 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.

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

Address Stoneybrook at Venice Community Association, Inc.
 2365 Estuary Drive Venice Florida, 34292.

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

E-mail: "assistant@stoneybrookvenice.com" and "manager@stoneybrookvenice.com"
Website: <http://www.stoneybrookvenice.com>.

HOA Management Company

Sunstate Management Company- Property Manager- 941-870-4920

Utilities

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

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

Internet Service – To set up your service with Frontier, call 844-660-0648. This service is included with your HOA maintenance assessment.

DirectTV—This is included with your Frontier internet. To set up your service or upgrade your service please call 866-258-8766, or online at directv.com/stream/my-community. Note: You may use another provider, however, you will still be charged in your HOA maintenance assessment. Channel lineups for higher tiers of service in the area are available at the office.

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

Trash and Recycle Collection – FCC Environmental Services of Florida. LLC – (941) 557-5040

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