

The following must be read and signed by the owner when the sales application is submitted. For your convenience, here is a condensed summary of the rules and regulations from the Declaration plus additional community rules approved by the Board of Directors.

Please take time to review and initial the restrictions and rules below as indicated.

Rules & Regulations for Owners and Tenants

RENTAL SPECIFIC RULES

- No dwelling shall be leased for a term of less than thirty (30) days.
- Any owner who enters into a rental agreement with a tenant must complete the Rental Application Form and submit it to Sunstate Association Management a minimum of 15 days prior to any tenant moving in. Owners who do not comply with this rule are subject to a fine of up to \$250 a day and the tenant will be subject to removal from the community.
- A fee of \$150 will be assessed for each rental and sales application as allowed by Florida law. Failure to pay this fee could result in the application being denied.
- Owners shall provide tenants with a copy of the Stoneywood Cove Regulations and Restrictions. In addition to this form.
- Tenants are not permitted to own or keep any type of pet (dog, cat, bird, fish, etc.) within Stoneywood Cove or the unit.

ARCHITECTURAL RESTRICTIONS

- No attachments to the exterior of buildings, doors, etc. are permitted (ex. wreaths, satellite dishes, etc.).
- *Flower baskets, plantings or decorative items are not permitted on the exterior of the unit.*
- No changes in common areas are allowed unless approved by the ARC or the Landscaping Committee if landscaping is involved in the change.
- Holiday decorations are allowed. These decorations are permitted to be hung two weeks before the holiday and must be taken down no later than two weeks after the holiday has ended.
- Basketball back boards or any other outside play structures are not permitted.
- One passenger van or one pick-up truck for personal transportation purposes only, without advertising on the exterior, and which is not used for commercial purposes is permitted.
- No vehicle maintenance, repair, painting, or sanding is permitted within Stoneywood Cove.

POOL RULES AND RESTRICTIONS

- There is no lifeguard on duty. Residents, owners, and guests will swim at your own risk.
- Children in the pool, under the age of 14, must be accompanied by an adult.
- No diving or jumping into the pool is allowed.
- No running or horse play is allowed in the pool area.
- You are responsible for keeping the pool area clean. Please clean up after yourself and put all trash in proper containers.
- Return lounge chairs to upright position and ensure they are moved away from the edge of pool.
- Poolside tables and the surrounding area should be clean, chairs returned around the table, and umbrellas put down and tied before you leave.
- When leaving the pool area, please take all your belongings with you. Furniture cannot be "reserved" by leaving personal items.
- Restroom doors at pool side are to be locked before you leave the pool area. Please make sure toilets are flushed, restrooms are left in clean and working condition, lights are to be turned off. Please contact Sunstate Management for the door code.
- No glass containers of any kind are allowed in the pool area.
- Pool umbrellas should not be used on windy days.
- Shower before entering the pool.
- No animals are allowed in the pool area or in the pool at any time.

- “Swimmy” type diapers must be worn by infants and toddlers entering the pool.
- Towels must be used on all pool chairs and loungers to prevent staining.

MISCELLANEOUS RULES AND RESTRICTIONS FOR ALL RESIDENTS

1. Commercial vehicles, motorcycles, mopeds, trailers, campers, motor homes, boat trailers, canoes, boats, tractors, service vehicles, or any type of commercial vehicles are not allowed.
2. No trade, business or other type of commercial activity is permitted except for showing a dwelling for sale or lease (1-month minimum lease)
3. No illegal, noxious or offensive activity is permitted. Nothing that may become a nuisance or source of embarrassment, discomfort or annoyance to other residents is permitted.
4. Owners are permitted to own pets within the community. They are allowed to keep two animals per home, and no animal shall exceed 30 pounds in weight at any time.
5. Tenants are not permitted to own or keep any type of pet (dog, cat, bird, fish, etc.) within Stoneywood Cove or the unit.
6. All pets shall be kept on a leash outside the owner’s dwelling and shall always be under the control of the owner. At no time will an animal be permitted to be tied up or remain unaccompanied by its owner.
7. Any animal which becomes a nuisance may be ordered to be removed from the property after a hearing before the Board, (i.e., feces collection, aggressive towards people or animals).
8. No animals for commercial purposes (including breeding) are permitted.
9. No poisonous animals are permitted.
10. Feeding of wildlife (i.e., birds, alligators, turtles, fish, and waterfowl) is not permitted.
11. Dumpsters are provided for all trash, garbage, and refuse. Please close all lids to the dumpsters as they do attract animals.
12. Propane/gas grills are strictly prohibited within the units or on the lanai. Charcoal grills are permitted to be kept and stored on the lanai of each unit. No grill will be left out over night for any reason.
13. No personal items are to be left on the exterior of the units in the front door area near your front door. Items left out will be subject to removal by the Board of Directors.
14. Bicycles are permitted to be stored on the lanai. Bicycles are not permitted to be stored outside the unit at any time. Bicycles must be stored inside the unit if you do not have a lanai.
15. Individual lights that are used to light the walkway into a unit are prohibited.
16. Christmas decorations are to be displayed no earlier than Thanksgiving weekend and must be removed 2 weeks after the New Year.
17. Other Religious holiday decorations may be displayed no more than 2 weeks before the holiday and must be removed 2 weeks after the holiday.
18. Christmas decorations are not to exceed 4’ in height.
19. No motorcycles, golf carts, electric/gas mini-bikes or electric scooters.
20. No play chalk on common area sidewalks. Play chalk may be used on the sidewalk directly in front of your unit up to but not including the common sidewalk.
21. No modified vehicles including graffiti or elevated trucks.
22. No tarps on cars.
23. No baseball, football, basketball, or frisbees in the parking lot around cars. These activities may be enjoyed at the grassy recreation areas at the west end of the complex.
24. Cars must have a current license plate/tag or may be subject to towing.

- 25. Park only in your designated space when leaving your car behind for the season.
- 26. No racing of bicycles, skateboards, or scooters on the premises.

Applicant Signature

Print Names

_____	/	_____
_____	/	_____
_____	/	_____
_____	/	_____