

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 initialize the restrictions and rules below as indicated.**

### **SCC 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.
- A refundable security deposit of \$150 for each lease application will be collected.
- Owners shall provide tenants with a copy of the Stoneywood Cove Regulations and Restrictions. In addition to this form.
- Tenants are not permitted to keep any type of pet (dog, cat, bird, fish, etc.) within Stoneywood Cove or the unit. Tenant guests are also prohibited from bringing or keeping a pet in a 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 backboards 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.
- Inexperienced swimmers and swimmers 11 years of age or younger must be accompanied by an experienced swimmer while in the pool.
- 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 the 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 a 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 types 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 keep any type of pet (dog, cat, bird, fish, etc.) within Stonewood 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 overnight 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 more than thirty (30) days before Christmas and must be removed not more than twenty-one (21) days 2 weeks after Christmas.
17. Other Religious holiday decorations may be displayed no more than thirty (30) days before the holiday and must be removed not more than twenty-one (21) days after the holiday.
18. Christmas and other religious holiday decorations are not to exceed 4' in height.
19. No golf carts, electric/gas mini-bikes, and electric scooters. These are prohibited.
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, soccer, other ball games, or frisbees in the parking lot around vehicles. These activities may be enjoyed at the grassy recreation areas at the west end of the Subdivision.
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. Bicycles, skateboards, or scooters shall be operated in a safe and controlled manner at low rates of speed within the Subdivision .
27. No vehicles leaking fluids may be parked within the Subdivision.
28. Any vehicle parked in violation of these rules and regulations, and any other governing document, may be towed at the owner's expense.
29. The use of drones within the subdivision is prohibited.
30. Remote control cars may only be used in the grassy recreation areas at the west end of the Subdivision.
31. Quiet hours shall be between 9:00PM and 7:00AM. During quiet hours, owners, tenants, and guests shall refrain from engaging in unreasonably loud sounds or activities .
32. Owners, tenants, and guests shall refrain from engaging in unreasonably loud activities immediately outside the windows of units.
33. Limitation of leasing by New Owners. Living Units shall not be leased for a period of twelve (12) months following the acquisition of the Living Unit. The date of acquisition of the Living Unit shall be established by the date of recordation of a deed or other instrument of conveyance in the public records of Sarasota County, Florida.

**Applicant(s) Signature:**

**Print Name(s):**
