

MEMBERSHIP RULES AND REGULATIONS



FEBRUARY 20, 2020
APPROVED BY THE BOARD OF GOVERNORS
8801 Stoneybrook Blvd.



This booklet summarizes essential rules and regulations of The Stoneybrook Golf and Country Club of Sarasota, Inc. (the Community Association, herein also known as the “Club”) as of February 20, 2020. Its purpose is to provide guidance to Club Members and their transferees, families, guests, tenants and invitees as to their rights and responsibilities while on Club grounds and using Club facilities and Common Areas. Future modifications made to this booklet can be found on the Stoneybrook website where the most current version of this booklet will be maintained.

The Board of Governors has adopted these rules and regulations pursuant to Article 3 of the Club’s Declaration of Covenants, Conditions and Restrictions, as amended, (the “Declaration”) to ensure proper utilization of Club facilities and Common Areas for the benefit of all. Article 4.3(C), Article 10, Article 14, of the Declarations and Bylaws 2.8 provide for enforcement of these rules and regulations by the Club, which enforcement is subject to all provisions of the Club's Governing Documents and to the Statutes of the State of Florida

The booklet supplements the Governing Documents of the Club and in no way is it to be interpreted as contravening these underlying documents. Any “defined terms” not specifically defined herein are as defined in the Club’s Governing Document

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I. GENERAL RULES

A. **Shared use.** No person or persons may use any facilities of the Club in a manner which unfairly restricts or interferes with such use by other Members, tenants (“Transferees”) or Guests. The term Guest is defined in the Club Declarations as “any person physically present in, or occupies a Living Unit on a temporary basis at the invitation of the Owner or other legally permitted occupant, without the payment of consideration.” (Note: this definition of Guest should not be confused with the term “Local Guest” as used in item #6 of the Tennis Rules section.)

B. **Attire.** Proper attire must be worn at all times and is to be in accordance with the acceptable practice for the particular area of the Club. All persons must wear, at a minimum, shorts and tops in all Common Areas except inside the fenced pool area and as may be further specified.

C. **Membership Cards.** Members and Transferees will be issued membership cards, which cards should be carried at all times while on Club property. Loss of a card should be reported to the Club’s administrative office, where a new card will be issued.

D. **Demeanor.** Members, Transferees and Guests shall conduct themselves with decorum, shall not use abusive language, and shall conform to the requirements of generally accepted good taste and social convention.

E. **Sidewalks.** Pedestrians and joggers are encouraged to use the sidewalks that border all streets. Bicyclists and those on motor-powered scooters or foot-propelled equipment may use sidewalks with caution, but must yield to pedestrians.

F. **Roadways.** Members, Transferees and Guests must comply with all traffic speed limits and other traffic regulations within the Common Areas. Streets and roadways will be used for vehicular traffic and motor scooters, as well as bicycles, joggers, walkers and foot-propelled equipment. Any other use is prohibited. When pedestrians, joggers, bicyclists or those on foot-propelled equipment use the streets, then: pedestrians and joggers should stay on the LEFT side of the roadway near the curb moving TOWARD auto traffic in single file and bicyclists and those on foot-propelled equipment should stay on the RIGHT side of the roadway near the curb and travel WITH auto traffic, single file.

G. **Parking.** Street parking is permitted only when other parking areas are not available. Parking on lawns or landscaped areas is prohibited. Parking by commercial vehicles must be temporary while present on business. No boat, trailer, camper, motorhome or bus shall be permitted to be parked or stored in the community unless kept within a fully enclosed structure.

H. **Traffic Violations.** It is important that Members obey our community traffic laws. The Board of Governors has adopted the following disciplinary plan for driving violations:

1. A first observed violation will result in a letter from the Club's administrative office describing the violation and reminding the driver to follow all traffic rules.
2. A second observed violation will result in a requested meeting with the Club's general manager (General Manager) and a Safety and Security Committee member.
3. A third observed violation will result in a Board action with a recommendation to the Rules Committee. The Board will recommend disciplinary action that could include the loss of entrance through the owner gates, a fine or other more serious loss of privileges.
4. An exceptionally dangerous traffic violation may be immediately brought to the Board and to the Rules Committee.

I. **Pets.** Pets (excluding service animals) are not permitted in or at the Clubhouse, Fitness Center, Club pool area, tennis courts or golf course. In other Common Areas, pets must be leashed or carried, and persons with pets are responsible for cleaning up after their pets. Pets are limited to two (2) per household. Individual Neighborhood Associations may have additional restrictions.

J. **Maintenance of Property.** Lots, lawns and structures are to be properly maintained. Utilities are to be placed underground. Solar collectors and roof vents require prior approval. Litter is to be kept in closed containers and, in general, screened from view. As appearances impact the entire community, many changes require prior approval and Members are advised to read the section on Architectural and Aesthetic Control below and to make themselves generally aware of Club requirements and procedures related to property changes.

K. **Wildlife and Wetlands.** There is an abundance of wildlife and wetlands on Club premises. Transferees and Guests are advised to leave wildlife and wetlands undisturbed. Deference should always be given to an alligator, which, if provoked or hungry, could be very dangerous. State law prohibits unauthorized killing, feeding, harassing, molesting or attempting to move an alligator.

L. **Insurance and Repairs.** Pursuant to Article 12 of the Declaration, Owners are responsible for providing full replacement cost insurance for their property and for making full repairs in the event of damage or destruction.

M. **Personal Property.** Personal property should not be left unattended

in the Common Areas. The Club is not responsible for damaged, lost or stolen property.

N. **Smoking.** Smoking is prohibited in all enclosed buildings, at Club tennis courts, and within the fenced area and patio of the Club pool. Smoking is permitted on the Clubhouse patios.

O. **Notices and Advertising.** Notices on the Club bulletin boards should not be posted, altered or removed without prior approval of the applicable department. There is to be no commercial advertising on Club bulletin boards, except that the golf professionals at the Club golf pro shop may allow advertisements for clothing and equipment. Members may advertise personal or real property for sale or rent (non- business related) on a bulletin board designated for this purpose and at the discretion of the Club's administrative office.

P. **Real Estate Signs.** An Owner may display only one "For Sale" sign in one window of any residence that is for sale. The sign must be of uniform size and design. A seller may obtain such a sign through the Club's administrative office at his/her own expense.

Q. **Real Estate Open House Signs.** As an exception to Club rules prohibiting signage in Common Areas, agents or Members offering their property for sale may erect temporary "open house" signs on the rights-of-way on roadways maintained by the Club, subject to the following:

1. signs may only be posted on Saturdays or Sundays from 12:00 to 4:00 PM and retrieved that same day by 5:00PM;
2. signs must be professionally made and may not exceed 2'x2';
3. use of balloons or other "attention-getters" is prohibited;
4. signs at intersections shall read only "Open" or "Open House".
5. only one sign per Realtor may be placed at the intersections leading to the property.

R. **Commercial Use of Residence.** No business or commercial activity shall be conducted in or from any living unit. This restriction shall not be construed to prohibit an Owner from keeping business or professional records in the residence or handling business or professional telephone calls or written correspondence.

S. **Correction of Health and Safety Hazards.** Conditions of property which are deemed by the Board of Governors to be a hazard to the public health or safety may be corrected immediately as an emergency matter by the Club and the cost thereof will be charged to the responsible Owner.

T. **Violations, Concerns, Suggestions.** Violations of the rules must be

reported immediately to the General Manager or his designee on duty. Any concerns or suggestions about the rules may be brought to the head of any activity or to the General Manager.

U. Treatment of Employees. In the event that a Member, Transferee or Guest believes that an employee of the Club, or a contractor or subcontractor performing work on behalf of the Club, has acted in an improper or disrespectful way, the Member, Transferee or Guest should refrain from reprimanding such individual or individuals and instead report the behavior to the General Manager or to the Club's administrative office. Complaints deemed to be of a serious nature are to be made in writing to the General Manager who, in turn, will take the matter to the Board for its consideration.

V. Transfer of Member Privileges.

1. Any Member may transfer his/her privileges in the Club's Common Areas to a Transferee provided a completed delegation form is signed by the Member and submitted to the Administrative Office, a processing fee is paid, and the transfer is in accordance with the policies set by the Board. Members are referred to Article 4 of the Declaration and Article 2 of the Club's Bylaws.
2. The Member's privileges are suspended during the period of transfer specified on the delegation form, minimum one month.
3. The Transferee must be residing in the unit for which the privileges are delegated.
4. Privileges for the use of the Common Areas may be delegated only to the Transferee and one other individual residing in said property and resident children under 21 years of age.
5. Any delegation of interest which is not in accordance with the policies outlined above will be considered invalid and rescinded immediately. In addition, a fee equal to the current guest fee will be charged to the Member involved for each round of golf played under the invalid delegation.
6. Transfer of any portion of the Club's food & beverage minimum between Members is prohibited.

W. Guest Privileges

1. A Guest of a Member or Transferee must also comply with Club rules in the Club's Common Areas.
2. The General Manager and any other management personnel employed by the Club may, at their discretion, deny guest privileges when they believe it is in the best interest of the Club to do so.

II. CLUBHOUSE AND RESTAURANT RULES

- A. Appropriate attire for men includes golf or walking shorts, tennis attire, slacks, suits, golf shirts or dress shirts. (NOTE: Tennis attire is permitted in the Dining Room only during lunchtime.)
- B. Appropriate attire for women includes golf attire, tennis attire, walking shorts, skirts, dresses, slacks and appropriate tops. (NOTE: Tennis attire is permitted in the Dining Room only during lunchtime.)
- C. Tee shirts, short shorts, cutoffs or swimsuits are NOT permitted for either men or women.
- D. Men shall not wear hats or caps.
- E. Shoes must be worn at all times.
- F. Blue jeans are permitted only in the Grille Room. Blue jeans are not permitted in the Dining Room at any time. Other jeans are permitted, but cannot have holes, be frayed, faded or tattered
- G. The restaurant staff may prohibit use of the facilities to anyone who is obviously not properly dressed. The Club's food & beverage manager, or his/her designee, may, in his/her discretion, permit exceptions to this dress code in circumstances that he/she may deem reasonable. Events that require more formal attire, will be noted on social calendars and flyers.
- H. No food or beverages are to be brought into the Clubhouse without prior approval of the Club's food and beverage manager. There must be no food or beverages in the Club pool area without permission of the General Manager. All decorations for private parties must be approved by the Club's food and beverage manager. Any organization, group or Member planning a private party anywhere on Club premises shall purchase food and beverages from the Club restaurant, bar and vending machines unless otherwise approved by the General Manager.
- I. Gambling is not permitted in the Clubhouse in accordance with state liquor regulations. Card playing is prohibited in the Grille Room of the Clubhouse. It is permitted in the dining room areas as designated by the General Manager or the food and beverage manager.

III. GOLF RULES

A. **Play of the Game:**

1. The rules of golf of the United States Golf Association (USGA) govern play.
2. The golf course is for golfers only. No jogging, bicycling, walking, or the use of motorized or foot-propelled equipment is permitted.
3. All play must start on Number One tee unless otherwise directed by the golf shop staff.
4. No more than four players are permitted per group unless authorized by the Club's golf professional. After finishing a hole, players must leave the green area immediately and proceed to the next tee in order to facilitate play. Scores for that hole may be recorded at the next tee.
5. In the interest of promoting appropriate flow on the course, inexperienced golfers should seek to play on the course other than during peak times.
6. All players should keep play moving. A group must step aside and let the group or groups behind play through any time a Club Marshall/Ranger or member of the Club's golf shop staff so directs. Any group that fails to maintain its position on the golf course may be directed by a Club Marshall/Ranger or member of the Club's golf shop staff to pick up and move to a new position or leave the golf course.
7. Practice golf activities are limited to those areas of the golf course designated for such activities.
8. The Club's head golf professional, after consultation with the General Manager, may establish certain days and times during which the golf course will be reserved for men's and women's days and special events.
9. Each player must have a set of clubs when playing the golf course.
10. All paper, bottles, cans and other trash should be placed in a golf bag or cart until reaching a trash receptacle.
11. Playing with Club range balls is strictly prohibited. Range balls and bags shall not be removed from the practice area.
12. The head golf professional and golf course superintendent shall determine when Carts are prohibited or restricted to cart paths only or when conditions prohibit play.

13. Notice of tee time cancellation should be given to the golf shop at least 24 hours prior to the tee time.
14. Players not ready to commence play at their starting time risk losing their starting time.
15. No lessons are to be given on the golf course or the practice facilities by a golf professional unless that golf professional has been previously sanctioned by the Board.
16. Players must repair ball marks on greens and fill in fairway divots with sand.
17. Players must rake tracks before leaving a sand bunker and then leave the rakes outside of the bunker.
18. Weather: When lightning is detected within five miles, the golf course sirens will sound; players should leave the golf course and seek immediate shelter.

B. Golf Carts:

1. Individuals operating golf carts (electric or motorized) must have a valid driver's license.
2. Carts are restricted to two riders and two golf bags.
3. Under no circumstances are golf carts to be driven on private property nor may any shot be played from other than on golf course property.
4. Cart operators shall observe the 90-degree rule when in effect and exit at fairway signs. Carts, with the exception of handicap-designated carts, are limited to the cart path on Par 3 holes.
5. Carts are not permitted on the shoulder, fringe or surface of any tee, green or bunker.
6. Carts are not permitted in the parking lots, unless authorized by the General Manager, and then only for special events involving non-members.
7. To obtain a handicap-designated cart on Club's golf course, a player is required to either present a valid handicap tag from their automobile to the golf shop (a copy of the tag will be made and kept in the Club files), or present a doctor's prescription for obtaining a handicap-designation.
8. The following cart rules apply to all handicap-designated carts:
 - a) Carts must be on the cart path at all tees and must be
 - b) returned to the cart path at least 30 feet prior to reaching

all greens.

c) If there are two handicapped players in a foursome, they must ride in the same handicap-designated cart.

d) No carts will be handicap-designated on cart path only days.

C. Golf Dress Code:

1. Appropriate attire for men includes golf or walking shorts, slacks, golf shirts and soft-spiked golf or tennis shoes. Golf shirts must be tucked into shorts or slacks.

2. Appropriate attire for women includes golf or walking shorts, skirts, slacks, golf shirts and soft-spiked golf or tennis shoes.

3. No jeans of any type are allowed.

4. Anyone not conforming to the dress code outlined above will be required to conform before they will be permitted to play the course or use the practice areas.

D. Junior Play:

1. Juniors (young adults, 18 through 20 years of age) who reside with their Member or Transferee parents are entitled to the same privileges as their parents.

2. Juniors, under 18 years of age, must be accompanied by an adult player.

3. Playing restrictions for a Junior may be waived by the Club's head golf professional provided the Junior has adequate knowledge of golf rules and etiquette.

E. Handicaps:

1. To be eligible for association and club tournament play, Members and Transferees must have a World Handicap System (WHS) Handicap Index.

2. To establish and maintain an accurate Handicap Index, players are required to post all acceptable scores daily at any course played unless such scores are posted by the applicable golf association.

IV. TENNIS RULES

A. Use of the Courts:

1. Members, Transferees and their Guests have the right to use the Club tennis courts at any time the courts are open, subject to the restrictions set forth herein.
2. The operating hours are daily from 7:30 AM to 10:00 PM or as determined by the Board. Courts are not to be used for any purpose other than tennis.
3. Play is to be governed by the rules of the United States Tennis Association.
4. No lessons are to be given on the Club's courts by a tennis professional without prior approval of the tennis professional employed by the Club or by the General Manager.
5. The Club's tennis professional and the president of the Club's tennis association may reserve courts for lessons, clinics, team play, tournaments, round robins and periodic maintenance, subject to the General Manager's approval.
6. Guests. House guests are welcome to play on the tennis courts so long as a Member or Transferee accompanies them and signs them in to play. Local Guests may play only if playing on the same court WITH a Member or Transferee. Local Guests may play no more than 12 times a year, except that this limitation shall not apply for the months of May through September. "Local Guest" means a person not residing at the Club and not visiting overnight in a Member's or Transferee's residence.
7. Members or Transferees are required to purchase vouchers at the Club's golf shop for each Local Guest and deposit the vouchers (stating the Member's name/club number and the guest's name) in a drop box at the courts at the time of play. Members and Transferees are advised to consult "Tennis Rules" on the Club's website for any changes or additions to the rules and additional information regarding the Local Guest policy.
8. **Teams:** Eligibility to compete in the Club's in-house leagues and interclub events, such as membership on a team representing the Club, is open to Members and Transferees only.
9. **Weather:** Courts are not to be used when nets are lowered. When lightning is detected within five miles, the golf course sirens will sound; players should leave the tennis courts and seek immediate shelter.

B. Court Reservations:

1. Advance reservations of the Courts may be made by any Member or Transferee through the Club's online reservation system on the Club website.

2. When all the players are Members or Transferees, reservations may be made at any time after 7:30 am, 3 days in advance. If the players who will be playing on a reserved court include one or more guests, a reservation may be made 2 days in advance.
3. Same day reservations may be made online.
4. Courts may be reserved for 30-minute segments to a maximum of ninety minutes.
5. A Member or Transferee may make an advance reservation multiple times for the same day, but may only make one advance reservation prior to 7:45 am of that day. On Mondays, Thursdays, Saturdays and Sundays advance reservations made prior to 7:45 am are available for only the 8:00 am, 9:30 am, and 11:00 am starting times.
6. Only ladies may reserve the 10:00 am Friday courts before 9:00 am on Wednesday.
7. Guest play start times from Jan 1-April 15 are limited to 12 noon or later on weekdays and 10:00 am or later on weekends. Also, Local Guest play frequency is limited to three registered guests per week per member during Jan 1- April 15. These limitations do not apply during the remaining part of the year.
8. Players without a reserved court time must relinquish a court which has previously been reserved.

C. Tennis Dress Code:

1. Only proper tennis shoes are to be worn on the tennis courts. Other athletic shoes may cause damage to the surface and are not permitted on the courts.
2. Appropriate attire for men includes tennis shorts, shirts and/or appropriate warm-up suits. Under no circumstances will players be allowed to play shirtless.
3. Appropriate attire for women includes tennis shorts, skirts, dresses, and/or appropriate warm-up suits.
4. No underwear worn as outerwear, running shorts or bathing suits are permitted on Club tennis courts.

D. Tennis Etiquette:

1. All players are to observe tennis etiquette while using or waiting for the Club courts.
2. Anyone going to courts 1 or 4 should use the gate provided on those courts for entrance and exit if the adjacent court is being used.
3. No person should distract or interfere with players while a match is in progress.

V. FITNESS CENTER RULES

A. Hours and Entry:

1. The fitness center (the “Fitness Center”) is in a separate building located on Club grounds and contains exercise equipment and exercise space and bathrooms. A small library and the office of the Club tennis professional are also in the building. The Fitness Center is used for meetings and other gatherings from time to time.
2. All Members, Transferees and Guests may use the exercise room of the Fitness Center during the hours of usage determined by the General Manager and posted accordingly at the site.
3. Entrance to the Fitness Center is by an access card or fob. The card and fob are the same as used to gain gate access into the Club and may be purchased by Members and Transferees at the Club’s administration office.

B. Area Requirements:

1. Use of all equipment in the Fitness Center is strictly at the risk of the user and is to be in accordance with the recommendations of the manufacturer.
2. Rules & Regulations for use of equipment in the Fitness Center are posted in the building and are to be strictly adhered to.
3. Fitness equipment is to be wiped down after use. Appropriate wipes are located near the equipment.
4. Appropriate attire is required in the Fitness Center, including shirts and shoes.
5. Wet bathing suits are not permitted in the Fitness Center.
6. No glass of any kind is permitted in or around the exercise areas of the Fitness Center.
7. Children under the age of 16 are not permitted to use exercise equipment in the Fitness Center unless accompanied and supervised by an adult.

C. Emergencies:

1. In the event of an emergency at the Fitness Center, call 911.
2. Be advised that a defibrillator is located on the wall of the Fitness Center in the main equipment room.

VI. CLUB SWIMMING POOL AREA RULES

A. Hours and Entry:

1. The Club swimming pool area is located next to the Club Fitness Center and contains a swimming pool and a spa. Members, their Transferees, and their Guests may use the area during the hours of 6:00am to 10:00pm unless otherwise posted at the site.
2. Entrance to the pool area is by an access card or fob. The card and fob are the same as used to gain gate access into the Club and may be purchased by Members and Transferees at the Club's administrative office.
3. Swimming is at one's own risk. Be advised that there is NO LIFEGUARD on duty in the swimming pool area.
4. Any child under the age of 16 entering the pool area must be accompanied and supervised by an adult.

B. Area Requirements:

1. Bathers are required to shower before entering the pool or spa.
2. Persons with open sores, cuts or contagious diseases may not enter the pool or spa.
3. Bathing suits or proper bathing attire are required in the swimming pool area. Cut-offs are not permitted.
4. No animals (excluding service animals), glassware, running or loud noises are permitted in the pool area, and any rafts and or other items that may be a nuisance to other pool users are to be promptly removed upon request. No food or beverages are permitted in the pool or on the wet deck of the pool.
5. Diving into the pool would be dangerous and is prohibited.
6. Diaper-age children are not permitted in pool or spa with or without diapers.
7. Use of the spa is limited to five persons at any given time and use is limited to 15 minutes. The maximum temperature in the spa is 104 degrees Fahrenheit.
8. Weather: When lightning is detected within five miles, the golf course sirens will sound; individuals in the pool area should seek immediate shelter.

VII. ARCHITECTURAL AND AESTHETIC CHANGES

The Board has established an Architectural and Aesthetic Control Committee (the “AACC”) whose mission it is to keep our community aesthetically beautiful.

Members who wish to make changes to the exterior of their property must first obtain an application form and a neighborhood approval form from the Club website or the Club’s administrative office.

Procedures to be followed to obtain the approval of the AACC as well as a list of the changes that do not require approval of this committee may be found at the Club website or obtained at the Club’s administrative office.

The following guidelines are not intended to be all-inclusive, but rather address issues that are frequently raised. Members are advised to review Article 6 of the Club Declaration, as amended, to familiarize themselves with all of the requirements and procedures.

- A. Driveways must be concrete or pavers. Color and design changes must be approved by the AACC. No approval is needed for identical replacement.
- B. Color paint changes to the exterior of a residence must be approved by AACC.
- C. Some fences under specific conditions may be acceptable with AACC approval. See section 5.8 of the Declaration for additional details.
- D. Roof replacement with different material or color needs AACC approval. (Please note, that some HOAs do not permit a change from tile to shingle.)
- E. Free standing flagpoles of no more than 20 feet are permitted. One removable United States flag or an official flag of the State of Florida can be displayed. In addition, an official military branch flag can be displayed as well. Flags should be no larger than 4 feet by 6 feet and displayed in a respectful manner. House-mounted flagpole bracket/holder capable of holding ¾ inch dowel is permitted.
- F. All tree removal must receive AACC approval. Members are advised to consult the Club’s tree policy for specific requirements.
- G. All major landscaping, including:
 - 1. adding or removing any tree or major shrubbery;

2. expansion or modifications of shrubbery beds; and
3. adding shrubbery to a new location need AACC approval. No AACC approval is needed for the addition of annual plants or in-kind replacement of dead or failing plants as well as minor changes to shrubbery.

H. A “Buffer Area” is defined as plant and tree growth on or between Association/Homeowner property and golf course property. A Buffer Area maintenance request which is on Association or Owner’s property should be made by submitting an application to the AACC. A Buffer Area maintenance request which is partially or entirely on golf course property should be submitted to the Green Committee sub- committee on Buffer Areas. Further information and the appropriate forms to make a maintenance request can be obtained at the Club’s administrative office or the Stoneybrook website.

I. A “Natural Area” is land where native plants, shrubs and trees grow naturally in the environment and are not designated as protected areas. These areas may be adjacent to Homeowner, Association or Golf Course property. The maintenance of these areas is under the control of the Board of Governors as recommended by the Club’s Grounds Committee. A request for maintenance of natural areas can be made to the Grounds Committee. Additional information and the forms to make a maintenance request can be obtained at the Club’s administrative office or the Stoneybrook website.

J. Landscape lighting must be low voltage (12-15 volts) if using incandescent bulbs (or comparable low voltage LED bulbs) and mounted within beds for easy maintenance. All wiring must be buried to protect it from mowers and trimming/edging equipment.

K. Holiday lighting and decorations are permitted from Thanksgiving to January 5. As for all other holiday seasons, lighting and decorations are permitted for the two weeks preceding the holiday and must be removed within one week after the holiday. All lighting and decorations must be in good taste and not a source of a nuisance to neighbors.

L. All renovations, additions and modifications to the exterior of a residence require AACC approval.

M. Patio and screened lanai/enclosure modifications require AACC approval and need to comply with setback rules. Bronze or white exterior

aluminum is permitted for lanais of single-family houses only. All condo and villa residences exterior aluminum must be white or in accordance with Association regulations. Painting of exterior aluminum frames is not permitted.

N. Pools, spas and professionally manufactured sound enclosures for pool equipment require AACC approval. All pools and spas must be within a lanai and no above-ground pools are permitted. Any request to install a pool that includes a heat pump or other pool equipment that is located outside of the lanai may contain an additional condition that additional landscaping be placed around the heat pump or pool equipment as screening.

O. Rooftop solar heaters need AACC review. All solar heating piping that is not part of the energy collection shall be painted to match the surface as to which it is attached. All solar panel installation and rooftop location need AACC approval.

P. Requests for exterior, back-up generators or additional air conditioning units will be reviewed on an individual basis and need AACC approval. No window mounted air conditioning units are permitted.

Q. Outside garage lights should be no greater than 75 watts per fixture. If using LED bulbs, the lumens should be 1100-1125 and the light appearance should be between 2700- 3500 kelvins. If using compact fluorescent (CFL) bulbs, use 19 watts (which equals 75 watts incandescent bulbs).

R. Hurricane protection for residences can be categorized as either Emergency Measures (e.g. plywood sheets, window taping, wind screens, etc.) or Permanent Measures (e.g. roll-down shutters, corrugated panels, Super Max hurricane screens, etc.) Emergency Measures can be taken without AACC approval, but cannot be emplaced until a “Hurricane Warning” has been issued and must be removed within 10 days after a County “all clear” has been issued. Permanent Measures require AACC approval. Hurricane shutters must be clear (Lexan), white or other complimentary color. No unpainted metal shutters are permitted.

VIII. ENFORCEMENT OF THE RULES AND REGULATIONS

Overview: The rules as set forth in this booklet and the rules set forth in the governing documents of the Club are enforceable by the Community Association.

A. Any Member, Owner, Owner's tenant or employee of the Community Association may file a written complaint of a violation of these rules with the General Manager. A Violation Complaint Form can be obtained from the General Manager for this purpose.

B. Upon receipt of a properly completed Complaint and determination by the General Manager that there is a rule on point for the alleged violation and no resolution of the matter, the General Manager will forward the Complaint to the Board. The Board may elect to forward the Complaint to the Rules Committee for investigation.

C. If a Complaint is forwarded, the Rules Committee will assign committee members to investigate the alleged violation and make a written report on its findings to the Rules Committee as-a-whole, which shall approve or disapprove of the report by a majority vote. This determination will be submitted to the Board.

D. If the Rules Committee reports a violation of the rules, the Board will determine whether a penalty is warranted and in what amount, whereupon a hearing will be held pursuant to Florida law to determine whether the penalty should be confirmed or rejected.

IX. STONEYBROOK WEBSITE

A. The address is www.stoneybrook.net. To access the member section of the website you will need to have a username and a password.

B. All Governing Documents, rules and policies can be found on the Stoneybrook website.

C. The Club's administrative office will control all modifications, additions, and deletions to the website.

