

*Stillwater III Homeowner's Association Inc.*  
*Englewood, Florida*  
[www.stillwater3.com](http://www.stillwater3.com)

## **WELCOME TO STILLWATER III HOA, INC.**

We would like to welcome you to our neighborhood. Stillwater III HOA is a community of 140 family homes. We hope that as a new resident this information will help you as you settle into your new home and community. Every homeowner is automatically a member of the Stillwater III HOA, a non-profit corporation. Through this Association, each resident has a voice in the Community -- to maintain its standards of appearance, safety and values as the neighborhood matures. You can download the most recent Association covenants, by-laws, rules and regulations and the architecture guidelines from the Association website, [www.stillwater3.com](http://www.stillwater3.com). Each homeowner is a co-owner of the common areas and shares responsibility for their maintenance. Assessments are collected from each owner to maintain the common areas and support the administration of the Association. The current, 2017, Stillwater III monthly assessment is \$217.00. The services provided in your HOA assessments include the following:

- Full service lawn maintenance (mowing, blowing, edging, weeding, pest control, fertilization, plant/shrub/mulch replacement, irrigation)
- Basic TV cable fee
- Miscellaneous grounds maintenance (to include signage, lighting)
- Management Fees
- Administrative Expenses
- General Liability, Property and D&O Insurance for common areas and Board of Directors
- Reserves for painting (complete repaint), roofing (complete shingle replacement), clubhouse/pool repair

The Stillwater III Homeowners Association is managed from the off-site office by SunVast Management Company([www.sunvast.net](http://www.sunvast.net)). SunVast's office is located at 321 Interstate Blvd., Sarasota, FL., 34240.

The Stillwater III HOA Board of Directors is responsible for maintaining the affairs of the corporation. These duties include the adoption of rules and regulations governing the use of the Common Areas, hold Annual Meetings, to fix the annual assessments, to approve a fiscally responsible budget and oversee the general management of the Association. Meetings are held at the Clubhouse and notice will be posted at the clubhouse prior to any meeting.

The Architectural Review Committee (ARC) is responsible for overseeing all architectural improvements made to the exterior of any property within the Stillwater III HOA. The committee is also responsible for overseeing the compliance of the residents in maintaining their homes by having regular inspections performed in the neighborhood. Before you start any work on any buildings, structures or improvements constructed on your new home, please contact our Association, providing the information describing the changes planned in this improvement. Applications for architectural improvements can be obtained from the Sunvast Office or on the Association website, [www.stillwater3.com](http://www.stillwater3.com).

Your Board of Directors are:

President	Jerry Sorgenfrei
Vice President	Deborah Coppola
Secretary	Steve Patty
Treasurer	Charlie Pickering
Member at Large	Lester Davis

If you have any questions, you can call SunVast office at 941-378-0260 and the staff will answer your questions. We hope you enjoy living in Stillwater III HOA

Sincerely,

The Board of Directors

SunVast Management 321 Interstate Blvd., Sarasota, FL 34240 Telephone: 941-378-0260 Fax: 941-378-0322