

STILLWATER III

General Policies

1. Parents and/or legal guardians shall be responsible for the conduct of their children at all times.
2. All residents are responsible for their guests and shall leave the common areas clean after each use.
3. The Association is not responsible for any lost or stolen personal property.
4. The cost of replacing any community property that is broken, damaged, effaced or moved by a resident or their guest shall be charged to the appropriate home owner.
5. There shall be no solicitation by any person anywhere in the community for any purpose. Signs are posted at both entrances.
6. No subscriptions, petitions, notices, flyers or related materials that have not been approved by the Board of Directors shall be allowed to be posted anywhere in the community. All approved communications such as Committee or Board Membership Meetings, community functions are to be posted on the bulletin board in club house and on our web site.
7. **All trash and debris shall be placed in the proper receptacles at each unit. Trash cans shall be kept inside the garages at all times the exception being that they may be placed at curbside for trash pick-up no earlier than the evening prior to scheduled pick-up, and shall be returned to the garage no later than the evening of pick up. Please observe trash pick-up holiday schedules.**
8. No parking on lawn at any time. No overnight parking on street.
9. Mail kiosks shall be maintained by the Association, and any defective locks shall be replaced by the Association upon presentation of the keys to the Association. In the event a resident shall lose their mail kiosk keys, it shall be the responsibility of the resident to have the lock changed and new keys made. All owners shall be responsible for issuing keys to the mail kiosk to their tenants.
10. Garage sales shall not be permitted. The board may approve a Stillwater III community garage sale.
11. Use of Clubhouse by residents only. Rules can be found in clubhouse.
12. No smoking in club house or in pool area.
13. **No owner shall be permitted to install any additional landscaping anywhere on the Property. If plants die it must be replaced by our landscaping company. (Article IV, Section 21 Use & Restrictions)**
14. **Personal decorations visible from the street shall be limited to three (3) per deeded unit. This includes potted plants, statues, home decorations, signs, etc. Board shall have final approval of questionable items. House numbers provided by builder are the only numbers allowed. Low level lighting/landscape lighting is allowed in or along landscape beds. No lighting in mowed areas.**
15. **Residents and guests can fish from the common area around the club house inside gated area. No fishing signs are posted along street.**

16. All residents and guests shall be subject to the specific rules and regulations regarding animals. See Stillwater III, Article 4, Section 8, a-e. Sarasota County, Section 14-41. See below. Sarasota County Animal Control - (941) 861-9500.

Stillwater III, Article 4, Section 8. Animals

No animals, livestock or poultry of any kind shall be kept, raised or bred on any lot except that pets of the customary household variety such as cats, dogs, pet birds and fish may be kept by an Owner, but only if such pets do not cause a disturbance or a nuisance on the Property. Notwithstanding the foregoing, no pit bulls shall be permitted and the following shall apply with regard to any pet, which is allowed to be kept in or on a Lot:

- a) Owners of a cat or dog shall be required to keep same on a leash at all times unless kept in an enclosed area.
- b) Owners of a cat or dog shall be required to remove immediately all forms of waste from the Property, including but not limited to lawns, walks, driveways and parking area, and such pets shall not be allowed to deposit waste in any manner, or in any place, that would in any manner change or deface the Property, including any alteration in the uniformity of appearance of the lawn or landscaped areas.
- c) No pet will be allowed which creates excessive noise, emits noxious odors, creates unsafe or unhealthy living conditions, or other disturbances of any kind, whether on a continuous or intermittent basis and regardless of the time of day or night.
- d) Any Owner of a pet allowed hereunder who is the subject of three (3) justifiable complaints of violation hereunder shall permanently remove the pet from the Owners Lot upon notice of same from the Board of Directors or the Association's management company, and said Owner shall not be allowed to have any pets within the Lot at any time thereafter, except upon the express written consent of the Board of Directors.
- e) No more than a total of two (2) cats, dogs, birds and any combination thereof may be kept on any Lot.

Sarasota County Sec. 14-41. Dogs and Cats Running At Large.

(a)

No person shall cause, permit, or allow a Dog or cat to stray or in any manner to run At Large, unless the Dog or cat is leashed, in any of the following circumstances:

(1)

Upon any public street, sidewalk, or other public property unless specifically allowed through other ordinance, resolution, or Board action;

(2)

The property of another;

(3)

Common areas of condominium, mobile home park, or other aggregate living where the property is held by an owners association or similar entity.

(b)

This section shall not apply to any Dog actually engaged in the sport of hunting in authorized areas at authorized times and supervised by a competent Person; Dogs used by State, County or municipal law enforcement forces in the exercise of their duties; or Dogs used to work livestock in areas of Sarasota County designated as Rural areas under the Future Land Use Map.

(c)

Officers are authorized to impound any Dog or cat which is At Large and are authorized to enter onto private property for the purpose of capturing such Dog or cat for impoundment.

(d)

In the case of a first offense of a Dog or cat running At large, an Animal Services Officer is authorized to void or cancel a Citation issued to the Owner of an unaltered Dog or cat if the Owner provides evidence to the Officer that the Dog or cat is subsequently altered within ten business days from the date the Citation was issued.