



The Woodlands at Rivendell Standing Rules

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The Woodlands at Rivendell Standing Rules

In addition to the basic Covenants, Conditions and Restrictions established by the original developer, which are part of the title to the lots in Rivendell, the Board has found it necessary to expand or clarify some of these restrictions over the years. The following Standing Rules are a summary of these Board actions.

Note: ARC = Architectural Review Committee

Fences

Requirements:

An ARC Review Request Form, available from the property management company, and a platted survey must be submitted to and approved by the ARC before a fence may be erected.

Specifications:

- Maximum height is 48 inches; vinyl fence can be picket or solid.
- Acceptable fencing materials are white vinyl or wrought iron style heavy duty aluminum in white, black, tan or beige.
- Outside of fence must be substantially landscaped and maintained by the homeowner.
- The proposed fence must not obstruct the view of common areas.
- Surveys and landscaping plans must be of professional quality.
- Side yard fencing shall be installed starting at least 20 feet from the front corner of any house.
- Fencing on corner lots must additionally comply with local fencing ordinances so as not to present a traffic hazard by obstructing view.
- The standard location for a fence is 4 feet inside the lot line of the requesting homeowner. Unit 1, The Villas, and Patio Homes may seek a variance, the approval for which shall be at the discretion of the ARC.
- There shall be no signage or writing of any kind put on the fence.
- Verification must be provided that the fence will comply with all County regulations.

- Fence heights along Old Venice Road, ***behind those properties that abut the Palms of Casey Key Development, and in the alleys of Unit 2 ONLY*** may be 6 feet tall; attached side fences must adhere to the 4- foot height restriction.
- A fence can be placed on the property line between two houses if both homeowners agree and drainage is not affected. A fence can be placed on a rear property line if all affected neighbors agree, and drainage in not affected.

Signs

Political Signs

Political signs are not allowed on common areas or unit lots.

For Sale/For Rent Signs

- Only one sign, which is Board-approved, may be placed on the home- owners property
- The sign shall be placed in a mulched area on the front lawn. The standardized, Board-approved Rivendell sign can be purchased from Sign Masters in Nokomis. A homeowner or a realtor may use this sign.
- No individual realtor signs will be allowed.
- No signs will be allowed on common property, including Old Venice Road.
- The Board has the right to take any and all available legal action against the owner to require removal of unauthorized signs.
- Flyer boxes may be attached to For Sale signs (June 20, 2006)

Contractor Signs

- Contractor signs may not be displayed on job sites.

Yard Art and Objects

Any items (including but not limited to lawn chairs, swings, potted plants, small flags, statues, bird feeders, and tables) that are visible from the street, **not including areas covered by a roof**, are considered a yard object.

- New yard items must be approved by the ARC using guidelines approved by the Board of Directors.
- Residents of the Cottages and Villas must have their Association review their requests before application to the ARC.
- Size: Not to exceed 30" high by 18" wide
- Appropriate Material: Stone, metal, terra cotta, cement, and fabric
- Inappropriate Material: Plastic, glass, artificial plants, inflatable objects and artificial plants
- Color: Neutral or earth toned in keeping with community standards
- Subject: Must be in keeping with the style of the home. Must not be offensive to community and family values. May be representative of, but not limited to, Florida flora and fauna.
- Cartoon characters or logos (sports or otherwise) are not acceptable
- Location: Must be placed in a mulched area and incorporated into the planting so as to be integrated into landscaping
- Number: 3 items maximum per home site
- One set of lawn furniture, usually consisting of a table and four chairs, does not require ARC approval. However additional sets or pieces of furniture does require ARC approval.
- All lawn furniture and garden items must be removed or otherwise securely stored when the National Weather Service issues a hurricane warning for our area. Items that have not been removed may be removed by the Association at the owner's expense.
- Seasonal residents must remove and/or securely store yard furniture and items before they leave. Any damage done to, or caused by, yard art or furniture during a storm is solely the responsibility of the homeowner.

- The homeowner will be required to provide a written plan for removing and/or securely storing yard items and furniture. Said plan shall include the storage areas as well as moving contracts, if the homeowner is unable to relocate them items personally.
- The ARC is not required to consider what already exists in a neighbor's yard when reviewing an application.

Home Offices

As what takes place inside the privacy of one's home is not the concern of the community at large, this deed restriction applies to any business, professional or commercial activity that is visible from outside the house. Specific activities that are not permitted are:

- Commercial vehicle or vehicles parked in the driveway, other than for work currently being done on the home
- Equipment, tools or supplies stored outside the house
- Commercial refuse in front of the house.
- Unusual traffic to the house on a regular basis "On street" parking on a regular basis

Garage Sales

- Garage sales shall be allowed with the following guidelines:
- Garage sales must be held between the hours of 9:00 AM and 5:00 PM
- Only one sign advertising the garage sale is permissible and must be located in front of the home.
- The sign must be removed the same day. Only one garage sale is permitted per year, per home.
- The garage sale can only be a one-day event.

Lampposts

- Each home site shall have installed a pre-designed, community-approved mailbox with lamppost unit.

- If the mailbox lamppost is damaged or destroyed by any casualty, or if the light ceases to function, it shall be the duty of the owner to replace or repair it within 30 days of the damage or malfunction.
- If the mailbox requires repainting only, the homeowner must have it re-painted by doing one of the following:
 1. Have the mailbox refurbished or replaced by the manufacturer Nostalgic Lamppost & Mailbox Plus; nlp1677@yahoo.com; (941) 223-1677 using their proprietary paint color (Verde Black)
 2. Have the mailbox repainted by a contractor, or by themselves using a commercially available paint such as: Rustoleum Hammered Black Indoor/Outdoor Spray Paint or Krylon Dual Superbond Paint & Primer Black Hammered Indoor/Outdoor Spray Paint
- Plantings must not interfere with lighting or operation of the mailbox
- Colored lights are permitted only during a holiday season

Public Access to Rivendell

- Fishing in Rivendell ponds is restricted to residents.
- Public access to common areas is limited to areas reachable from the street and not located behind private homes.

Pool Parties

A pool party is a private event held at the community pool with 8 or more people attending. All rules of the pool apply to pool parties, including holding the party between dawn and dusk, and the presence of an adult at all times. No pool party may be held after dark.

- A Pool Reservation Request form must be filled out and submitted to Lighthouse Property Management at least 7 days prior to the pool party. If two or more homeowners wish to reserve a party on the same day, the first person to hand in the Pool Request Form will receive approval.
- A refundable deposit of \$100 must accompany the Pool Reservation Request to cover the cost of any clean up required or damages incurred.

- An approved request permits exclusive use of the covered pool area. The pool will still be open to all residents.
- Food and drinks must remain under the covered pool area, and no glass is permitted. Clean up should be completed before leaving the pool area. It should include removal of all trash and furniture returned to original positions.

No Smoking at the Pool

Smoking is not allowed anywhere within the fenced area of the community pool.

Parking Trucks

The Deed restrictions state where, and for what length of time, various kinds of vehicles may be parked within the community. It states that all pick-up trucks and trucks must be kept fully enclosed inside an enclosed garage. For the purpose of this deed restriction, the following vehicles have been defined as “trucks” that are required to be parked in an enclosed garage:

- Crew cab combination SUV/pickup trucks (i.e. Chevrolet Avalanche, Honda Ridgeline, Cadillac Escalade, etc.)

All Pickup trucks, including Pickup trucks meeting the following criteria:

- Pickup trucks with caps atop the cargo bed;
- Pickup trucks with solid flat or tarp-like covers that snap in place atop the cargo bed;
- Pickup trucks with after-market or factory-installed lids atop the cargo bed.

Standing Committees

The following rules will apply for the formation of Standing Committees:

- All standing committees shall have a chairperson and shall include at least one member of the Board who will also serve as Liaison to the

Board. Committees will have a minimum of 3 members and maximum number to be determined by the Chair and Board Liaison.

- Committee members will have a term of 1 year, unless terminated earlier by a vote of the Board.
- Volunteers for membership on committees will be asked to apply at the beginning of each year by submitting their biography and objectives to the Board.
- Members and the Chairs of committees will be selected by a vote of the Board.

Establishment of the Architectural Review Committee

- The ARC will have a minimum of 3 and maximum of 5 members. The Board member appointed as liaison will not be a voting member of the committee.
- The Board will solicit volunteers to serve on the committee at the beginning of each year prior to the Annual Meeting. Volunteers for membership on the ARC will be asked to apply by submitting a letter of intent to the management company, who will disseminate the applications to the ARC Chairperson and Board Liaison.
- The new Board will vote on recommendations for ARC members submitted by the ARC Chairperson and Board Liaison at the first meeting following the Annual Meeting.

Rules for the Architectural Review Committee

- ARC requests will be sent to the property management company, which will forward them to the ARC. All requests must be submitted to the property management company by the close of business on the Tuesday that is one week prior to the next ARC meeting.
- In most cases, an ARC member will visit the home requesting ARC approval prior to the ARC meeting at which the request will be considered.

- The ARC will use the Rivendell Land Use Restrictions and all standing rules as its standards. It will develop standards for requests not covered by these sets of restrictions and rules.
- The ARC will present a report to the Board of Directors every month and email a copy to the property management company. Details of the report will include homeowner name, address, nature of request and whether the request was approved or denied.
- In the event that a homeowner's ARC Request is not approved, the homeowner may request a hearing before the Board. The Board may decide to review the homeowner's ARC Request and may request the ARC to grant the request additional consideration and a revote. The Board may also override the ARC's decision and approve the request.

Contracts

All contracts above \$1,000 shall be signed by two Board members.

Propane Tanks

- Above ground propane storage tanks/other exterior tanks shall be:
 - No higher than 48 inches
 - No wider than 15 inches or 47 inches in circumference.
 - Installed on a concrete pad
 - Screened from the street and adjoining properties by shrubs or a fence
- Located at the rear or side of the house
Below ground tanks shall be no larger than Permitted by Sarasota County.

Roof Coating Guidelines

Roof sealing:

- Color must be complimentary to the body of the house with slight variations in color and/or contrast and should be equivalent to the

existing roof. Approval is at the discretion of the Architectural Review Committee.

- Colors must be neutral; light to mid-range: beiges, tans, grays, olives and corals. No blacks and no whites. (The property management company has samples of colors that have been compiled for your convenience. Homeowners are not required to select a color from these samples, rather the samples are available as a reference tool.)
- Application of the sealant must be done by a certified contractor who has been vetted by the Architectural Review Committee. (The property management company has a list of vetted contractors or a description of the process for getting a contractor vetted.)
- Approval from the Architectural Review Committee is required prior to beginning the roof sealing process.

Homeowner Obligations and Rendering of Penalties

- Each homeowner and the homeowner's tenants, guests and invitees, and the Rivendell Community Association (RCA) are governed by Florida Statutes and the RCA governing documents.
- To assure compliance with the above, the Property Manager (PM):
 - will conduct periodic inspections of our community,
 - will issue a violation notice to any RCA member whose conduct or property is identified to be in violation, and
 - will provide the RCA Board with regular and recurring status reports on violation notices and related activities.
- A Violation Notice (VN) will;
 - provide the RCA member with the cause of the notice,
 - reference the associated rule or guideline, that has been violated;
 - advise the member that the VN is being issued in accordance with Florida Statutes;
 - request the RCA member to advise the PM in writing of the resolution of the alleged violation or an explanation of any extenuating circumstances within 14 days of the date of the VN.

- If the RCA member fails to rectify the situation or provide an acceptable explanation for the matter, the RCA Board may impose fines or suspensions in accordance with Florida Statutes. Fines may be up to \$100.00 per day, for each day of a continuing violation, up to \$1,000.00 for each violation. A fine of \$1,000.00 may become a lien on the home which can be foreclosed by the RCA. Suspensions of the right to use the Association's common facilities by the member or a member's guest, tenant, or family member must be for a reasonable period of time.
- If the RCA Board opts to impose fines or suspensions, it will approve such fines at a duly noticed Board meeting. The PM will issue a Fine Notice (FN) to the RCA member and provide not less than fourteen (14) days' notice of a hearing before the RCA Fine Committee. The RCA Fine Committee must be made up of at least three members appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee.
- The RCA Fine Committee will consider the evidence provided by the Association, and also permit the alleged violator to present his or her arguments why a fine and/or suspension should not be affirmed. The RCA Fine Committee will vote to affirm or deny the imposition of the fine or suspension.
- If a majority of the RCA Fine Committee does not confirm the fine or suspension, no fine or suspension shall be imposed. In the event a fine or suspension is not confirmed by the RCA Fine Committee, the Board may make a determination to continue with enforcement and pursue all available remedies and damages in court to compel compliance with the restrictions.
- If the RCA Fine Committee affirms the proposed imposition of the fine or suspension, owner will be provided with written notice about the result of the meeting. If the fine is not paid by the due date, the matter will be referred to the PM for collection.

Home Rentals

- Home rentals shall be for a minimum of 90 days with a maximum of 2 times per year.

- Rentals must be for single family, residential use. No commercial activity is permitted.
- The Owner, Rental Agent and Renter must fill out a Rental Notice & Acknowledgement form, to be given to Lighthouse Property Management, Inc., prior to the move-in date. The form will be signed by the Owner and Renter. On it, the Renter agrees to abide by all the Rivendell Community Association's deed restrictions and standing rules.
- The Owner must give the Renter a copy of the most recent Rivendell Resident Directory, which contains the deed restrictions and standing rules. Copies are available at Lighthouse Property Management.
- The Owner is fully responsible for the Renter's compliance with the Rivendell Community Association's deed restrictions and standing rules.
- Noncompliance can result in a \$100 per day fine to the Owner, up to a maximum of \$1,000 per violation .

Public Access to Rivendell Ponds

- Access to common areas adjacent to ponds is limited to members and their guests only, for areas reachable from the street. Access to common areas located behind private homes, unless for the purpose of conducting HOA business, is allowed only with the homeowner's permission.
- No person shall swim in, operate watercraft on, or use any portion of the Surface Water Management System unless approved by the Board of Directors.
- Owners and their guests may fish in such areas of the Surface Water Management System as may be determined for such purposes by the Ponds and Preserves Committee and approved by the Board of Directors.

Low Mow Zones (LMZs) on All Pond Shorelines, Including at Homes Bordering Ponds

- The shorelines of all Rivendell storm water ponds are community property and are being subjected to erosion, which is made much worse when turf grass is mowed to the edge of the pond. This erosion causes

loss of community property and reduces the effectiveness of our storm water management system.

- To control this erosion, Low Maintenance Zones (LMZs), consisting of a band of turf grass bordering each pond, a minimum of three feet wide, shall be installed and maintained on Rivendell mowed shorelines. This includes community-mowed shorelines as well as those at homes bordering ponds.
- Maintenance of all LMZs shall be performed by the RCA Landscape Contractor in accordance with a specific Scope-of-Work. That Scope of Work specifies that the LMZs shall be kept trimmed to a height not less than eight inches nor more than twelve inches, and shall be maintained to achieve a goal of a neat, uniform and manicured appearance.
- Homeowners or other property occupants shall not alter LMZs at shorelines bordering their property.

Establishment of and Rules for the Fine Administration (FAC) Committee

- A fine or suspension levied by the RCA Board may not be imposed unless the board first provides at least 14 days' notice to the parcel owner; and an opportunity for a hearing before the RCA Fine Administration Committee (FAC).
- If the parcel owner fails to make an appeal to the FAC within the 14 days after notice is given to the parcel owner, the FAC will confirm the fine at its earliest convenience prior to the next RCA Board meeting.
- The FAC will have a minimum of 3 and maximum of 5 members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee.
- The FAC will meet on an Ad Hoc basis at least 14 days after the Board has imposed the fine, or sooner if the homeowner being fined makes a request for an earlier hearing and the arrangement is agreed to by the FAC
- If the committee, by majority vote, does not approve a proposed fine or suspension, the proposed fine or suspension may not be imposed.

- The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the board.
- If the proposed fine or suspension levied by the board is approved by the committee, the fine payment is due 5 days after the date of the FAC meeting at which the fine is approved.
- The Board member appointed as liaison will not be a voting member of the committee.
- The FAC will present a report to the Board of Directors after every meeting of the FAC or at least once every 90 days to confirm if no actions were necessary. Details of the report will include the date of the FAC meeting, homeowner name, address, nature of the Violation and whether the Violation was approved or denied.