



*Your  
Community Resource*

# The Woodlands Word @ Rivendell

*September 2016*

## Highlights of August 3 Board Meeting

**By Carol Heckert; Reviewed by Bobby Merrill**

Attending: Joe Sefack, Gwen Leaning, Bobby Merrill, Bruce Lorie

### Manager's Report:

Street lights cleaned and repaired; bids still out for pool resurfacing.

### Treasurer's Report:

We are under budget by \$42,000, primarily because landscape budget has not been spent yet. Our past due receivables are \$27,000.

### ARC Report:

June: 7 requests; all approved, July: 8 requests; all approved.

### Maintenance Committee Report:

List of future projects compiled by the committee. Board to set priorities.

Viburnum plants installed by the pump shed.

Pothole near pool filled by the County.

### Communications Committee:

Information Sheet written for homeowners about newsletter, website, directory, and ARC Guidelines. It will be included in the Welcome Packet given to new homeowners by Lighthouse Property Management. It will also be included in the Woodlands Word and the Annual Meeting Packet.

### New Business:

1. Reserve Study: A study of our reserves was completed and is under review by Lighthouse Property Management. This study is typically done every 3–5 years, and Rivendell's was overdue. The Board approved \$1,700 for the study.

2. Violations: Discussion as to how to streamline the violation process, which takes 4-5 months from inception to fining. Possibility of less time between the three violation letters. Our attorney does not advise applying liens, though many community attorneys do.

3. Homeowner violations: Mailbox light out (1), failure to trim palm trees (2), RV in driveway (1). A \$1,000 fine approved for all four homeowners.

4. Request to waive fines for violations incurred before homeowner purchased house. Homeowner has corrected violations. Board had a tie vote, which results in the fine standing. Homeowner will reapply for waiver at September meeting, with 5 Board members present.

(Continued on pg. 2)



## MESSAGE FROM THE PRESIDENT Upkeep of Lampposts, Mailboxes and House Numbers

Many of our mailbox posts and house numbers are in need of repainting, and faded numbers need to be replaced.

At the August 3rd Board meeting, revised ARC (Architectural Review Committee) guidelines were approved which included mailboxes' colors and manufacturers. These are listed in the Revised ARC Guidelines. Mailboxes may be repainted and numbers replaced by the homeowner, or, if you prefer, there are two residents who repair mailbox lights and

replace letters. They are listed on the Rivendell website under "Classified" and appear under "Residents Helping Residents" in *The Woodlands Word*.

For more extensive repairs, such as damaged parts or splits that may need welding, contact

Mike Burkhart: Nostalgic Lampposts & Mailboxes Plus, 941-223-1677 or email [nlp1677@yahoo.com](mailto:nlp1677@yahoo.com)

Mike's charges for repairing a damaged lamppost are \$250. If 15 or more mailboxes need to be refurbished, Mike will reduce the price to \$175 per homeowner. Replacing the entire mailbox will cost approximately \$600.

Lighthouse Management will be **including mailbox condition inspections as part of their violation drive-around in November**. Lamppost light inspections will continue to be done separately at night.

*Joe Sefack, President*



(Highlights of Board Meeting continued from Pg.1)

ARC Guidelines:

The Architectural Review Committee has compiled a document combining deed restrictions, standing rules, and ARC guidelines relevant to the ARC approval process. It was requested that the document be printed in the September Woodlands Word. The ARC Guidelines appear in this issue, beginning on page 6.

The ARC requested approval to change 2 standing rules: 1) No need to get ARC approval to put up a sale sign, and 2) two specific paints to be allowed for painting lampposts. The changes were approved. A third change already approved is that fences must be either white or black.

Homeowner Comments:

There were 17 homeowner comments.

- Several people addressed the violations process, wanting more action taken against long term violators. The legality of parking in the street and on the sidewalk was questioned.
- Several people addressed the condition of the island on Rainbow Point Way. The Board was accused of having a double standard in expectations for homeowner landscaping and the landscaping in common areas.
- There were questions about the placement of sale signs, replacing the pool deck, a process for repaving the Villas' driveways, and the amount of the rollover fund.

Next Board Meeting: September 7, 6:00 PM, Our Savior Lutheran Church

## Maintenance Committee Report

By Jim Stepien, Chair

At our MC meeting on July 27, 2016, the committee finalized a draft master maintenance list that the Board had requested. It was given to the Board for their consideration. We then discussed that the annual palm and oak tree trimming contract for our common areas is in place and our property manager is working with the company to finalize the scheduled start date in the Sept./Oct. time period. We reported that the annual replenishment of mulch in the common area planting beds is also being scheduled for the Sept./Oct. time period. The property manager is also working with vendors on proposals to refurbish the pool deck.

We also discussed the need for the Board to review and make adjustments to the community's Reserve Accounts (the money set aside to fund replacement of major items in the community). For example, earlier this year, during an MC review of the playground equipment, we found out that the Playground Equipment Reserve was not sufficient to cover purchase and installation of new equipment. Therefore, the current reserve only allowed for the refurbishment of our existing equipment.

We understand that many unsolicited emails are being sent out to homeowners containing misinformation and inaccurate statements suggesting that routine maintenance is not being done in our community. **Any suggestion that the Rivendell Board does not provide the routine lawn care, pond/lake treatment, preserve/wetland procedures, pool services and other general maintenance services, or that the services provided by our contractors are substandard, is a complete distortion of the facts, accomplishes nothing and only harms the reputation of our community.**

Remember, all members of the Board and of the Committees are also homeowners in our community. For anyone to suggest that these individuals would volunteer their time in any manner that would be detrimental to the Rivendell Community is a **complete distortion of the facts and, again, only harms the reputation of our community.**

**Please do what you can to support the Board and their Committees (your neighbors) who volunteer their time to help maintain the Woodlands at Rivendell.**



### LOOKING FOR RIVENDELL CLASSIFIEDS?

**ITEMS FOR SALE, ITEMS WANTED, LOST AND FOUND, HELP WANTED, GARAGE SALES, RESIDENTS HELPING RESIDENTS and SERVICE PROVIDER RECOMMENDATIONS**

**All Rivendell Classifieds are now on the community website**

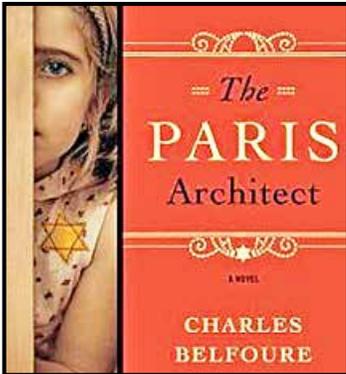
**[www.rivendellcommunity.com](http://www.rivendellcommunity.com)**

**Contact Lighthouse Management for the password to the residents section of the website.**

**For other information regarding the Rivendell classifieds please contact Gary Mruz ([gary.mruz@gmail.com](mailto:gary.mruz@gmail.com))**

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## Book Group Schedule By Marilyn Probert



The Book Group will meet on Monday, September 12, to discuss Charles Belfoure's gripping novel *The Paris Architect*. In 1942 architect Lucien Bernard is hired to design secret hiding places for Jews in danger of capture by the Nazis. Despite fears for his own life, Lucien is swayed as much by the thoughts of obtaining a lot of money as of

outwitting the determined Germans. It is a dangerous situation, and all does not always go as planned. Marge Chicatelli will host at 1117 Scherer Way. Please call her at 941-966-1351 if you wish to attend.

On October 10 the subject will be *Circling the Sun* by Paula McLain, an author whose historical fiction account *The Paris Wife* was previously discussed by the group. After being abandoned by her mother, Beryl Markham pretty much brought herself up with a little help from her father and the native Kipsigis tribe that lived on her father's estate in Kenya. Beryl survived two disastrous marriages and a passionate love affair. She was a well-known horse trainer as well as a record-breaking aviatrix, unusual achievements for a woman in the early twentieth century.

The Book Group meets on the second Monday of the month at 7:30pm, and all Rivendell residents are welcome. Please call the month's hostess if you'd like to participate.

### Next Maintenance Committee Meeting

The Maintenance Committee meets the last Wednesday of each month at 7pm in the Cottages Clubhouse.

### Next Rivendell Board Meeting

Wednesday, September 7th 2016  
at 6:00pm

**OUR SAVIOR LUTHERAN CHURCH**  
2705 N Tamiami Trail

Any changes to this date will be posted on the website  
[www.rivendellcommunity.com](http://www.rivendellcommunity.com)

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is available at  
[WWW.RIVENDELLCOMMUNITY.COM](http://WWW.RIVENDELLCOMMUNITY.COM)

Please contact Lighthouse Management  
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section or check your annual voting  
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*Rivendell*  
**RESIDENT & AGENT**

## RESIDENTS HELPING RESIDENTS

**MATHEMATICS TUTORING:** Calculus and Statistics. Specializing in AP courses. Retired Math teacher from the NE with 30+ years experience in public and private schools. Rivendell resident. Your home or ours! Multiple student discount available. Ref: Who's Who in American Education, New Jersey Governor's Teacher Award. Call **Carol: 941-866-0270** OR email [gdontheroad@yahoo.com](mailto:gdontheroad@yahoo.com).

**BABYSITTER:** 16 year-old Rivendell Pine View student has certified American Red Cross Babysitter's Training with Pediatric First Aid and CPR. I absolutely love kids! Call **Zoe Gavette** at **941-918-8200**.

**LAMPOST REPAIR:** Rivendell Resident **Bill Bloom** is offering lamppost repair services. Is your lamppost light staying on? Charge is \$40 for parts, labor and cleaning. Replacing a burned out bulb is \$15, and this includes new bulb and cleaning. Call **941-918-8386**.

**BIKE REPAIRS, KAYAK AND BIKE RENTALS:** **Mike** and **Sheila Lewis** offer free delivery and pick-up to Rivendell residents for bike and kayak rentals, bike repairs and maintenance. Call **941 346-1797**-or email [ssrentals@aol.com](mailto:ssrentals@aol.com) or visit their web site at [www.siestasportsrentals.com](http://www.siestasportsrentals.com)

**COMPUTER REPAIR AND INSTRUCTION PLUS ALL HOME ELECTRONICS (TABLETS, SMART PHONES, TV's, DVD's, NETFLIX and MORE):** For Rivendell & Willowbend residents I charge a very reasonable \$25 an hour rate. I also offer flat charges such as \$50 max for any computer virus repair taking over two hours. I am a Rivendell resident with thirty years computer and home automation experience. Call **Gary Mruz 941-786-6019** or email [gary.mruz@gmail.com](mailto:gary.mruz@gmail.com)

**WANTED: CAVALIER KING CHARLES OWNERS!** Do you have a well mannered, potty trained Cavalier and would like to reciprocate sitting services with me while you or I are away, or use as back-up in case of emergency? Must be up to date on all shots and flea/heartworm protected. No monies involved, just assurance that our babies are being well taken care of and loved while we are on vacation. Apollo would love to have a new friend. Call **Anita @ 941-321-0452** if interested.

**PETSITTER, HOUSESITTER:** An adult resident of Rivendell for 15 years, I love cats, dogs, birds, and bunnies. I am also very qualified to take care of your home while you are away. A dependable daily (for pets), bi-weekly, weekly, or monthly visit can be scheduled. Or I can stay at your home, if you prefer. My experience and references will provide you with peace of mind that your pets and/or house are being well-cared for. Call **Carolanne Haddock** at **941-539-6176**.

**DANCE ON YOUR SCALE** this year! **Dr. Maggi Verhagen** and **Deb Holton-Smith RN BSN**, certified health coaches, are offering "simple solutions to optimal health" with our special BeSLIM Club. An average weight loss of 10 pounds per month is possible. See if this 5+1 plan is a fit for you. We live in Rivendell and have personally done this program. For a

free consultation call **Deb** at **941-315-5569**.

**A RIVENDELL COMMUNITY BRIDGE CLUB** has been formed! We meet from 1:00 - 4:00 the first and third Wednesday of each month. If you would like to join us, or would like your name added to the substitute list, please call or write **Deb Jones** at **517-515-4994** or [debraljones@gmail.com](mailto:debraljones@gmail.com).

**MAILBOX REVITALIZATION:** Are your mailbox numbers faded or missing? For \$25 I will clean your mailbox number area and replace both sides with new white numbers! Contact **Deb Jones** at **517-515-4994** or [debraljones@gmail.com](mailto:debraljones@gmail.com) to arrange this service.

**HOUSE PAINTING, HANDYMAN WORK, and HOME WATCH SERVICES:** As a longtime Rivendell resident with 30 years of experience, I enjoy assisting my neighbors with economical, meticulous, professional quality house painting - interior and exterior. I also help with general home upkeep such as light electrical, plumbing and carpentry jobs and more. Are you a snowbird or landlord? I can watch your home when you are away or help with rental upkeep. I also perform home detailing and deep cleaning for move-ins or move-outs. I would love to help you out. Please call me if I can be of service. References happily provided upon request. Call **Charles Tanguy: 941-539-5647** or email [ctanguy@verizon.net](mailto:ctanguy@verizon.net).

### Rivendell Residents

Please send your name, phone number, and a description of the service you can provide to other Rivendell residents. Email your information to Marilyn at [marilynprobert@gmail.com](mailto:marilynprobert@gmail.com)



All Rivendell Covenants, Standing Rules, ARC Guidelines, ARC Application Forms and more are available on the Rivendell website within the DOCUMENTS section. [www.rivendellcommunity.com](http://www.rivendellcommunity.com)

**Editors' Note:** This copy of the Revised ARC Guidelines is **not** the final Board approved version, which can be viewed on-line at the Rivendell website under Documents. This version has been formatted for the Woodlands Word. If you have any questions, please contact John Fitzgibbon, ARC Chair.

**Architectural Review Committee Guidelines**  
**Revised August 2016 (7-6-2016 version)**  
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**Architectural Review Committee Guidelines  
Revised August 2016 (7-6-2016 version)**

**GENERAL NOTES:**

- HOMEOWNERS MUST SUBMIT A SEPARATE APPLICATION FOR EACH PROJECT BEING CONTEMPLATED.
- ONLY COMPLETE APPLICATIONS (INCLUDING ANY REQUIRED PLANS, SPECIFICATIONS OR SURVEY) WILL BE ACCEPTED FOR CONSIDERATION.
- THE APPROVAL, REJECTION OR WITHHOLDING OF ANY APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE ON THE PLANS, PROPOSALS OR SPECIFICATIONS OR THE PROPOSED LOCATION OF ALL STRUCTURES, AND ANY ALTERATION OF ANY STRUCTURE OR LANDSCAPING, SHALL NOT BE CONSTRUED OR INTERPRETED AS A REPRESENTATION OR DETERMINATION THAT ANY BUILDING CODE OR OTHER APPLICABLE GOVERNMENTAL REGULATION HAS OR HAS NOT BEEN PROPERLY MET. THE APPROVAL OR DISAPPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE RELATES ONLY TO AESTHETICS OF THE IMPROVEMENTS PROPOSED, AND NOT TO THEIR SUFFICIENCY OR ADEQUACY. EACH INDIVIDUAL HOMEOWNER, AND/OR THEIR AGENTS, SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY TECHNICAL DATA AND TO MAKE APPLICABLE APPLICATION TO, AND OBTAIN THE APPROVAL OF THE APPROPRIATE GOVERNMENT AGENCIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR LANDSCAPING.

**SECTION A: Guidelines for Exterior Alterations**

**A-1 Dwelling and Equipment (ADR 4.01)**

**1. House Colors**

A. Body:

- The body of the dwelling shall be neutral, light to mid-range beiges, tans, grays, olives, and corals.
- No black or whites shall be allowed.
- The entire house body must be painted the same color.
- Any change in color must conform to the continuity of the Rivendell community.
- ARC approval is only required if you change the exterior colors of the home.

B. Trim:

- The trim shall be complementary to the house body, with slight variations in color and/or contrast.
- The same color must be used for the entire trim package.

C. Accents:

- Any accent feature must be painted in a subtle variation from the color used for the body or trim.

**2. House Materials / Siding**

A. Body:

- For The Cottages, horizontal siding must be no wider than 8 inches.
- For All other homes, finishes shall be stucco.

**3. Doors**

A. Garage:

- Door color must match the house body or trim color.
- A maximum of one panel of windows is allowed.
- Garage door screens are not allowed.
- No garage door conversions are permitted.

B. Front:

- Paneled doors with or without glass inserts are permitted.
- Stained, beveled, and etched glass is permitted.
- Doors may be finished with wood stains or paint in rust reds, browns, dark greens, deep corals, grays or other neutral colors as well as primary colors.

**4. Roofing**

- Only one roofing style and type is permitted per dwelling.
- Roofing materials shall be consistent with the other homes in that unit.
- Mansard roofs are not permitted.
- Roof colors should be neutral.
- No black or white roofs are permitted.

**5. Roof Coating Guidelines**

Roof Sealing:

- Color must be complementary 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.

Vetting Process:

- All contractors must be fully licensed, insured, and in respectable standing with the both the State of Florida and Sarasota County.
- All contractors must submit a list of references of their work. (Address must be included).

- All contractors must attend an ARC meeting to present the aforementioned references.
- At this meeting the contractor will also need to provide an explanation of their process and an example of the materials to be used. (To be placed on the agenda for an ARC meeting, notify the property management company of your interest and they will see that the chairperson of the ARC is informed.)

#### 6. Lighting

- Exterior lighting attached to the front of the dwelling must be of one style and or color, and be complementary to the house style and color.
- Artistic accent fixtures may be permitted.

#### 7. Guttering / Venting / Meters

- Guttering and venting stacks are to be painted to closely match the color of the surface from which they exit.
- Meters are to be painted to closely match the surface to which they are attached.

#### 8. Guidelines for Propane and other exterior storage tanks (SR October, 2013)

- Tanks shall not exceed 48 inches in height.
- Tanks shall be no wider than 15 inches or 48 inches in circumference.
- Tanks shall be installed upon a concrete pad.
- Tanks must be screened from the street and adjoining properties by approved fencing, walls, or landscaping.
- Above-ground tanks should be located at rear or side of house.
- Below-ground tanks shall be no larger than 250 gallons.
- All tanks must conform to the appropriate government regulations and must obtain all necessary permits.

#### 9. Screening

- All equipment shall be screened from the street and adjoining properties by approved fencing walls or landscaping.
- Screening walls/landscaping must be constructed to hide pool equipment, air conditioning units, trash receptacles and well pumps.
- Screening walls must match the house body in color and materials, and should exceed the height of the screened equipment by 6 inches.

#### 10. Chimneys

- Chimneys shall match the house or trim in color, finish, and architectural style.

#### 11. Additions

- Architectural plans must demonstrate the addition will be consistent with the house body style.
- Additions may not impede neighbors' views.

#### 12. Decorative Shutters and Awnings

- Shutters shall be painted to match the front door, or to coordinate with the color of the house body.
- Awnings are not allowed where they are visible from the street.

#### 13. Hurricane Shutters (ADR 4.09)

The installation and operation of hurricane shutters shall be governed by the following:

- All hurricane shutters or other protective devices visible from the outside of a home shall be approved for initial installation by the ARC prior to placement on the home.
- Regardless of who puts up or takes down an Owner's hurricane shutters or other protective devices, the Owner is the party responsible for adherence to these restrictions.
- Hurricane shutters may be attached to the home as follows:
  - Clear shutters may remain up on the front of the home throughout the hurricane season (June 1 - November 30)
  - Clear shutters or those painted to match the home or trim may remain attached to the home throughout the hurricane season on other parts of the home that are visible from a street, alley or other home. Corner homes will treat the street side of the structure the same as the front.
  - All shutters or protective devices not included in paragraph C 2, as stated above, that are visible from a street, alley, or other home may only be attached, removed, or closed on a home when a hurricane or named storm is forecast by the National Weather Service to affect the Tampa Bay area within the next ten days.
- Any shutters or protective devices that are not visible from a street, alley, or other home may remain attached to the home throughout the hurricane season.
 

All hurricane shutters not permitted to remain attached to the home throughout the hurricane season must be removed from the home, or returned to an open position within two (2) weeks after a hurricane or named storm has passed through the area. In the event the shutters are not removed within the two (2) week time frame, the Owner will be in violation of these restrictions, unless a new named storm is forecast which meets the above criteria.

#### A-2 Exterior Landscape

##### 1. Landscaping

- No landscaping addition may interfere with a drainage swale.
- Plants must not have aggressive root systems or seed products to be listed as not recommended by the Florida Exotic Pest Plant Council.
- Three (3) inches of wood bark mulch is required in all planting beds.
- Concrete, brick and paver bed borders are permitted.
- Plantings are permitted on the property line between houses, if both homeowners agree and drainage is not affected.
- Please refer to Section C for Plant Lists.

##### 2. Lawns

- Lawns must be sodded with St. Augustine grass or varieties thereof. No seeding, sprigging, or plugging is permitted.

##### 3. Hedges

- Hedges and strategically placed plantings are encouraged for privacy.
- Hedges are permitted on the property line between dwellings if both homeowners agree and drainage is not affected.
- Planting along property lines must be placed so that, at maturity, branches and fronds will not overhang into neighboring properties.
- Hedges must not obstruct the view of common areas. Plantings must be kept trimmed to preserve neighbors views.
- Tall continuous hedges are discouraged in side yards, and must not interfere with drainage swales.
- Hedges must not begin further than twenty (20) feet from the front corner of the dwelling, except in The Cottages, where they are encouraged in front yards.

**4. Trees**

- The removal or addition of any tree must be approved by the ARC in advance of any action being taken, unless required by Sarasota County.
- The ARC request for removing a tree should include an explanation of what steps will be taken, i.e. if a replacement tree, shrubbery or the landscaping measure will be used to maintain the landscape appeal and appearance of the property.
- There is a limit to three fruit trees per property.
- Planting along property lines must be placed so that, at maturity, branches and fronds will not overhang onto neighboring properties.

**5. Trellises and Arbors**

- Trellises and Arbors will not be permitted in front yards.

**6. Water Features**

- Water features, such as fountains, birdbaths, etc. are not permitted where visible from the street.

**7. Lighting**

- Low-level accent lighting may be placed in mulched areas.
- Accent lighting must not be positioned to illuminate a neighbor's property.

**8. Lampposts / Mailboxes (SR June 20, 2006; revised August 2016)**

- 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 repainted by doing one of the following:
  1. Have the mailbox refurbished or replaced by the manufacturer - Nostalgic Lampposts & Mailboxes 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.

**9. Outbuildings / Sheds / Guest Houses**

- No freestanding structures are permitted.

**A-3 Fences and Screening**

**1. Specifications (SR July 2004; revised August 2016)**

**A. Vinyl Fences**

- Maximum height is generally 48 inches
- color must be white
- can be picket or solid

**B. Wrought Iron Fences: Must be picket and Black**

**C. Heavy Duty Aluminum Fences: Must be Powdered White or Powdered Black**

**2. Requirements**

An ARC 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, or beige. (March, 2010)
- 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. The Cottages, 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 about the Palms of Casey Key Development, and the alleys of the Patios and Villas ONLY, may be 6 feet tall; attached side fences must adhere to the 4-foot height restriction. (June 20, 2006, August 2016)
- 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 is not affected (October 10, 2006, May 2016) (Also see Deed Restriction 4.01 (b) on Fences)

**A-4 Exterior Decoration and Yard Art**

**1. Exterior Ornamentation**

- Exterior Ornamentation beyond the original architectural designs of the dwellings is not encouraged; however, exterior design elements may be submitted for consideration.
- Ornamental pieces should not be easily visible from the street; rather they should be placed only on surfaces which are perpendicular to the street or obscured from direct observance.
- Ornamental pieces should be consistent with the architectural themes of the dwelling and of materials consistent with the exterior construction of the dwelling.

**2. Seasonal and Celebratory Decorations**

- Seasonal and Celebratory decorations are encouraged, for limited periods of time.
- The prolonged display of decorations, displays, flags, pennants, or banners is discouraged.

## 3. Yard Art (SR June 20, 2006)

- Size not to exceed 30 inches tall by 18 inches wide.
- Must be located in mulched areas.
- Appropriate materials are: stone, metal, terra cotta, cement, and fabric.
- Inappropriate materials are plastic, glass, inflatables, and artificial plants.
- Colors must be neutral or earth toned.
- Artwork must not be offensive to community standards.
- Cartoon characters, logos, and other such caricatures are not permitted.
- Artwork must be placed in mulched areas and incorporated into the planting so as to be integrated into the landscaping.

**All lawn and garden items must be removed or otherwise secured when a hurricane warning for this area is issued by the National Weather Service. Items not removed and deemed dangerous may be removed by the Association. Seasonal residents must remove yard items before they leave. Any damage done to, or caused by, yard art is solely the responsibility of the homeowner.**

## 4. Signs (ADR 4.01 (g) (SR October 29, 2004, April 11, 2005, June 20, 2006)

- No sign, or, advertisement, or notice shall be permitted upon any unit or on the community common area without the prior written consent of the BOARD.
- Political signs are not allowed on common areas or unit lots.
- Contractor signs may not be displayed on job sites.
- For Sale/Rent Signs.
- Only one sign, which is BOARD approved, may be placed on the homeowner's property. (Contact the Property Management Company for information on acquiring the standardized BOARD approved Rivendell sign.)
- Sign shall be placed in a mulched area in the front yard.
- 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 remove unauthorized signs.
- Flyer boxes may be attached to the "For Sale" sign.

**A-5 Play Equipment**

## 1. Front Yard

- No basketball backboards, swing sets, or other fixed or portable equipment, game or play structure shall be erected at any dwelling without BOARD approval.
- Any portable basketball backboard, swing set or other equipment, game, or structure must be removed and kept out of sight within an enclosed garage / dwelling before sunset each night.

## 2. Backyard Guidelines

- Requests for backyard play equipment installation must be submitted to the ARC.
- ARC will survey neighbors for comments.
- Neighbor comments will remain anonymous, but any objections may result in the ARC's disapproval.
- Play structures will not be visible from the street.
- Play structures will be landscaped with a minimum of a six (6) foot hedge on both sides of the dwelling, which may not interfere with the neighbors' sight lines.
- Playground equipment shall not be visible from a neighbors' enclosed lanai.

**A-6: Driveways and Walkways, Pools, Lanais and Cages**

## 1. Driveways and Walkways

- Driveway surfaces may be poured concrete, paved or coated. Materials should match walkways.
- Colors should be neutral and coordinate with the dwelling. No black, white, or brightly colored finishes should be used.

## 2. Pools

- Swimming Pools must be enclosed in an approved cage or fence.
- No side yard or front yard pools are permitted.

## 3. Lanai and Pool Cages

- Structural elements shall be bronze for all cages facing water or preserve. Otherwise, white structural elements may be permitted in some cases.
- Cages must remain within easement lines.
- Cages must not obscure view of common areas.

**SECTION B: Authorities**

**Declaration of Protective Covenants, Conditions and Restrictions for Rivendell** as recorded beginning with Book 22842 Page 2626 and as **Amended Deed Restrictions** and said amendments subsequently recorded (abbreviated as ADR).

ADR 4.03(e) Changes and Modifications to Existing Structures: The COMMUNITY ASSOCIATION shall establish and Architectural Review Committee (ARC), pursuant to Article IX of the BY-LAWS, for the control of all modifications or changes to existing STRUCTURES and landscaping located on the COMMITTED LANDS. No STRUCTURE or landscaping shall be altered, nor shall any tree removal, change of exterior color, or other work be commenced which in any way materially alters the exterior appearance of any STRUCTURE or landscaping without the prior written approval of the COMMUNITY ASSOCIATION acting through its ARC. The COMMUNITY ASSOCIATION, acting through its ARC, shall establish, and may from time to time modify, standards and criteria to be applied to all modifications and changes to STRUCTURES and landscaping on the COMMITTED LANDS.

**Amended and Restated By-Laws of Rivendell Community Associations, Inc.** (abbreviated as B-L)

**B-L Article IX - COMMITTEES**, Section 4 states in part: The COMMUNITY ASSOCIATION may also establish and Architectural Review Committee which shall review and approve all modifications and changes to existing structures and landscaping prior to any work being commenced. The Architectural Review Committee shall establish standards and criteria to be applied to all modifications and changes, and shall establish such review procedures as it deems necessary and appropriate.

## The Woodlands at Rivendell Standing Rules (abbreviated as SR)

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, which may be subject to ARC review.

Note: ARC = Architectural Review Committee

### Fences (July, 2004; Revised April, 2016)

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, or beige. (March 10, 2010)

Requirements:

- 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. (June 20, 2006)
- 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 is not affected.

(Also see Deed Restriction 4.01 (b) on Fences)

### Yard Art (June 20, 2006)

- New yard art 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, enamel, terra cotta, cement, fabric.
- Inappropriate Material: Plastic, glass, artificial plants, inflatable objects.
- 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 a planting bed to enhance the plants. Shall be integrated into landscaping.
- Number: 3 items maximum per home site.
- All lawn and garden items must be removed or otherwise secured when the National Weather Service issues a hurricane warning for our area. Items deemed dangerous that have not been removed may be removed by the Association.
- Seasonal residents must remove yard items before they leave. Any damage done to, or caused by, yard art during a storm is solely the responsibility of the homeowner.
- The ARC is not required to consider what already exists in a neighbor's yard when reviewing an application. (Section 4.5 of the Covenants, Conditions and Restrictions states that an existing violation of a rule or regulation does not enable another homeowner to do the same)

(Also see Deed Restriction 4.01 (c) on Decorative Objects)

**Signs** (Also see Deed Restriction 4.01 (g))

### Political Signs (Oct. 29, 2004)

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

### For Sale/For Rent Signs (April 11, 2005; Revised August 2016)

- Only one sign, which is Board-approved, may be placed on the homeowner's 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 remove unauthorized signs.
- Flyer boxes may be attached to For Sale signs (June 20, 2006)

### Contractor Signs (June 20, 2006)

- Contractor signs may not be displayed on job sites.

### Lampposts (June 20, 2006; revised August, 2016)

- 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 repainted by doing one of the following:
  1. Have the mailbox refurbished or replaced by the manufacturer - Nostalgic Lampposts & Mailboxes 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.

#### Standing Committees (June 2, 2010)

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 (ARC) (Revised March, 5, 2012)

- 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 (May16, 2006)

- 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.
- At least one ARC member will visit every home requesting ARC approval prior to the ARC meeting at which the request will be presented.
- 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.

#### Tanks (October, 2013)

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 250 gallons.
- All tanks must conform to Sarasota County regulations and receive necessary permits.

#### Roof Coating Guidelines (November 5, 2014)

##### Roof sealing:

- Color must be complementary 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.

##### Vetting Process:

- All contractors must be fully licensed, insured, and in respectable standing with the both the State of Florida and Sarasota County.
- All contractors must submit a list of references of their work. (Address must be included.)
- All contractors must attend an ARC meeting to present the afore mentioned references.
- At this meeting the contractor will also need to provide an explanation of their process and an example of the materials to be used. (To be placed on the agenda for an ARC meeting notify the property management company of your interest and they will see that the chairperson of the ARC is informed.)

### Section C: Plant Lists

#### Recommended Plant List (N) Denotes a Native Plant

##### Trees

Live Oak (N)  
 Laurel Oak (N)  
 Southern Magnolia (N)  
 Sweet Gum "Palo Alto" (N)  
 Red Maple (N)  
 Drake Elm  
 Camphor Tree  
 Slash Pine  
 Crepe Myrtle  
 Ligustrum Tree  
 Savannah Holly Photina Tree

##### Palms

Cabbage Palm (N)  
 Washington Palm  
 Windmill Palm  
 Canary Island Date Palm  
 Queen Palm  
 Purotis Palm  
 European Fan Palm  
 Pygmy Date Palm

##### Ground Cover

Cast Iron Plant  
 Dwarf Jasmine  
 Holly Leaf Fern  
 Day Lilies  
 Mondo Grass  
 Gulf Muhly (N)  
 Spartina (N)  
 Heather

**Grasses**

St. Augustine (Florata)

(N) Denotes a Native Plant

**Shrubs**

**Medium**

Azalea Varieties  
 Viburnum  
 Compact Pittosporum  
 Dwarf Cornuta Holly  
 Dwarf Buford Holly  
 Yellow Iris (N)  
 Thyralis  
 Wax Privet  
 Juniper  
 Inkberry (N)  
 Florida Privet (N)  
 Saw Palmetto (N)  
 Walter's Viburnum (N)  
 Fetterbush (N)  
 Podocarpus  
 Jasmine Varieties  
 Fountain Grass  
 Camellia  
 Dwarf Oleander  
 Surina Cherry  
 Blue Daze  
 Gardenia  
 Holly Varieties  
 India-Hawthorn

**Accent**

Coontie (N)  
 Heavenly Bamboo  
 Crinum Lily (N)  
 European Fan Palm  
 King Sago  
 Philodendron  
 Bird of Paradise  
 Saw Palmetto (N)  
 Grafted Gardenia

**Dwarf**

Azalea Varieties  
 Dwarf Chinese  
 Parson's Juniper  
 Blue Shore Juniper  
 White Indian  
 Hawthorn  
 Yaupon Holly (N)  
 Coontie (N)  
 Lariope  
 Mexican Heather  
 African Iris  
 Daylilies

**Prohibited and/or Invasive Plants**

The following plant species are prohibited due to their invasive tendencies and their ability to destroy native plant systems:

|                |                   |                 |
|----------------|-------------------|-----------------|
| Earleaf Acacia | Ear Tree          | Australian Pine |
| Punk Tree      | Brazilian Pepper  | China Berry     |
| Rosewood       | Downey Rosemyrtle | Carrotwood      |
| Chinese Tallow |                   |                 |

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**Trash and Recycling collection the week of September 5th will be delayed one day due to Labor Day. Rivendell trash pickup which would normally occur on Thursday Sept 8th will occur on Friday Sept 9th.**

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## Architectural Review Committee Report - July 26, 2016

Architectural Review Committee Report - July 26, 2016

Attendees: Chairperson John Fitzgibbon, Maggi Verhagen, John Martin, Kay Mruz

Absentees: Cindy Caria, Board Liaison Gwen Leaning

The ARC meeting was called to order at 6:03 PM with a quorum of Committee members present.

The following applications were reviewed and decided for action.

| ITEM | ADDRESS                  | WORKPLAN                 | RESOLUTION  |
|------|--------------------------|--------------------------|---|
| 1.   | 742 Anna Hope Lane       | Install Irrigation Well  | Resolved: Approved<br>Motion: John M<br>2 <sup>nd</sup> : Maggi   |
| 2.   | 1341 New Forest Lane     | Remove and Replace Trees | Resolved: Approved subject to trees being on Plant List<br>Motion: John M<br>2 <sup>nd</sup> : Kay                        |
| 3.   | 682 Clear Creek Drive    | Replace Front Door       | Resolved: Approved subject to color being in accordance with ARC Guidelines<br>Motion: John F<br>2 <sup>nd</sup> : John M |
| 4.   | 1034 Oaks Preserve Lane  | Repaint Exterior         | Resolved: Approved<br>Motion: John M<br>2 <sup>nd</sup> : John F  |
| 5.   | 750 Fordingbridge Way    | Remove Trees             | Resolved: Approved<br>Motion: John F<br>2 <sup>nd</sup> : Maggi   |
| 6.   | 1208 Mallard Marsh Drive | Repaint Exterior         | Resolved: Approved<br>Motion: John M<br>2 <sup>nd</sup> : John F  |
| 7.   | 1056 Scherer Way         | Storm Shutters           | Resolved: Approved<br>Motion: Kay<br>2 <sup>nd</sup> : John F   |
| 8.   | 1069 Mallard Marsh Drive | Landscape Edging         | Resolved: Approved<br>Motion: Kay<br>2 <sup>nd</sup> : Maggi  |

New Business/ questions: John F advised that he will be meeting with a Sherwin-Williams representative on Thursday to see if we could develop a color palette for exterior paint similar to that used in Willowbend. The palette would contain suggestions for color combinations. Like the recommended plants list, its use would not be mandatory. John Martin may be able to join him at the Sherwin-Williams store on Tamiami Trail near Proctor Road.

The ARC did a preliminary review of a request for a pool installation at 1115 Mallard Marsh Drive and agreed that we would need a copy of the survey and approval letters from the neighbors before the ARC could formally review the request.

The ARC agreed that we should revert to our previous method of assigning property inspections by individuals rather than by teams. The Chair, John F, agreed to begin making future inspection assignments after the tenth of the month, as they are received from Lighthouse, in order to increase the amount of time available for making appointments with homeowners to do the inspections.

John F will canvass the ARC members for their availability in August and September to assure that we will have quorums at the August and September meetings.

### Next Architectural Review Committee (ARC) Meeting

The ARC meets the last Tuesday of each month at 6:00pm

Location: Cottages Clubhouse

Applications are due to Lighthouse Management by the third Tuesday of each month.

### Rivendell Community Contacts

#### Committees

##### Communication Committee

**Chair:** Carol Heckert (carolheckert@verizon.net)  
 Board Liaison: Bobby Merrill  
 Database Liaison: Barb Gahry  
 Block Captains: Cindy Schmidl  
 Newsletter: Linda Pearlstein, Judy Sokal,  
 Kay Mruz, Marilyn Probert, Pam Babbitt  
 Reporter Representative: Mike Bergman  
 Reporters: Ed Lin, Catherine Middleton,  
 Norma Lee Rhines  
 Webmaster: Gary Mruz

##### Architectural Review (ARC)

**Chair:** John Fitzgibbon (john.fitz48@gmail.com)  
 Board Liaison: Gwen Leaning,  
 Members: Margaret Verhagen, John Martin,  
 Cindy Caria, Kay Mruz

##### Maintenance Committee (MC)

**Chair:** Jim Stepien (jimstepien@gmail.com)  
 Board Liaison: Walter Perkowski  
 Members: Dave Gill, Carole Myles,  
 Joe Lucente, Sallie Hawkins, Curt Kennedy,  
 Kevin Humbert, Will Pascascio

**Rivendell website:** www.rivendellcommunity.com  
 Contact Lighthouse Management for password to  
 RESIDENTS section.

#### Rivendell Board of Directors

**Joe Sefack**, President  
 (jr.sefack@gmail.com)  
**Gwen Leaning**, Vice President  
 (gweninthesun@msn.com)  
**Walter Perkowski**, Secretary  
 (walter@SRQmoves.com)  
**Bobby Merrill**, Treasurer  
 (bobbymerrill3@aol.com)  
**Bruce Lorie**, Director  
 (brucelorie@yahoo.com)

#### Sub-Association Board of Directors

**The Cottages:** Ken Alarie, President; Steve Bragg,  
 1st Vice President; Bill Vanik, 2nd Vice President;  
 Kathi Webber, Treasurer; Carol Costa, Secretary.

**Patio Homes:** Bob Thierfelder, President; Dan  
 Tavares, Secretary; Dave Rollinson, Treasurer.

**The Villas:** Sherry Sholtis, President; Jane  
 Randhawa, VP/Secretary; Fred Hawkins, Treasurer.

#### Lighthouse Property Management:

941-966-6844  
**Property Manager:** Shannon Banks  
 (shannonbanks@mgmt.tv)  
**Assistant Property Manager:** Melissa Derisier  
 (melissaderisier@mgmt.tv)

**Deadline:** Submit articles and information to  
 Judy Sokal (judysokal@gmail.com)  
 by the tenth of the month.

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