

**VILLAS OF STOCKBRIDGE HOMEOWNER'S ASSOCIATION, INC.  
SIMPLIFIED RULES FOR OWNERS, TENANTS & GUESTS<sup>1</sup>**

**Exterior Home and Garden Maintenance**

1. Homes and gardens should be free from fallen limbs, debris, rubbish, etc., at all times. *First Supp. Dec. Art. VII, sections 7 and 12; see Sem. Co. Ord. Section 95.2, 95.3 and 95.4.*
2. Trash cans may be placed curbside only the night before scheduled pick and must be brought back inside by dusk on the day of trash pickup. *First Supp. Dec. Art. VII, sections 7 and 12; see Sem. Co. Ord. Section 95.2, 95.3 and 95.4.* All trash and recycling receptacles, bins, boxes, cans, bags, and other items must be stored inside the garage or inside of a fenced back yard and remain out of sight from the HOA common area or a neighbor's parcel at all times, except on designated trash days.
3. Newspapers, flyers, telephone books, etc. should remain outside no longer than 10 consecutive hours. *First Supp. Dec. Art. VII, sections 7 and 12; see Sem. Co. Ord. Section 95.2, 95.3 and 95.4.*
4. Xeriscaping and/or planting of Florida native plants are encouraged to conserve water. Xeriscaping requires prior ARC approval. Invasive plants, shrubs, and trees are discouraged because of their environmental damage.
5. Lawns should be maintained to an acceptable 3-4 inch height at all times and free from weeds or bare spots. *First Supp. Dec. Art. VII, section 12.*
6. Landscaping beds should be kept weed free and tidy. *First Supp. Dec. Art. VII, section 12.*
7. Dead trees, shrubs, branches, etc., should be removed and keep trees off houses. *First Supp. Dec. Art. VII, section 12; see Sem. Co. Ord. Section 95.2, 95.3 and 95.4.*
8. Siding, windows, common-party walls, fences, privacy walls, driveways, and roofs should be in good repair and without mold, mildew, wood rot, etc. *First Supp. Dec. Art. VII, sections 12 and 13.*
9. All exterior work, including painting, re-roofing, fencing, erection or removal of common-party walls (walls between homes), concrete staining or painting, paver installation or removal, driveway and sidewalk painting or staining, installation of solar panels, new sod, major landscaping projects, tree removal, installation or removal of screen enclosures, installation or removal of privacy walls/fences in front of home along patio area, installation or reinstallation of siding, and/or installation or removal of hurricane protection products must be approved in writing by the architectural review committee before beginning work. *Master Decl. Article V, section 1.* You must submit an application for any exterior work done to the home through ARC Tracker, which can be found at

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<sup>1</sup>Supplemented in June/July 2024

[www.arctracker.com/villasofstockbridge](http://www.arctracker.com/villasofstockbridge).

10. Shrubs should be kept trimmed and not over 6 feet in height unless written approval is obtained from the architectural review committee. *First Supp. Dec. Art. VII, section 8.*
11. No permanent or temporary structures of any kind are ever allowed, including sheds, garages, etc. and at no time may they be seen from any other parcel or HOA common area. *First Supp. Dec. Art. VII, section 3.* Those present in the community as of Jan. 1, 2012 will be grandfather in. However, when they are in need of repair or replacement, no replacement sheds or structures will be allowed. Party tents or blow up children's play houses are allowed for no more than 12 consecutive hours if there for a party. *First Supp. Dec. Art. VII, sections 3 and 5.*
12. Any constructed privacy wall/fence or common walls must be no more than 6 feet in height and should either be painted white or the color of the body of the home. *First Supp. Dec. Art. VII, section 8.* You must submit an application for any exterior work done to the home through ARC Tracker, which can be found at [www.arctracker.com/villasofstockbridge](http://www.arctracker.com/villasofstockbridge).
13. No commercial signs are allowed at any time, except for "for sale," "for rent," commercial realtor signs, or garage sale signs. Any such signs must not be illuminated or exceed 4 square feet. *First Supp. Dec. Art. VII, section 11.* No operating a business or using the property for commercial or non-residential purposes, including but not limited to operating any business, operating daycare or child care, the provision of professional services, and renting the property for vacation rentals, AirBNB, short term rentals, etc. Only long term rentals of at least seven (7) months or more are allowed. *First Supp. Dec. Art. VII, sect. 2.*
14. Trees located on any Lot having a diameter of eight inches (8") or more (measured four feet (4') from ground level) may not be removed without prior approval of the Architectural Review Committee. All trees planted within 10 feet of community fences must have prior approval. All requests for approval of tree removal shall be submitted to said ARC's along with a plan showing generally the location of such tree(s). Notwithstanding the foregoing, the Seminole County Arbor Ordinance shall take precedence over this Section 16 and may require a permit and/or replacement of the tree to be removed. *First Supp. Dec. Art. VII, sections 16 and 17.*
15. No radio or television antennae are permitted on any Lot or common area. Satellite dishes must be affixed to the home or be located on the Owner's Lot and not on common ground. *First Supp. Dec. Art. VII, section 12.*
16. No in-ground or above-ground pools of any kind are allowed on the Owner's Lot. *First Supp. Dec. Art. VII, section 19.*
17. No lot or home shall be used for any purpose except residential. The term "residential" is intended to prohibit any commercial use, including professional office use of any portion of any Lot or Dwelling Unit. *First Supp. Dec. Art. VII, section 2; see Sem. Co. Ord. Sections 95.2, 95.3 and 95.4.*

18. Roof, driveway, hurricane shutters, screen rooms, windows, doors, and siding colors should be harmonious. All roofs must be asphalt shingles. Therefore, if your roof is in the gray family of colors, your driveway will need to be gray if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: gray, violet, pink, rose, blue, light blue, or some shades of green. If your roof is in the brown family of colors, your driveway will need to be a brown color if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: brown/tan/beige, yellow, peach, pink, rose, or some shades of green. No house siding shall be white, cream, or ivory. Garage doors should be the color of the body of the house or the trim. Trim, soffia, fascia, and drip edge may be white, cream, or ivory and must be a contrasting and complimenting color. *First Supp. Dec. Art. VII, sections 8, 12 and 13; See color scheme chosen by builder ie., New England colors, established in 1984 and reaffirmed by HOA Board of Directors in 1991 and 2006, and clarified in 2019-2020.* Windows should match the trim of the house and generally should be white, cream or ivory.
19. All newly installed or any replacement aluminum screened-in porches or screen enclosures are to be bronze or white in color and must be harmonious with the house. For example, if you have white windows, you must have a white aluminum screen room if you are installing a new one or replacing an existing one.
20. Window replacement may be with or without the white grid bars that were original with your home. Only white replacement windows will be considered and approved. Bronze windows are generally disfavored but will be considered on a case-by-case basis. All windows must be harmonious with the home.
21. All exterior doors must be six panel in style like the current doors in the community.
22. All new garage doors must be white or must be painted the same as the body color of the home. Garage doors must either be solid with panels (like a 6 panel door) or they may have small windows at the top of the door with panels (like a 6 panel door).
23. Retaining walls must not negatively affect water drainage, direct water towards, cause flooding, and/or cause water pooling on another owner's parcel or on HOA common area. To match the current existing retaining walls in the community, no wooden retaining walls are allowed. All block retaining walls must be constructed of Old Castle "Diamond 10D" blocks and caps in the color "Cocoa" and all poured concrete retaining walls must be painted Glidden "Oakwood brown." The width and type of the poured concrete walls must either be 6 inches of non-steel reinforced 3,000 psi minimum concrete or 6 inches of fiber-reinforced concrete. Drawings certified by an engineer are required for all retaining walls, whether block or poured concrete.
24. All solar panels must installed flat on your roof. They may not be on poles or otherwise placed anywhere on the lot.
25. All permanent fixed storm shutters must either one of two types: (1) "Colonial" shutters, which are permanently attached to your home on either side of each window or which wrap

around your screen room, or (2) “Bahama” shutters, which are permanently attached over your windows and screen rooms. No Bahama shutters may be located over any exterior door or garage door. No Colonial shutters may be located over any exterior garage door. If one shutter is installed anywhere on the home, then all windows must have shutters installed to maintain the community aesthetic and to provide complete hurricane protection. All permanent fixed storm shutters over windows and screen rooms should be the same color as the trim of your home, which is usually white, ivory, or cream.

26. All roll-down track storm shutters shall be mounted over doors, windows, and screen rooms, and must be permanently attached to your home. The mount and/or encasement holding the roll-down shutter must be rectangular and mounted onto and remain inside the upper trim piece located above the doors, windows, and screen rooms. No roll-down shutters may be located over any garage door. If one roll-down track shutter is installed anywhere on the home, then all windows and exterior doors must have roll-down track shutters installed to maintain the community aesthetic and to provide complete hurricane protection. All roll-down track shutters over doors, windows and screen rooms should be the same color as the trim of your home, which is usually white, ivory, or cream.
27. All exterior fixed generators must be located inside of a 6 foot tall, white vinyl PVC fenced back yard area and the fence must enclose the entire back yard of the lot. All exterior fixed generators must be able to run on propane and must be permanently hard wired into the main outdoor electrical box. They must be placed on a non-permeable pad designed to catch any spilled fuel. Generators must be no more than 4 feet tall. No fixed generator will be approved that can be seen from HOA common area, any HOA roadway or parking lot, or from a neighbor’s property. Exterior fixed generators must comply with all applicable laws and building codes in effect at the time of installation.
28. All exterior fuel storage tanks must be located inside of a 6 foot tall, white vinyl PVC fenced back yard area and the fence must enclose the entire back yard of the lot. All exterior fuel storage tanks must be above ground only, must stand no more than 4 feet tall, must be placed on a non-permeable pad designed to catch any spilled fuel, must be white in color, and cannot be more than 500 gallons. Exterior fuel tanks may only store propane. They may not store gas or diesel. Exterior fuel storage tanks must be maintained at all times, properly permitted, and inspected annually for leaks. No fuel storage tank will be approved that can be seen from HOA common area, any HOA roadway or parking lot, or from a neighbor’s property. Exterior fuel storage tanks must comply with all applicable laws and building codes in effect at the time of installation.
29. All exterior potable water storage tanks must be located inside of a 6 foot tall, white vinyl PVC fenced back yard area and the fence must enclose the entire back yard of the lot. All exterior potable water storage tanks can be either above ground or underground. All above ground exterior potable water storage tanks must stand no more than 5 feet tall, must be white in color, and cannot be more than 1,000 gallons. No potable water storage tank will be approved that can be seen from HOA common area, any HOA roadway or parking lot, or from a neighbor’s property. Exterior potable water storage tanks must comply with all applicable laws and building codes in effect at the time of installation.

30. Florida is prone to hurricanes and the related wind and water damage. Homeowners may wish to install various hurricane protection products, which may include but are not limited to: roof systems recognized by the Florida Building Code which meet ASCE 7-22 48 standards; permanent fixed storm shutters; roll-down storm shutters; impact-resistant windows and doors; reinforced garage doors; erosion controls; exterior fixed generators; fuel storage tanks; potable water storage; and/or other hurricane protection products used to preserve and protect your home. All hurricane protection products must be approved by the Association prior to installation and they must fit in with and adhere to the general and existing unified New England style homes and design that the community currently has. Additionally, all hurricane protection products must comply with all state, federal, and local laws and regulations, as well as all building and zoning codes in Seminole County, Florida, including permitting. Hurricane protection products that do not comply with these rules will be denied and installation without approval will subject the homeowner to possible fining, suspension, and/or declaration and rule enforcement litigation. Pre-approval from the Architectural Review Board is required before replacing, painting or repairing siding, common walls (erecting or removing), fences, concrete staining or painting, installing pavers, trim, windows, garage doors, roofs, and installing of any hurricane protection products. *Master Dec. Article V, section 1; First Supp. Dec. Art. VII, sections 8, 12 and 13; Fla. Stat. § 720.3035(6)*. A permit from the county may also be required. *Sem. Co. Ord. Chapter 40*.
31. Owners should be mindful of the County's noise restrictions regarding the use of lawn equipment, loud music, and parties between the hours of 11 p.m. and 7:00 a.m. *First Supp. Dec. Art. VII, section 7; Sem. Co. Ord. Section 165.21, 165.23 and 165.24*.
32. Pursuant to Florida law, trees, shrubs, etc., that encroach on your property, hang over your roof, hang over your home, lay on your fence or house, or fall on your fence or house, from a neighbor's or the associations' property may be trimmed back to your property line so long as the pruning does not kill the tree. A parcel owner or the association who owns the property where the tree is growing is not required to trim the tree or remove the tree to protect your property. Neither your neighbor nor the association is responsible for cutting or trimming trees or for any damage caused by trees which are overhanging your property or damage your property. No ARB request is required for tree or shrub trimming. *See Gallo v. Heller, 512 So. 2d 215 (Fla. 3d DCA 1987); Scott v. McCarty, 41 So.3d 989 (Fla. 4<sup>th</sup> DCA 2010)*. In other words, if the tree was on your property and was dead and fell onto your neighbor's home, you would not be responsible for any damages caused to your neighbor's home under Florida law, but you would be responsible for damages caused to your own home. Similarly, if a tree on HOA common ground or your neighbor's lot falls onto your home, the neighbor or the HOA are not responsible for damages caused to your home. This has been the law in Florida since the 1980s.
33. Homeowners and tenants must comply with all application state, federal, and local laws, including but not limited to any zoning restrictions, building codes, permit requirements, ordinances, statutes, regulations, municipal codes, etc. *First Supp. Dec. Art. V, section 1; Restated Supp. Dec. Art. V, section 2*.

34. Outdoor open burning is prohibited in Seminole County, which requires that all open fire pits be 25 feet from forests, 50 feet from paved public roads, 25 feet from the homeowner's house, and 150 feet from other occupied buildings, as well as must have a wire mesh over the pit. Due to the nature of the size of lots and the proximity to the houses, it is illegal to burn in the community. It is illegal to burn household garbage including paper products, treated lumber, plastics, rubber materials, tires, pesticide, paint and aerosol containers. Homeowners must comply with zoning restrictions, including building codes and obtaining the required permits from the County. First Supp. Dec. Art. V, section 1; Restated Supp. Dec. Art. V, section 2.
35. Holiday decorations and/or lights must be taken down no later than 15 days past the last day of the holiday.
36. Performing mechanic work or working on vehicles is strictly prohibited by the HOA declarations, which provide: "No Lot, driveway, Common area or Limited Common Area shall be used for the purpose of vehicle repair or maintenance." See First Supp. Dec. Art. VII, section 7. If the mechanic work is done for other persons besides owner, then it is commercial activity which is also prohibited by the HOA declarations. See First Supp. Dec. Art. VII, section 2.
37. No livestock, poultry, or other animals shall be raised, kept, or bred at any time or for any purpose. Domesticated dogs and cats may be kept inside, but may not be bred or kept for commercial purposes. See First Supp. Dec. Art. VII, section 6. No animals may be kept in cages or outside on tie ropes or chains at any time.
38. Large lawn ornaments such as full size deer, seahorse bird baths, mirrored globes, etc. are not permitted. Ornaments such as ducks, hex signs, etc. should not be mounted on the exterior of houses.
39. Basketball goals shall not be placed on or attached to the house structure itself. Basketball goals will be permitted only in limited circumstances:
  - Must be moveable and cannot be placed into the ground.
  - Will not interfere with neighbors' property (car, house, yard).
  - Cannot be mounted next to a street, *i.e.*, using street as the basketball court. Lot diagram shall be included in application pointing out location of goal on the lot. Cannot be mounted on house.
  - Shall be kept in good repair.
  - Shall be removed when no longer used or when owner moves.
  - Applicant shall obtain concurrence of neighbors to erect goal, and documentation showing this concurrence shall be included in application.
40. Cables and wires visible from the street attached to houses must be either painted the body color of house or enclosed in a "wire cover" (conduit) which is to be painted the body color of the house. All other cable and internet wires are to be buried underground.

## Fences

1. All new fences in must be 6 foot tall white PVC vinyl fencing. If repainting of an existing wood fence is needed, the fence must be re-painted white (the same white as the PVC vinyl). If the existing fence needs repair or replacement of more than 30% of the boards, then the entire fence must either be removed or replaced with only white PVC vinyl fencing. Homeowners may not place any portion of their fence on Association property. Any fence or other structure on Association property is subject to removal by the Association at the expense of the Homeowner. Additionally, there cannot be any gates, openings, or other means of access, egress, ingress, etc., to another homeowner's or the Association's property regardless of which way the gate opens or closes. All gates and other openings have to be located where they can only provide access, ingress, egress, etc., onto your own property. *First Supp. Dec. Art. VII, sections 8 and 12; see Board/ARC guidelines adopted January 2014, April 2013, October 2005, February 1992, April 1990, and July 26, 1989.*
2. Permission from the Architectural Review Committee is required before replacing or painting fencing. *Master Decl. Art. V, section 1.*
3. Fencing shall be no more than 6 feet in height. *First Supp. Dec. Art. VII, sections 8 and 12; see Board/ARC guidelines adopted April 2013, October 2005, February 1992, April 1990, and July 26, 1989.*
4. Fences must be maintained and the color must be white at all times. They should be free from rot, mildew, etc., and be in good repair. *First Supp. Dec. Art. VII, sections 8 and 12; see Board/ARC guidelines adopted April 2013, October 2005, February 1992, April 1990, and July 26, 1989.*
5. Homeowners must comply with zoning restrictions, including building codes and obtaining the required permits from the County. *First Supp. Dec. Art. V, section 1; Restated Supp. Dec. Art. V, section 2.*

## Parking

1. Parking is extremely limited in the community and many homes only have a 1 or 2 car driveway. There is not sufficient parking in the community for residents to have 3 or more cars. To remedy some of the parking issues, the Board voted years ago to assign parking to homes with driveways that could only accommodate 1 vehicle after the streets were re-paved. As a result, parking that is available in a parking lot will either be assigned to those homes that can only accommodate 1 car vehicles, or will be visitor parking, which is on a first come basis.
  - Gravel and asphalt parking lots are located near 2612 Attleboro, on Kittery Lane, near 2971 Burlington, near 2953 Burlington, near 2931 Hanover, on the left side of 2927 Hanover, near 581 Portland, near 569 Portland, near 527 Portland, near 519 Portland, in front of 2908 & 2910 Quincy, on the left side of 2908 Quincy, between 507 and 511 Harvard, near 533 Harvard, on the left side of 534 Harvard, on

- Abington, on the right side of 548 Portland, and at the community pool.
  - There is assigned parking on Abington, Hanover, Harvard, Quincy, parts of Portland, and Burlington. Please do not park in a space that is not assigned to your Dwelling Unit.
2. All vehicles utilizing a parking spot in a parking lot, whether assigned or not, must have a current and valid parking decal permanently affixed to the back window of their vehicle on the lower right side of the window, which has issued by the HOA in order to park in the parking lot whether or not the vehicle is registered to a person who lives in a home with a designated parking spot.
  3. Due to the limited parking in the community, parking spots in the parking lots shall not be used for any single-wheeled, two-wheeled, or three-wheeled vehicles by whatever name called, including but not limited to motorcycles, scooters, mopeds, bicycles, e-bikes, trikes, slingshots, unicycles, monowheels, uniwheels, monocycles, etc. These types vehicles must be parked on a driveway or inside the garage.
  4. Residents, Tenants, Guests, and Owners may not park on any grass area or mulch area at any time and should always use their driveways or designated parking lots. *First Supp. Dec. Art. VII, sections 3, 4 and 5; Sem. Co. Ord. Sections 250.70, 250.72, and 250.74.*
  5. Residents, guests, tenants, and owners should not park in any spot in a parking lot space that is not assigned to the home / Dwelling Unit where you reside.
  6. Due to the narrow nature of the streets and the inability for emergency vehicles to gain access with vehicles parked on the street, no one may park on the streets at any time day or night.
  7. No boat, boat and trailer, trailer, POD, house trailer, mobile home, camper, ATV, four-wheeler, jet ski, recreational vehicle, or other similar vehicle shall be parked for any period of time or stored or otherwise permitted to remain on the premises except inside a closed garage which is part of and attached to a Dwelling Units or stored in such a manner that neither it nor any cover can be seen from the front of the house or from any adjacent residential parcel or HOA common area. *First Supp. Dec. Art. VII, sections 3, 4 and 5; Sem. Co. Ord. Sections 250.70 and 250.72; Fla. Stat. § 720.3045.* All dumpsters used to dispose of roofing, siding, or other materials, must be placed in the driveway of the home and cannot be on the premises for more than ten (10) days.
  8. No commercial vehicle shall be parked for any period of time in excess of ten (10) consecutive hours, overnight for any length of time, or stored or otherwise permitted to remain on the premises except in a closed garage attached to a Dwelling Unit. *First Supp. Dec. Art. VII, sections 3, 4 and 5; Sem. Co. Ord. Sections 250.70 and 250.72; Fla. Stat. § 720.3075.* No trucks having a rated load limit of more than two (2) tons or having more than two (2) axles may be parked or stored in any residentially zoned area other than to load or unload merchandise; nor may any truck of any size, which has operating motorized cooling units, be permitted to be parked in any residentially zoned area. *Sem. Co. Ord. Section 30.1350.*

9. No parking of inoperable vehicles, vehicles without proper and valid registration, or vehicles without valid license plates or license plates not permanently assigned to the vehicle at any time is permitted, except inside a closed garage, attached to and part of a home / Dwelling Unit. *First Supp. Dec. Art. VII, sections 3, 4 and 5; see Sem. Co. Ord. Section 95.2, 95.3, 95.4, 120.2, 120.3, 120.4 and 250.76.* Inoperable vehicles, vehicles without proper and valid registration, vehicles without valid license plates or renewal stickers, and/or vehicles with license plates attached to a vehicle that are not permanently assigned to the vehicle will be towed at the expense of the vehicle owner.
10. For the safety of the children and residents of the community, the posted speed limit on all streets in the community is 15 miles per hour and all persons are required to come to a complete stop at all stop signs. *Fla. Stat. § 316.074.*
11. Violators of any parking rule may be ticketed, towed, fined, and/or have their recreational facility use (pool, tennis, pickleball court) privileges suspended.

### **Driveways**

1. Driveways should be kept mildew, debris, and oil free at all times. *First Supp. Dec. Art. VII, sections 12 and 13; see Sem. Co. Ord. Section 95.2, 95.3 and 95.4.*
2. Driveways and sidewalks may not be painted except with a Florida Department of Transportation approved paint approved by the ARB. However, sidewalks and driveways may be stained with concrete stain with a color approved by the ARC. *First Supp. Dec. Art. VII, sections 12 and 13.* Community sidewalks may not be painted or stained by homeowners.
3. Pre-approval for any concrete paint or stain or installation of pavers must be obtained in writing from the architectural review committee prior to staining driveway. *Master Decl. Article V, section 1.*
4. Roof, driveway/sidewalk, and siding colors should be harmonious. Therefore, if your roof is in the gray family of colors, your driveway will need to be gray if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: gray, violet, pink, rose, blue, light blue, or some shades of green. If using pavers, you must choose a set of three different colored pavers, i.e., a light gray, medium gray, and dark gray colored pavers. If your roof is in the brown family of colors, your driveway will need to be a brown color if painted or stained, and your siding will need to be in one of the following families of colors regardless of the shade of the color: brown/tan/beige, yellow, peach, pink, rose, or some shades of green. If using pavers, you must choose a set of three different colored pavers, i.e., a light brown, medium brown, and dark brown colored pavers. You must paint or stain the entire driveway including the apron or easement by the street, as well as the sidewalk. *First Supp. Dec. Art. VII, sections 8, 12 and 13; See color scheme chosen by builder, i.e., New England colors, established in 1984 and reaffirmed by HOA Board of Directors in 1991 and 2006, and clarified in 2019-2020.*

5. Driveway replacement and/or driveway extensions: Driveway replacement and/or driveway parking extensions must be either the original unpainted concrete or in one of two families of colors: BROWNS or GRAYS, as stated above in paragraph 4 for painting and staining. Basically, you must match your existing driveway and roof. If your driveway is currently the original concrete you are not required to paint it; but if it is painted, you must paint the driveway extension the same color. If you are submitting a request to extend your existing one-car driveway, the extension of the driveway must be continuous with and not apart from the current driveway. The extension must be done with concrete or pavers, as provided in Seminole County's Residential Driveway Construction Permit Application and in paragraph 4 above. Gravel parking extensions will not be approved by the ARC under any circumstances. The total driveway width after extension is added cannot exceed 18 total feet with a 3 feet or less wide flares at the street, for a total width of 24 feet or less at the street. All driveways must be 5 feet or more from your neighbor's property line and 6 feet or more from your neighbor's driveway flare. Water drainage must not be negatively affected by any driveway extension. Concreting or placing pavers on the entire front yard area of your home is expressly not allowed for both aesthetic reasons and because of the negative effects on drainage. No extensions will be considered or approved for homes with two-car driveways or double car garages. All homeowners, however, may add gravel of no more than 18 inches wide on either side of the driveway as a landscape feature only. If extending the driveway with concrete, the depth and type of the concrete must either be 6 inches of non-steel reinforced 3,000 psi minimum concrete or 6 inches of fiber-reinforced concrete. Expansion joint is material required where the new concrete will join the existing concrete driveway. Drawings certified by an engineer are required for all concrete replacements and extensions.
6. Homeowners must comply with zoning restrictions, including building codes and obtaining the required permits from the County. *First Supp. Dec. Art. V, section 1; Restated Supp. Dec. Art. V, section 2.*

## **Pool**

1. Children (persons under 18 years of age) must be accompanied and supervised by an adult (person over 18 years of age) at all times. *HOA Pool Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a); HOA Pool Rules adopted 2019.* You must remain with children and guests at all times.
2. Pool gates may not be propped open at any time, unlocked for persons, or unlocked remotely. Gate codes, apps, fobs, cards, or any other form of gate access may not be given to anyone other than the person to which it was issued. Do not open the gates for anyone who is not your own guest and who is with you. *HOA Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a); HOA Rules updated 2013.*
3. Within the fenced pool area including under the cabana, there shall be
  - no ALCOHOLIC BEVERAGES of any kind regardless of whether they are in cans, bottles, jars, metal cups, plastic cups, etc.;
  - no animals (with the exception of certified service dogs for the disabled—certification must be provided);

- no glass containers, bottles, etc.;
- no grills or smokers (gas, charcoal, or otherwise);
- no balloons in pool area;
- no horse playing, diving, or jumping into pool;
- no sexual contact;
- no shorts, jeans, t-shirts, cut-off shorts, diapers, pull ups, etc. in pool;
- no skateboards, bicycles, scooters, remote controlled cars, vehicles, skates, hoverboards, rollerblades, etc.;
- no running in the pool or pavilion area;
- no drugs of any kind;
- no activities that would disturb, annoy, endanger, or diminish the quality of the experience for others at the pool or in nearby homes;
- no cursing, disruptive noises, or loud music which can be heard by nearby homes; and
- no shoes with cleats (metal, plastic or rubber).

*Fl. Admin. Code 64E-9.006, 64E-9.008; HOA Pool Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a); HOA Pool Rules adopted 2019.*

4. Proper swimming attire shall be worn at all times. Please be mindful of your attire as the community has many small children.
5. Guests (non-residents and residents without their own access code) and children under 18 years of age must be accompanied by adult resident of Villas of Stockbridge at all times. *HOA Pool Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a).* You must remain with children and guests at all times.
6. Homeowners who fail to pay HOA dues or who violate any HOA rule, declaration, or bylaws, etc., may have their privileges to use the pool, tennis courts, and any other amenities, as well as their voting rights, suspended until current. *Restated Bylaws, Art. VII., Section 1(a), and (b); Fla. Stat. § 720.305.*

### **Tennis & Pickleball Courts**

1. Tennis and Pickleball courts are for tennis and pickleball only. They are not for soccer, futsal, playing catch, skating, skateboarding, etc.
2. Children (persons under 18 years of age) must be accompanied and supervised by an adult (person over 18 years of age) at all times. *HOA Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a); HOA Pool Rules adopted 1994.* You must remain with children and guests at all times.
3. Tennis gate may not be propped open at any time, unlocked for persons, or unlocked remotely. Gate codes, apps, fobs, cards, or any other form of gate access may not be given to anyone other than the person to which it was issued. Do not open the gates for anyone who is not your own guest and who is with you. *HOA Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a); HOA Rules updated 2013.*

4. On the tennis courts, there shall be
  - no ALCOHOLIC beverages;
  - no animals (with the exception of certified service dogs for the disabled—certification must be provided);
  - no glass containers, bottles, etc.;
  - no grills or smokers (gas, charcoal, or otherwise);
  - no balloons;
  - no horse playing;
  - no sexual contact;
  - no skateboards, bicycles, scooters, remote controlled cars, vehicles, skates, hoverboards, rollerblades, etc.;
  - no cursing, disruptive noises, or loud music which can be heard by nearby homes; and
  - no shoes with cleats (metal, plastic or rubber).

*HOA Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a); HOA Rules adopted 2019.*

5. Only rubber soled tennis shoes are allowed on tennis courts. *HOA Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a).*
6. Guests (non-residents and residents without their own access code) must be accompanied by adult resident of Villas of Stockbridge at all times. *HOA Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a).* You must remain with children and guests at all times.
7. Homeowners who fail to pay HOA dues or who violate any HOA rule, declaration, or bylaws, etc., may have their privileges to use the pool, tennis courts, and any other amenities, as well as their voting rights, suspended until current. *Restated Bylaws, Art. VII., Section 1(a), and (b); Fla. Stat. § 720.305.*

### **Playground, Park and Pond Areas**

1. There shall be
  - no throwing of sand;
  - no playing or wading in water as it is treated with chemicals;
  - no fishing as it is treated with chemicals;
  - no dumping of trash, chemicals, paints, etc. (*See EPA and DER regulations*).
  - no writing, painting, marking, drawing, etc. on equipment, bridge, picnic tables, etc.
  - no animals (with the exception of certified service dogs for the disabled).

*HOA Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a).*
2. Children (persons under 16 years of age) must be accompanied and supervised by an adult (person over 18 years of age) at all times. *HOA Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a).* You must remain with children and guests at all times.

3. Guests (non-residents) must be accompanied by adult resident of Villas of Stockbridge at all times. *HOA Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a)*. You must remain with children and guests at all times.
4. Playground, Pond and Park areas close at dusk. *HOA Rules adopted 1994; Restated Bylaws, Art. VII., Section 1(a)*.
5. Homeowners who fail to pay HOA dues or who violate any HOA rule, declaration, or bylaws, etc., may have their privileges to use the pool, tennis courts, and any other amenities, as well as their voting rights, suspended until current. *Restated Bylaws, Art. VII., Section 1(a), and (b); Fla. Stat. § 720.305*.

### **Animals**

1. No livestock, poultry, or animals of any kind or size shall be raised, bred, or kept on any Lot or inside any Dwelling Unit; provided, however, that dogs, cats, or other common domesticated household pets may be raised and kept inside the Dwelling Unit provided such pets are not kept, bred or maintained for any commercial purposes. *First Supp. Dec. Art. VII, section 6*. Examples of prohibited outdoor animals would include but not be limited to reptiles such as snakes, alligators, geckos, dragons, or lizards; amphibians such as tortoises or turtles; avian species including chickens, ducks, geese, peacocks, parrots, macaws, cockatiels, cockatoos, guinea fowl, etc.; insects or arachnids; and mammals such as rabbits, cats, dogs, ferrets, gerbils, sheep, pigs, llamas, alpacas, chinchillas, hedgehogs, guinea pigs, opossums, monkeys, rats, mice, hamster, goats, miniature horses, etc.
2. All such permitted pets shall be kept on the Owner's Lot and shall not be allowed off the premises of the Owner's Lot except on a leash. County ordinance requires that all dogs must be leashed if not on the Owner's Lot or any a designated dog park. *First Supp. Dec. Art. VII, section 6; see Sem. Co. Ord. Section 20.17*.
3. No permitted pet shall be allowed to make noise in a manner or of such volume as to annoy or disturb other Owners. *First Supp. Dec. Art. VII, sections 6 and 7; see Sem. Co. Ord. Section 20.19*.
4. County ordinance requires that pet owners are required to pick up all animal waste, including that located on their own property and at no time should pets be allowed to defecate on another's property. Pet waste stations are located throughout the community. *See Sem. Co. Ord. Section 20.18, 20.20 and 20.21*.
5. Outdoor cats should be spayed or neutered, as well as vaccinated for rabies since we live near the Wekiva Springs State Park. Our community is frequented by bears, raccoons, possums, coyotes, and other wild animals. *See Sem. Co. Ord. Section 20.51, 20.52*.
6. Animals must be kept indoors except for play and walks. Animals must not be kept in outdoor cages or on chains, ropes, ties, or leashes. *Sem. Co. Ord. Section 20.16, 20.17, and 20.39*.

## General

1. The Homeowner's Association shall have an easement over all homeowner lots. *Master Decl., Art. VI, section 2.*
2. The Homeowner's Association shall have the right to enforce all restrictions, covenants, liens, easements, etc. *Master Decl., Art. IX, section 1; Fla. Stat. § 720.305.*
3. The Homeowner's Association shall have the right to suspend voting rights, levy fines, and/or suspend the use of recreational facilities for any homeowner, their tenant, or their guests failure to pay dues and assessments, or abide by the rules of the Association. Violation of any of the rules regarding the pool, tennis courts, pond, common areas, or other recreational facility will result in the violation being sent directly to the Board of Directors and/or Compliance or Fine committee without an opportunity to cure the violation. *First Supp. Dec. Art. II, section 1; Certificate of Approval of Proposed Amendment to the By-Laws and Amendment to Restated By-Laws (Oct. 25, 1994); Fla. Stat. § 720.305; HOA Rules adopted 2013 and restated 2019.*
4. The Homeowner's Association rules, covenants, and assessments are binding on every homeowner whether it is stated on their deed or not since the restrictions are recorded in the Official Records of Seminole County and are a part of the chain of title. *First Supp. Dec. Art. IV, section 1.*
5. The Homeowner's Association may enter upon a homeowner's land for the purposes of mowing, trimming, maintaining common areas, or to maintain the interior or exterior of any home or lot. The Association may make any repairs and bill them to the homeowner if they homeowner fails to maintain his property. *First Supp. Dec. Art. VII, sections 10, 12, 13, 14, 15 & 17.*
6. Common areas and limited common areas are for the use of the entire community. Homeowners have no right to seek to partition, seek to divide, install fences, install sheds, plant trees or other vegetation, park vehicles, or otherwise encumber any common areas or limited common areas. Likewise, the Homeowner's Association may not transfer, sell, or divide any common areas or limited common areas except to the County. Common areas may only be used as designated on the plats for recreation, landscape buffers, green areas, utility easements, etc. *Restated Supp. Dec. Art. VIII; See STOCKBRIDGE UNIT 1, Plat Book 28, pages 79 & 80; STOCKBRIDGE UNIT 2, Plat Book 29, pages 86 to 89; and STOCKBRIDGE UNIT 3, Plat Book 35, pages 96 & 97, as recorded in the Official Records of Seminole County, Florida.*