STONEYBROOK
- AT GATEWAY -

9521 Pebble Brook Blvd.
Fort Myers, FL 33913

Welcome:
We would like to assist you in becoming acquainted with **SOME** of the Rules and Regulations that are in your Declaration of Covenants for the Stoneybrook at Gateway Master Association. The information provided is a summary. Please visit our web-site at www.sbgateway.org to download the complete version of the documents and by-laws if you do not already have them. Please sign up for our e-mail blasts for up to date communications.

1. Parking & Storage of Vehicles:

- No boat, personal watercraft, trailer, semi-trailer, house trailer, camper, mobile home, motor home, bus, truck camper, or a disabled, inoperative or unlicensed vehicle is permitted unless it is kept fully enclosed inside the garage, except that these vehicles are permitted for loading and unloading purposes only, and then for a maximum of 12 hours.
- Parking a vehicle at the community center is allowed during use of the community center amenities or by special request to the clubhouse office. Because parking in the street is not allowed, the clubhouse parking lot may also be used for overflow guest parking by residents having a private party at their residence. This allows residents to shuttle their guests to and from their residence. You Must notify the Clubhouse office in advance.
- Vehicles may only be parked on paved driveways or in garages. Parking on the sidewalk, grass or landscaped areas are prohibited.
- Parking on the street is not allowed in Stoneybrook per GSCDD. Signs are posted on each street and violators are subject to ticketing and/or towing.
- No commercial car or truck is allowed to be parked anywhere except in the garage, except for construction or service vehicles temporarily present on business. The term "commercial vehicle" means that commercial markings, signs, displays, equipment etc. is visible from the exterior of the vehicle.
- Pick-ups/vans with double rear wheels, oversized mud tires or jacked up chassis are not allowed unless they are parked in the garage.
- Vehicle Repairs may not be on the driveway. Only emergency tire replacement is allowed.
- P.O.D.S. Units are allowed on your property for a maximum of 48 hours for loading/unloading only. With approval and a parking pass from the Clubhouse, additional time may be allowed.
- Passenger automobiles, vans and light pick-up trucks with single rear wheels of no more than one (1) ton designation, in a presentable condition, and which will fit within an enclosed garage, shall be permitted. The term "vans and light pick-up trucks" is defined to mean vehicles with no more than one (1) ton, rear single wheels or less rated weight carrying capacity. Refer to section 5.16 (E) in the Declaration.

2. Pets

- Pets cannot roam free, including on your own property and must be on a leash at all times, this includes cats.
- Pets must not be left unattended on screened porches, lanais, and yards or in garages. Pets cannot be leashed in the yard. An invisible fence is NOT considered a method to restrain a pet in a yard.
- You must clean up after your pet when walking in the neighborhood or common area including on your own property.
- Not more than two (2) commonly accepted pets (dog or cat) and a reasonable number of caged birds are allowed in a home.
- Certain types of aggressive breeds of dogs are not allowed, including but not limited to, Pit bulls, Rottweiler's, and Chows.
- If the Master Board determines that any pet becomes a source of unreasonable annoyance to others, or the owner refuses to comply with any Master Declaration rules, the owner, upon written notice, may be required to remove the pet from the community.

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3. Lakes

- No boats, canoes or any water apparatus is allowed to be used on the lakes
- Fishing is only allowed from the common areas of the lakes or behind your own home. Homeowners that do not have lakefront property must fish from the lake bank in the common area. You must not trespass to gain access to a lake.
- Homeowners on a lake maintain the GSCDD easement to the water's edge and must maintain that property.

4. Trampolines are not allowed.

5. Golf Carts, Motorized Scooters and ATV's

- Golf Carts, Motorized scooters and ATV's are prohibited and cannot be operated or used on any street, road or sidewalk within Stoneybrook at Gateway.
- Handicapped Scooters and Wheelchairs are exempt.

6. Architectural Review of Home

- **All** changes or additions to the exterior of your home or lot require prior approval from the Architectural Review Committee (ARC). These changes include but are not limited to plants, shrubs, trees, ornamental statues, fountains, flag poles, rain gutters, awnings, shutters, decorative curbing, painting of the home or driveway, pools/spas, lanais, swing sets, basketball hoops, satellite dishes etc.
- Applications for ARC review can be obtained at the clubhouse or on the Stoneybrook web-site.
- ARC Meetings are held monthly. The notice of the meetings is posted at the clubhouse, in the Stoneybrook Scoop and on the Stoneybrook web-site.

7. Trash Cans, Recycle Bins and Yard Waste

- All trash and recycle containers must be kept in the garage or screened from view from the street or neighboring homes and must have lids.
- Recycle and Yard Waste pick-up is on Thursdays and trash pick-up is on Fridays. Trash Cans/Recycle Bins/Yard Waste must not be put curbside more than 24 hours before collection and empty containers must be removed within 24 hours after collection. Yard Waste must not be placed in the street or over storm drain grates.

8. Swimming pools/Spas

- All new installations must be reviewed and approved by the ARC before installation begins.
- Above ground pools are not allowed.
- All swimming pools and/or spas must be inside a screened enclosure.

9. Signs

- Realtor/owner for sale/lease signs meeting the design requirements of Stoneybrook at Gateway Master are allowed to be placed on the lawn.
- No other advertising signs, billboards or advertisement or any kind, including without limitation, those of politicians or contractors, can be erected anywhere within the community, including in the windows or on vehicles.
- The sign requirements can be obtained at the clubhouse or on the website www.sbgateway.org

10. Street/Sidewalk Safety

- Skateboard ramps, soccer goals or any other equipment is not allowed on the street or sidewalks. Nothing may be placed on the street or sidewalk that obstructs the flow of vehicles or pedestrians.
- Stoneybrook streets are patrolled by the Lee County Sheriff and all traffic violations will be enforced.

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11. Basketball Hoops

- No permanent basketball standard and backboard may be placed on any lot.
- A portable (moveable) basketball standard and backboard may be installed, only with prior ARC approval.
- Equipment may only be used between the hours of 10 AM and 7PM, must be kept in good repair, must remain in the upright position and must not be weighted down with any material, container or weight.

12. Play Yard Equipment

- Only wooden swing/play sets approved by the ARC are allowed. Metal or plastic swing sets are not allowed.
- Portable play equipment is not allowed to be left outside of the lanais.

13. Hurricane Shutters

- Hurricane shutters must be kept in the open position at all times.
- The shutters may be closed or attached to windows only after the Weather Service has issued a hurricane watch for the County or Municipality or as authorized by the HOA Board of Directors. Shutters must be opened and removed within seventy-two (72) hours after the watch has expired.

14. Landscaping

- Owners of single family homes, whether lived in or rented, are responsible for maintaining their landscaping, including mulching, edging and lawn fertilization and treatment for weeds and sedge.
- Landscaping changes must be approved by the ARC.
- No fence, wall or landscape hedge or divider can be erected on any lot without approval by the ARC. Approval will not be given for the construction of any wall, fence or hedge which materially interferes with the water or preserve view of any lot or living unit.

15. Garage Sales

- No personal garage sale, flea market, auction or similar event is permitted. The Stoneybrook community does hold an annual community yard sale.

16. Mailboxes and Lamp Posts

- Mailboxes, lamp posts and their supporting structures must remain uniform in style, appearance, color and location and be maintained and kept in good repair. Replacement info and paint information can be obtained by the Stoneybrook website.

17. Outdoor Equipment

- All trash/recycling containers, oil tanks, bottled gas tanks, swimming pool/spa equipment and housing, sprinkler pumps and other such outdoor equipment must be underground or placed in areas not visible from the street or adjacent lots, or the equipment must be suitable screened from view. Outdoor grills may not be kept on the side of the home, or visible from the street.

Direct any questions regarding these rules to the Stoneybrook at Gateway Clubhouse office at (239) 561-0578.

Date of Board Adoption:_____ President:_____