Stoneybrook, A Golf Community

Resident's Guide

For use of Common Grounds and Recreational Facilities

Rules & Regulations

Revised May 2026

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FOREWORD

The following Rules and Regulations have been adopted, will be administered by the Stoneybrook Master Association Board of Directors and may be changed at any time by the Board. It is the intent of the Directors to limit these Rules and Regulations so that everyone will obtain maximum use and enjoyment of the facilities. Although they place some restrictions on the residents' and guests' activities, they are intended to respect the rights of the community as a whole. Enforcement of the Rules and Regulations will primarily be placed in the hands of a carefully selected staff. The Board may impose additional restrictions and adopt additional procedures from time to time and it is the duty of those using the facilities to know these Rules and Regulations and to cooperate in the enforcement thereof.

All residents are required to read, understand and abide by all of the Rules and Regulations contained in this Guide, as well as those in the Declaration of Covenants, Conditions & Restrictions, Bylaws and Architectural Review Procedure Manual.

LIVING UNITS AND RESIDENTS

Living Units

Each living unit shall be used as a single family residence and for no other purpose.

Residents (modified 05_19_2026)

A resident is defined as the owner or occupant of a living unit and who has been approved by the Association. To seek approval, every person over the age of 18 who will own or reside in the community must complete and submit an application with the appropriate fees. Approval from the Association must be obtained prior to the proposed resident occupying a property.

A guest is defined as a person who is physically present in, or occupies a residence on a temporary basis at the invitation of the owner, without payment of consideration. Any person that occupies a residence for more than thirty (30) continuous days or cumulative in a six(6) month period is no longer considered a guest and must be approved as described above. Failure to follow these guidelines can result in up to a one hundred ($100) per day fine.

If the property owner and his/her family who permanently reside with him/her are not occupying the living unit, then any occupancy shall be considered a lease whether or not the occupants are paying rent. All property owners must follow the current process and have all applications and lease or rental agreements approved by the Management Company, and the sub-association if required, prior to the proposed tenant occupying the property. A non-refundable transfer fee will be paid and the owner's rights of the enjoyment to the common area and the facilities are rescinded during the lease term.

FACILITIES AND RECREATIONAL AREAS

Hours of Operation (modified 05_19_2026)

Residents and their guests shall have the right to use the amenities during normal operating hours. The Community Center Administrator may adjust these times when necessary.

Community Center Offices	Monday – Friday	9:00am - 5:00pm Lunch, noon to 1:00pm
Main Pool and Spa	Sunday – Saturday	Daylight – 10:00pm
Satellite Pools	Sunday – Saturday	Daylight – Dusk
Fitness Center	Sunday – Saturday	24 hours
Recreational Facilities	Sunday – Saturday	Daylight – 10:00pm
Basketball, bocce, volleyball, tennis & pickle ball courts, tot lot playground, ball fields		
Library	Sunday – Saturday	5:00am – midnight
Fishing Pier	Sunday – Sunday	Daylight - Dusk

All Facilities and Recreational Areas are used at the individuals own risk.

Conduct

Residents and guests shall conduct themselves in an orderly and courteous manner. All are to be respectful of Association employees and are not permitted to reprimand employees or in any way interfere with the management of the amenities.

Residents shall be responsible for the conduct of their guests at all times. In addition, parents shall be responsible for the conduct of their children at all times.

For the safety and enjoyment of others, please no excessive noise, ball abuse, profanity or unsportsmanlike conduct.

No person shall commit any activity on the common elements which will be a fire, health or safety hazard.

Residents using any area of the Community are responsible for leaving it clean after its use.

No Loitering Policy and Prohibited Activities

Loitering is prohibited and defined as any act or action by which a person or persons gather around a public place, without any definite purpose, with an intention to spend time.

The following activities are deemed to be injurious to the general welfare and are therefore prohibited: loud or abusive noises coming from residents or guests, unruly or profane language, smoking or vaping in non-smoking area, underage consumption of alcoholic beverages or any regulated substance, acts of vandalism and/or any act or action of such character, intensity or duration, as to be detrimental to the welfare of the community, or that annoys, disturbs, injures or endangers the comfort, repose, peace or safety of an individual.

Age Requirements

Children under the age of 8 must be accompanied by and directly supervised by an adult at all recreational facilities.

Children under the age of 14 must be accompanied by and directly supervised by an adult in the Community Center and at the pools.

Diaper-age children are not allowed in the spa as this is a health hazard.

Children under the age of 14 are not permitted in the fitness center under any circumstances. Children age 14 to 16 must be accompanied and directly supervised by parent or guardian adult at all times in the fitness room. Identification must be presented upon request as proof of age.

One parent will accompany not more than four children outside of their immediate family.

Attire (modified 05_09_2026)

Bathing suits are not permitted in the Community Center or fitness center.

In the fitness center, fitness shoes must be worn at all times. No sandals, dress shoes or open toe shoes are allowed. Proper attire consists of gym shorts, shirts, and/or appropriate warm-up suits.

Under no circumstances will any person be allowed in the gym shirtless.

On the tennis and pickleball courts, tennis shoes must be worn at all times; black soled shoes are not allowed. Proper attire consists of shorts, shirts, dress and/or appropriate warm-up suits. Under no circumstances will players be allowed to play shirtless.

Pets (modified 05_19_2026)

Animals are not permitted in the Community Center, fitness center, pool areas, tot lot, or any recreational facility area, with the exception of a trained service animal.

All animals shall be leashed when outdoors and shall not be permitted to roam free. Owners who walk their pets on common areas must clean up after their pets.

Audio Devices

Personal radios, audio devices, and TVs are not permitted unless used with headphones or Authorized by the Community Center Administrator for a supervised activity.

Skateboards, Roller Skates and Bikes

Bike racks are provided in the Community Center parking lot. You are encouraged to use a bike lock when leaving your bike. The Association is not responsible for lost or stolen property.

Skateboards, roller skates and bikes are not allowed in the Community Center, pool areas, fitness center, children's playground, bocce court, basketball court, tennis courts, ball field and pickle ball courts.

Food (modified 05_19_2026

Food and beverages are allowed in pool areas and library. However, no glass containers are allowed. Failure to clean up after use may result in a fine of $100 for first offense.

No open containers allowed in the fitness center. Plastic spill-proof bottles are permitted.

Community Center

Subscriptions, petitions, or notices that do not concern the Community Center's affairs shall not be distributed or posted on Community Center property without prior approval from the Property Manager or Board of Directors.

The Stoneybrook Community Center is not available for any political or civic meetings.

The parking areas are marked in a manner that permits maximum use, with a minimum of inconvenience. Anyone found parking improperly will be issued a notice of violation. Repeated infractions will result in the removal of the offending vehicle at the owner's expense.

Personal property should not be left unattended on Community property. The Association is not responsible for lost or stolen personal property.

Swimming Pools and Spa

Residents and guests are entitled to use the pools and spa unless otherwise posted. The Community Center Administrator may block off times during which the pool will be reserved for meets, water aerobics and other special functions.

There is no lifeguard on duty, swim at your own risk.

The amenities key fob must be used to enter the pool area. Going over or through the fence is strictly prohibited and any damages to community property because of improper entrance may be considered vandalism and fined accordingly.

The doors and gates to access the pool areas automatically close and lock. You may not prop the gates and/or doors open under any circumstances.

No pool furniture of any kind shall be removed from its designated area. Pool furniture is not allowed in the pool or spa.

Towels may not be used to reserve chairs for extended periods.

A shower must be taken prior to entering the pool and spa. Suntan oils and lotions clog the pool filters and drains. Please remove all oils/lotions prior to entering the pool and spa.

Persons with open sores, cuts or communicable disease may NOT enter the pool.

Diaper-age children must wear swim diapers. Any damages resulting from improper swimwear will be paid by the homeowner, resident or their guest.

No hard surfaced balls allowed in the pool or spa unless during a supervised recreational program. Approved water safety rings and water rings for non-swimmers are permitted.

No running, pushing or boisterous play is allowed on pool deck. Diving is not allowed.

Smoking and vaping are NOT allowed in the pool areas. There is a mandatory $100 fine to individuals smoking or vaping within pool or spa areas.

Be sure to straighten your chairs/lounges, close umbrellas, and place trash in the appropriate receptacles when leaving pool area.

Fitness Center (modified 05_19_2026)

The amenities key fob must be used to enter the fitness center. The doors to access the fitness center automatically close and lock. You may not prop the doors open under any circumstances. Use the fitness center at your own risk. It is recommended that you consult your physician prior

to beginning any exercise program

Use the provided wipes to sanitize the equipment dry after use, as a consideration for the next person to use it.

Throwing or excessive banging of weights is not allowed.

Limit use to thirty minutes per machine, including warm up and cool down, if others are waiting.
Return weights, benches and other equipment to their correct location after use.
Turn off TVs and lights when leaving and return the remote control to a central location. Do not remove the remote control from the fitness center under any circumstances.

No music except by headphones, ear buds or some other method that can only be heard by the wearer.

Tennis Courts and Pickle Ball Courts

Courts are not to be used for any purpose other than tennis and/or pickle ball.

Courts are not to be used when nets are lowered. Do not lean or climb on nets, fences, etc.

Players are requested to limit play to 1 hour for singles and 1 and½ hours for doubles, if others are waiting.

Stoneybrook Community Field (added 05_19_2026)

To ensure the safety of residents and guests to preserve the condition of the community turf, no wheeled items, recreational toys, or vehicles are permitted on the Stoneybrook community field at any time. This restriction applies to, but is not limited to, the following items: Golf Carts, Cycles including bicycles, tricycles, and unicycles. Scooters & Boards including scooters (both motorized and manual), skateboards, hoverboards, and one-wheels. Skates including rollerblades and roller skates. Motorized Items including all motorized personal vehicles, remote-controlled motorized toys, or similar equipment. (The following wheeled items are expressly exempted from this rule and remain fully permitted on the community field: Wheelchairs and other necessary medical mobility equipment. Strollers and wagons being used to transport small children.) Violations of this rule will result in fines or suspension of community amenity privileges as outlined in the Stoneybrook HOA bylaws and Florida Statute § 720.

Recreational Facilities

Recreational facilities include basketball courts, bocce courts, children's playground, volleyball courts, tennis courts, ball fields, fishing pier and pickle ball courts.

Use of the recreational facilities is reserved for residents only. All requests for use of a recreational facility by an organized group must be presented in writing to the Board of Directors for consideration and approval. Organized youth groups may be approved to use the recreational facilities as long as at least 40% of the participants are Stoneybrook residents and a Stoneybrook resident adult is physically present with, and responsible for, the group. Adult groups, including but not limited to Pickleball,

will require at least 60% residents as participants.

All outdoor activity must end by 10:00pm and all amenity lights must be turned off by 10:15pm Lights are on timers and may be turned on by timer switches located at the basketball court and tennis courts. Ball field lights must be reserved by contacting the Community Center Administrator at least 24 hours prior to use.

Private Parties

The Community Center is intended for the exclusive use of Stoneybrook Residents. The all-purpose room and/or Library may be rented to Residents for private parties. Tables and chairs in the Community Center may not be loaned or rented out with the exception of use by residents who have rented the space for a private party or by the Association for community events.

The Community Center Administrator, with direction from the Board of Directors, is responsible for the Community Center room usage. See the Community Center Administrator for the Rental Agreement contract and applicable fees; there is an hourly fee and a refundable damage deposit required.

Stoneybrook facilities may not be used for commercial enterprise wherein an individual or business will gain profit from the product offered or services rendered, unless it is a community wide event approved under the For Profit Use Guidelines set by the Board of Directors.

Swimming pools and the fitness center may not be rented for private use; neither may be used in conjunction with room rentals.

Lakes and Preserve Areas (modified 05_19_2026)

The lakes and preserve areas are designed for visual enjoyment. No refuse of any kind will be deposited in lakes or on Community property. Trash cans are provided for your convenience along the walking paths.

Fishing is permitted from the pier or areas designated by the Stoneybrook Community Development District (CDD). A map of these areas is attached. All fishing is catch and release.

No boats of any kind shall be allowed on the lakes except for routine lake maintenance.

Feeding alligators is prohibited. It is dangerous and a violation of Florida State Law to do so. To have a nuisance alligator removed, contact the Property Management Company.

Do not enter or disturb the preserve areas. Prohibited activities include, but are not limited to, construction or maintenance of any building or structure, removal or planting of vegetation, excavation, and placement or dumping of soil, trash, tree trimmings or land clearing debris.

Golf Course

The golf course, including golf cart paths are Stoneybrook CDD Golf Course property and are not

common areas. Any resident or their guest found on the golf course property may be reported to the Lee County Sheriff for trespassing.

MOTORIZED VEHICLES AND PARKING

Speed Limit

For the safety of our children, bikers and pedestrians, all drivers must obey the speed limit.

The speed limit on the main roads, Stoneybrook Golf Boulevard and Stoneybrook Golf Drive, is 30 mph. The speed limit on all residential and side streets is 20 mph.

Golf Carts (modified 05_19_2026)

Operation of a golf cart by an unlicensed driver is prohibited. State of Florida laws require that all golf cart drivers carry a valid driver's license. All golf carts must be registered at the Community Center and display a Stoneybrook ID number on the front and sides of the golf cart.
Golf carts may only be driven on the roadways and parking lots within Stoneybrook; not on the sidewalks or walking paths, except for the path between Braxfield Loop and the pickle ball parking lot. Golf cart drivers must follow the same rules of the road which apply to driving a car and observe safe driving practices. Use hand signals, stop at stop signs, and give right of way to all pedestrians. A golf cart may be operated between sunrise and sunset unless the cart is equipped with headlights, brake lights and a windshield, all in operating condition. At no time are personal golf carts allowed on the golf course.

Stoneybrook roads are not owned by the private residents which qualify the roadways as 'public.' Lee County Sheriffs have the right to patrol and will issue tickets for any traffic violation including issuing tickets to minors or other non-licensed operators of golf carts.

The registered owner shall be responsible for all loss, damage, injury, claims or any other liability resulting from use of the golf cart within Stoneybrook, regardless of who may be operating the golf cart at the time of the liability claim. Failure to register your golf cart will be subject to a $25 fine for the first offense and $100 fine thereafter.

Gate Entry and Barcode Decals (modified 05_19_2026)

Double-entry (aka piggy backing) is not allowed when entering the Community. Gate arms lower after each vehicle and the Association is not responsible for damages if you fail to yield and will be subject to a fine and replacement costs.

Barcode decals are required to enter the Community at the back gate and the resident lane at the front gate. You do not need a decal to exit the community through either gate.

A Resident may obtain a new or replacement barcode decal for their vehicle from the Community Center Office for $15.00. The Resident must show their driver's license, the registration for the car and in some cases proof of insurance, a purchase or rental agreement. Decals will not be issued to non-residents.

Parking and Parking Permits

All property owners are responsible for their vehicles, along with those of their guests. Residents and guests who violate the parking restrictions and parking permit procedures may be subject to a fine and/or having the vehicle towed at the owner's expense.

No motor vehicle shall be parked anywhere on the resident's property, except on an individual driveway or within a garage. Parking on lawns or landscaped areas is prohibited. Vehicles may not be parked on apron of a driveway parallel to the street. Vehicles may not block the sidewalk. Stickers and passes can be obtained at the Community Center or Gatehouse for parking needs. Failure to comply will result in a fine.

Parking is prohibited on all Stoneybrook streets unless a valid on-street parking permit is displayed. Barcode decals are NOT parking permits. On-street parking permits may be obtained at the gatehouse and are for use by, guests, visitors, contractors, vendors, or other service providers. These permits must be displayed on the left side of the dash of the applicable vehicle. Residents' vehicles are required to have a Blue Stoneybrook sticker displayed on their left lower windshield for on street parking. Even with a permit displayed on the dash, and resident parking stickers, NO on-street parking is permitted after 2am until 5am under any circumstances or for any reason.

When hosting guests, the host is responsible for ensuring each guest correctly displays the on- street parking permit. All guests should park on the same side of the street as the residence they are visiting when possible and in the same direction as the flow of traffic to allow ample space on the street for emergency vehicles to pass. Care should be taken not to park on both sides of the street across from each other, to ensure smooth traffic flow.

Twenty numbered spaces at the Community Center parking lot (east end) have been allocated for overnight parking. Parking permits for the Community Center overnight parking, for up to three (3) consecutive 24 hours periods, time to end at 9:00 am following the last permitted day, can be issued. All permits must be displayed on the driver's side dash of the vehicle (three nights, three permits etc.). Additional permit(s) must be obtained for each day(s) of an extended request, also issued for up to three (3) consecutive days, and will be limited to availability, following the request procedure. (This is to prevent unattended vehicles from being left at the Community Center). The vehicle will not be required to move spots during a consecutive day stay. An overnight parking permit is required between the hours of 10 p.m. and 5 a.m. for the Community Center parking lot.

Three numbered parking spaces at each Portrush Pool and Lancaster Pool parking lots have been allocated for overnight parking for no more than one (1) night. An additional permit must be obtained daily for each night of an extended request and will be limited to availability. Parking permits for the Portrush and Lancaster Pools are only valid after dusk until 8 A.M. the following day. The parking permit must be displayed on the driver's side dash.

The procedure for requesting overnight parking spot permit(s) are on a "first come first serve" basis and cannot be reserved more than 48 Hours in advance. The overnight parking permit may be obtained from the Community Center Administration Office during regular business hours, either in person or via a phone call, and will indicate the specific location for the permitted parking. Permits issued via a phone call will still be required to park in amenity lots and pick-up must

be coordinated with the office staff, and displayed on the driver's side dash. This procedure applies to residents, guests, trailers, campers, motor homes, boats, large trucks, etc. and passes will be limited to one numbered permitted spot.

In the case of emergency two overnight permits will be available, for one night only at the Community Center lot. These permits may be obtained from the guardhouse, after office hours. These permits will be subject to the Community Center parking rules.

On-street parking permits are not valid for overnight parking and a notice of violation will be issued for an invalid permit.

Commercial Vehicles, Recreational Vehicles, Boats, Trailers and Other Vehicles
(modified 07-31-2024)

No commercial vehicle of any kind shall be parked in the Community not allowed by State Statute §720. Vehicles temporarily present on business are allowed.

Community Center RV, Motorhome, and Boat Trailer Parking (added 05_19_2026)

Reservations must be made in person at the Association office no more than forty-eight hours in advance of the requested date. The issued physical parking permit must be clearly displayed on the driver's side dashboard or trailer tongue at all times while parked. Parking is limited to a maximum of two times per calendar month per household, and reservations cannot be made for consecutive days. The Association office determines blackout dates and suspends parking privileges during scheduled community events. Overnight parking is restricted to Spot #1 and Spot #10, the outside spots of the lot. The maximum allowable length for any vehicle or trailer setup is 44 feet. All vehicles and trailers must be backed into the designated parking spaces. Vehicles and trailers must remain entirely on the paved asphalt, as parking directly on the grass is prohibited. Overnight parking is permitted at the community center parking lot for loading and unloading purposes. Vehicles must be completely removed from the lot by 8:00 AM the morning following the approved reservation. Failure to comply with these regulations will result in enforcement action.

Unserviceable and Unacceptable Condition of Vehicles (modified 05_19_2026)

Vehicles in unserviceable or unacceptable condition may not be parked in a driveway or parking space. A vehicle may be determined to be in an unserviceable or unacceptable condition if any of the following items relate to said vehicle:

- The vehicle matches similar vehicles listed in the Stoneybrook CC&Rs of unacceptable condition vehicles
- Parts of the vehicle are missing, i.e.: no front and/or no rear bumper
- There is rust showing on more than 15% of the painted area of the vehicle
- The vehicle has peeling paint on 50% or more of the vehicle
- There are rust holes in various locations on the vehicle
- The vehicle has cracked, broken or missing windows
- The vehicle is covered in a layer of dirt and is unpresentable
- The vehicle registration is not current
- The vehicle does not have or does not clearly display a valid license plate

- The vehicle has not moved under its own power in the last seven (7) days
- The vehicle has low pressure or flat tires

Dumpsters and Moving Containers

For the purpose of moving or construction projects, dumpsters or moving containers (i.e. POD) shall be temporarily permitted at a residence for up to one week provided a valid permit is clearly displayed on the dumpster or container. The required permit may be obtained from the Community Center Administration Office during regular business hours.

Flags and Flag Poles

Per Florida Statute §720.304 and subsequent revision effective July 1, 2023: A homeowner may display up to TWO of the following:
The United States flag;
The official flag of the State of Florida;
A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force or Coast Guard
A POW-MIA flag
A first responder flag that may incorporate the design of any other allowed flag permitted to form a combined flag.
A first responder flag is a flag that recognizes and honors the service of any of the following:
Law enforcement officers
Firefighters
Paramedics or emergency medical technicians
Correctional officers
911 public safety telecommunicators
Advanced practice registered nurses, licensed practical nurses or registered nurses
Person participating in a statewide urban search and rescue program developed by the Division of Emergency Management
Federal Law enforcement officers

Condominium association unit owners may display one portable and removable flag on Patriot Day (September 11) United States Flag or one that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, Coast Guard or First Responders.

Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement or swale areas. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4.5 feet by 6 feet and may additional display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, Space Force, Coast Guard, or a POW-MIA flag or First Responder flag. Such additional flag must be equal in size to, or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and location criteria contained in the governing documents. Additionally, lighted flagpoles must be low intensity type as not to interfere with, or shine upon any neighboring

property.
Wall brackets (up to TWO) for display of the American Flag or any flag allowed per Florida Statute §720.304 are permitted.

Ornamental flags/banners

Ornamental flags such as "welcome" or sports team banners/flags shall be no larger than 20" by 16 inches and no more than 2 ornamental flags are allowed in the front of a residential home site. The flags must be placed in mulch beds ONLY.

At no time are political flags/signs/banners, commercial flags/signs/banners of any nature allowed to be displayed on a homeowners property.

Architectural Review

All exterior changes to a residence must first be approved by the Stoneybrook Architectural Review Committee (ARC). This includes, but is not limited to; constructing a swimming pooL a screen door or screen enclosure, repainting or changing the exterior color, adding or removing landscaping, resurfacing the driveway, or installing a satellite dish.

Requests must be completed by the homeowner, submitted to the ARC, and approved before any work commences. All requests must conform to all local Zoning and Building Regulations and you must obtain all necessary permits if the ARC approves the request. The approval does not relieve the property owner or any contractors performing work on your property from any applicable federal, state and local laws, licensing and permitting regulation.

ARC Procedure Manual

Refer to the ARC Procedure Manual for guidelines regarding exterior aesthetics. This manual includes painting, trees and landscaping, enclosures, rain gutters, lighting, mailboxes, basketball hoops, satellite dishes, swing sets, trampolines, and more.

Trash, Recycle and Horticultural Waste (modified (05_19_2026)

Bins and receptacles for trash, horticultural waste and recycled materials may be placed at the curb no earlier than 24 hours of the scheduled collections and must be moved back indoors no later than 24 hours past scheduled collections. The only exception for outdoor storage is if the container is an approved lockable, animal proof container.

Outdoor Equipment

Bottled gas tanks, swimming pool or spa equipment and housing, sprinkler pumps and other such outdoor equipment must be underground or placed in areas not readily visible from the adjacent street and adequate landscaping must be used as screening around these items maintained by the owner.

Horticulture

Horticultural wastes may be placed at the curb no earlier than 24 hours prior to the scheduled horticultural collection. Horticultural debris cut prior to the collection date shall be stored along either side of the residence. Debris may not be stored and/or piled up anywhere in front of the residence. Under no circumstances may horticultural debris be placed in the preserve areas. Non-compliant residents are subject to a fine.

Hurricane Shutters
All hurricane or other protective devices visible from the outside of the home must be in accordance with the ARC guidelines. No such devices shall be installed without the prior written approval from the ARC.

Roll down, accordion, clear panel or mesh/fabric shutters may be installed, operated, or placed in the closed or down position for the purpose of securing the residence or any other reason whatsoever. Galvanized steel, aluminum panels, plywood or any other style shutters may be installed, operated, or placed in a closed or down position if and when the National Weather Service has issued a hurricane watch for Lee County. These shutters must also be removed or returned to the open or up position within 72 hours after the hurricane watch expires or is no longer in effect.

Fires and Fire Pits
Open fires (bonfires), commercial fire pits/fireplaces or chimineas are not allowed in any open area of the Community, this would include yards and common areas. Open fires are not allowed under State and County regulations. However, with prior written ARC approval commercial fire pits will be allowed only if placed on a solid surface on an open lanai and must have the screen cover in place while the unit is in operation.

Signs
No signs, banners, billboards or advertisements of any kind shall be erected or displayed anywhere within the community, including in windows and on motor vehicles,
except For Sale signs may be placed in rear windows of Condominium units as
specified in Section 5.23 (e) of the Stoneybrook Declaration of Covenants.

MISCELLANEOUS

Vendors (modified 05_19_2026)
Vendors involved in any residential exterior maintenance are not permitted on Sundays and the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving, and Christmas. If the holiday falls on a Sunday, the holiday will be observed on the Monday following the holiday.

Commercial lawn service landscape crews working within Stoneybrook may only operate between 7:00am and 6:00pm, Monday – Saturday.

No Solicitation
No solicitation by any person anywhere in the Community shall be permitted unless specifically authorized by the Community Center Administrator or Board of Directors.

Open House
Open House showings may be held any day of the week as long as the open house is completed by 5:00 pm. Realtors and/or Residents must contact the Community Center office to register the open house no later than 2pm on the Friday prior to the event.

"Open House" signs may not be placed on the property or anywhere within the Community. The Association will place a single "Open House" sign outside the front gates whenever an open house showing is scheduled and the gate attendants will distribute open house maps/information to interested parties.

Resale Capital
Capital Resale Fee is waived for intra-Stoneybrook property transfers for residents who have occupied their current property as a primary residence for a minimum of eighteen (18) months and will be occupying their new property as a primary residence; with the exemption limited to once every three (3) years.

School Bus Stop
The school bus stop for the Community is located on Stoneybrook Golf Drive in front of the Community Center. The Community Center is to be used as a safe haven for children during regular business hours in event of inclement weather and access to restroom/drinking fountain and use of phone only.

Parents picking up or dropping off students from school may not park either on landscaped areas or on the road adjacent to back gate. It creates an unsafe environment for students, gridlock and possible destruction of irrigation system. Parents are to park in the Community Center parking lot or tennis court parking area instead.

Pinewoods Elementary Pedestrian Gate
The use of Pinewoods Elementary Pedestrian Gate (located near the Tennis Court parking lot) is a privilege afforded only to Stoneybrook residents. Guests and visitors are not permitted use of this gate. Any resident who allows their guest to use this gate will be found in violation and subject to a fine.

Parking is not permitted on the street leading to the Pinewoods gate. If all the parking spots in the parking lot closest to the gate are full, you must park in the Community Center parking lot. Vehicles parked along the street or in the grass will be found in violation and subject to a fine.

The speed limit is enforced by Lee County Sheriffs Department and traffic tickets will be issued to anyone not following the rules of the road. See also section above titled Motorized Vehicles.

Garage Sale
Garage Sales are allowed at private residences only when held in conjunction with a community-wide garage sale organized and approved by the Master Association.

Rules of Civility (modified)05_19_2026)
Stoneybrook's Rules of Civility regarding the conduct and interaction of residents during meetings is posted at the Community Center and applies to all public meetings, including but not limited to HOA Master Board Meetings.

Questions/comments shall take place during the "Public Comments" period only and not during the meeting. Speakers during the Public Comments portion of the meeting will be limited to 5 minutes

of speaking time.

Disruptive or disorderly conduct or physical or verbal abuse or attacks toward any Director or any other person will not be tolerated. Any violation of the rules of civility may result in a fine, physical ejection by the Sheriffs Department and/or criminal/civil prosecution and penalties.

Firearms Prohibited
Weapons, firearms and destructive devices are prohibited in all meetings of the Community Association Board of Directors, all meetings of the Members and all meetings of committees established by the Board and any other Association event as determined by the Board.

The Firearm Policy is posted at the Community Center and applies to all persons notwithstanding any license (concealed weapon permit or firearm license) issued to such persons pursuant to Chapter 790, Florida Statutes. However, this rule shall not apply to any person who is a law enforcement officer as that term is defined in Section 790.01(8), Florida Statutes.

DISCIPLINARY ACTIONS

Conduct and Damages
Because there may be a few individuals who will not always observe these rules, the following infractions will be brought to the attention of the Board of Directors for disciplinary action:

1. Repeated violations of rules or knowingly violating a rule
2. Display of temper or other discourteous conduct resulting in damage to Community property or physical damage
3. Disrespect shown to Community Association employees or fellow residents or guests

A suspension of member or guest privileges could be enacted in regards to a minor or adult. Privileges as a resident or guest may be revoked immediately for:

1. Defacing, marring or otherwise causing destruction of property;
2. Violation of the laws of the Community or any state and federal law.

The cost of replacing any Community Association property that is broken, damaged or removed by a resident, guest or any member of their families, shall be charged to the homeowner or resident concerned.

Anyone caught tampering with the entrance or exit gates will be fined $100 plus possible prosecution. If any damage occurs as a result of the tampering with the gates, the repair costs will also be added to the fine. Tampering includes, but is not limited to, hitting and/or removal of gates and arms, forcing movement of gates and tampering with controls.

Abusive Behavior
Any abusive behavior towards Community Center staff and Security personnel is prohibited and will not be tolerated. Residents of Stoneybrook are responsible for both their actions and those of their guests. If an incident occurs, the resident may be subject to a $100 fine.

Nuisance
Nuisance violations receive initial warning letter and a follow-up letter to inform residents that they

may be subjected to a maximum $100 fine and required to attend a Fining Committee meeting.

Smoking
Smoking or vaping is NOT allowed in the pool areas, children's playground, recreational areas or within the Community Center building. There is a mandatory $100 fine to individuals smoking within pool or spa areas.

Parking Violations
Vehicles parked in violation of Community Rules and/or Covenants will be issued a notice of violation subject to $25 fine and/or removed from the community. All towing expenses shall be the responsibility of the vehicle's owner.

Repeat violators with violations occurring within six months of the last will be requested to come before the Fining Committee after the second incident. The recommended penalty may be the maximum of $100 per day for the violation. Any two violations within a 30 day period would result in a required appearance at a Fining Hearing.

Temporary Street Parking (added 05_19_2026)

Residents may request an extended on-street parking permit for a maximum of seven (7) consecutive days if, and only if, an active home improvement project or necessary construction equipment completely blocks access to their regular driveway. The permit must be displayed prominently on the left side of the dashboard. To qualify for this parking variance, the underlying home improvement project must have a prior, formally approved Architectural Review Committee (ARC) application, where applicable under community guidelines. All variance requests must be submitted to and approved by the Property Manager before any on-street parking commences. Proof of ARC approval may be requested at the time of submission. Unapproved vehicles remain subject to standard enforcement policies. To request a 7-day home improvement parking variance, residents must contact the Community Center Administration Office during regular business hours. Approved vehicles must strictly adhere to standard community rules and public safety guidelines. Non-compliance will result in the immediate revocation of the variance. Vehicles must park facing the direction of the traffic flow. Vehicles must not block, overlap, or obstruct sidewalks in any manner. Vehicles must not park on both sides of the street directly across from one another. A clear, unobstructed passage must be maintained at all times to ensure emergency vehicles (fire trucks, ambulances) can safely pass. This variance is granted on a case-by-case basis and is limited strictly to the approved timeframe. The Association reserves the right to deny or revoke a variance if it is deemed to create a safety hazard, if the home improvement project lacks proper ARC approval, or if the project is found to be inactive.

Delinquent Account
All accounts having a delinquent balance of $500 or more for 45 days or more will have their resident entry bar code decals and fobs disabled. Delinquent residents would then enter through the guest gate by displaying a valid driver's license with a Stoneybrook address. Interest and penalties apply to delinquent accounts.

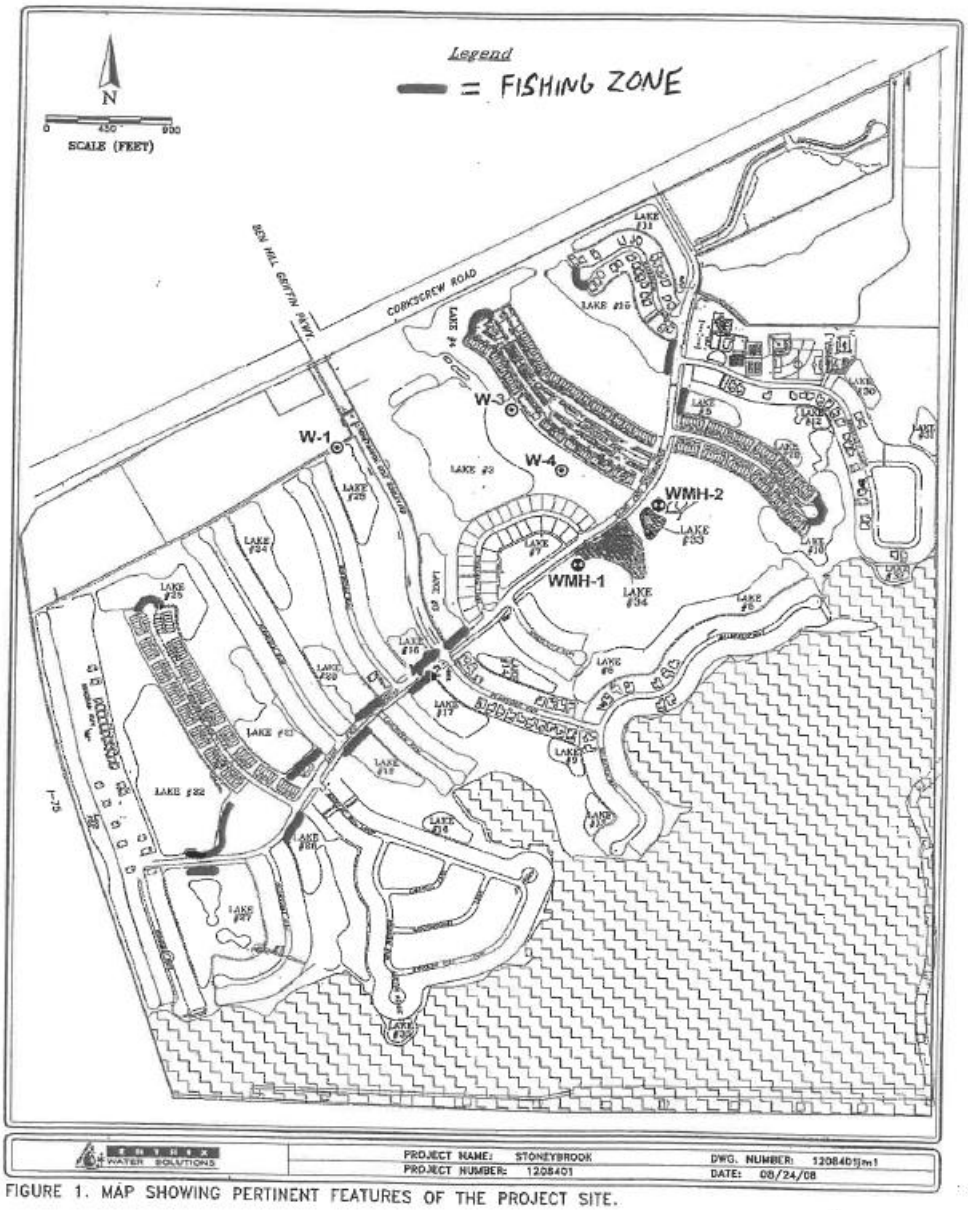


FIGURE 1. MAP SHOWING PERTINENT FEATURES OF THE PROJECT SITE.