



# **STONEYBROOK OF ESTERO**

## **WHAT DOES IT MEAN TO LIVE IN STONEYBROOK, A GATED COMMUNITY?**

A gated community is a type of neighborhood that has controlled access using one or more gates that residents or visitors must pass through, with a guard booth with a Security staff. Gated communities operate under State Statues and also their own Covenants & By-Laws and Rules and Regulations which residents are required to follow as part of their residency. In Stoneybrook a Home Owners Association (HOA) or Master Board, is responsible for the day to day operations while there is also a Community Development District (CDD) Board that is responsible for the operation of the golf course and maintenance of the common areas within Stoneybrook. Members of both Boards are elected to each Board by the vote of the residents.

At the time of the closing on your residence in Stoneybrook you were given a copy of the Covenants and By-Laws and you signed a sheet affirming that you would abide by them. Failure to follow these regulations could result in a fine being assessed to you.

## **What is expected from you when you buy and move into Stoneybrook?**

Prior to or upon moving into the community you should go the office to ensure that you provide all your contact information, obtain a bar code for your vehicle(s) and parking permit sticker(s), get a fob for entry to the swimming pools and gym and if you have a golf cart register it (you will have to bring the cart to the office to have an ID tag placed on it). If you did not get a copy of the Covenants and By-Laws and Rules and Regulations you may obtain them at this time. Also set up your access to Dwelling Live (allows you to register guests for entry). Please read these documents so that you can understand what is expected from you as an owner and resident. Stoneybrook does require that any and all persons operating motorized vehicles must be at least 16 years of age and have a current driver's license.

## **What does Stoneybrook provide for you and your family?**

- 24 hour security at the front gate and a roving guard
- 3 swimming pools
- Great library with card tables and chairs

- Many areas for play and exercise: a gym, basketball court, tennis courts, pickleball courts, bocce ball courts, lighted sports field, in-line skating rink, beach volleyball court, play lot, fishing pier and walking path.
- Activities that include children programs and adult programs, joining the pickleball and bocce ball groups.
- An 18 hole public golf course.

You may wish to become involved and become a member of the HOA Board, CDD Board, the Architectural Review Committee, the Fining/Compliance Committee, or the Activities Committee. To become a member of either Board you must be elected by the residents, while the Committees are appointed by the Master Board.

### **What is expected from you and your family?**

- Follow the guidelines of the Covenants & By-Laws and the Rules and Regulations.
- Attend meetings of both the HOA Board and the CDD Board.
- Respect the property of your neighbors, i.e.: keeping your place of residence neat and orderly, picking up after your pet.
- Remember that any change you wish to do to the outside of your home or yard requires an ARC permit prior to doing any of the work.
- Follow the parking regulations so that our streets and sidewalks are safe for use.
- When requested, vote for Board members and changes to the Covenants & By-Laws, and submit proxies.
- Always use Dwelling Live to register guests that are coming into the community.
- Clean up after your pets when you are walking them and please place trash in the provided bins. All pets must be leashed.
- Single family homes should refer to the Covenants & By-Laws to find the guidelines for rentals should you chose to rent your property. Villas and Condos have their own set of rules for rentals and information is available from their Villa or Condo Association.
- The value of your home and the entire community will remain at a good standard as long as all residents maintain their property in a neat and orderly fashion, this practice makes for good neighbors.
- Follow the rules of the Golf Course that prohibit walking, jogging, riding or any other activity on the golf course.
- Follow the rules for golf cart usage within the community.
- Follow lawn watering regulations: odd numbered homes, Wednesday and Saturday 4 AM to 8 AM and even numbered homes, Thursday and Sunday 4 AM to 8 AM.

For more information please contact the Stoneybrook Office at: 239-948-1787 or email to: [stoneybrook.office@alliantproperty.com](mailto:stoneybrook.office@alliantproperty.com)