

# The Woodlands at Rivendell

## Standing Rules

Compiled by Carol Heckert and Mike Bergman  
Current as of March 5, 2012

In addition to the basic Covenants, Conditions and Restrictions established by the original developer, which are part of the title to the lots in Rivendell, the Board has found it necessary to expand or clarify some of these restrictions over the years. The following Standing Rules are a summary of these Board actions.

*Note: ARC = Architectural Review Committee*

### Home Offices (July 14, 2006)

As what takes place inside the privacy of one's home is not the concern of the community at large, this deed restriction applies to any business, professional or commercial activity that is visible from outside the house.

Specific activities that are *not* permitted are:

- Commercial vehicle or vehicles parked in the driveway, other than for work currently being done on the home
- Equipment, tools or supplies stored outside the house
- Commercial refuse in front of the house
- Unusual traffic to the house on a regular basis
- "On street" parking on a regular basis

*(Also see 4.01 (a) of the deed restrictions)*

### Fences (July, 2004)

A Fence Request Form, available from the property management company, and a platted survey must be submitted to and approved by the ARC before a fence may be erected.

Specifications:

- Maximum height is 48 inches; vinyl fence can be picket or solid.
- Acceptable fencing materials are white vinyl or wrought iron style heavy duty aluminum in white, black or beige. **(March 10, 2010)**

Requirements:

- Outside of fence must be substantially landscaped and maintained by the homeowner.
- The proposed fence must not obstruct the view of common areas.
- Surveys and landscaping plans must be of professional quality.
- Side yard fencing shall be installed starting at least 20 feet from the front corner of any house.
- Fencing on corner lots must additionally comply with local fencing ordinances so as not to present a traffic hazard by obstructing view.
- The standard location for a fence is 4 feet inside the lot line of the requesting homeowner. Unit 1, The Villas, and Patio Homes may seek a variance, the approval for which shall be at the discretion of the ARC.
- There shall be no signage or writing of any kind put on the fence.
- Verification must be provided that the fence will comply with all County regulations.
- Fence heights along Old Venice Road ONLY may be 6 feet tall; attached side fences must adhere to the 4-foot height restriction. **(June 20, 2006)**
- A fence can be placed on the property line between two houses if both homeowners agree and drainage is not affected. A fence can be placed on a rear property line if all

affected neighbors agree, drainage is not affected, and the Rivendell Lakes Manager signs off on the request. **(October 10, 2006)**  
(Also see Deed Restriction 4.01 (b) on Fences)

#### **Yard Art (June 20, 2006)**

- New yard art must be approved by the ARC using guidelines approved by the Board of Directors.
- Residents of the Cottages and Villas must have their Association review their requests before application to the ARC.
- Size: Not to exceed 30" high by 18" wide
- Appropriate Material: Stone, metal, enamel, terra cotta, cement, fabric
- Inappropriate Material: Plastic, glass, artificial plants, inflatable objects
- Color: Neutral or earth toned in keeping with community standards
- Subject: Must be in keeping with the style of the home. Must not be offensive to community and family values. May be representative of, but not limited to, Florida flora and fauna. Cartoon characters or logos (sports or otherwise) are not acceptable
- Location: Must be placed in a mulched area and incorporated into a planting bed to enhance the plants. Shall be integrated into landscaping
- Number: 3 items maximum per home site
- All lawn and garden items must be removed or otherwise secured when the National Weather Service issues a hurricane warning for our area. Items deemed dangerous that have not been removed may be removed by the Association.
- Seasonal residents must remove yard items before they leave. Any damage done to, or caused by, yard art during a storm is solely the responsibility of the homeowner.
- The ARC is *not* required to consider what already exists in a neighbor's yard when reviewing an application. (*Section 4.5 of the Covenants, Conditions and Restrictions states that an existing violation of a rule or regulation does not enable another homeowner to do the same*)

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

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

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

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

##### **For Sale/For Rent Signs (April 11, 2005)**

- An ARC form must be completed and approved before a sign may be placed in a homeowner's yard.
- Only one sign, which is Board-approved, may be placed on the homeowner's property
- The sign shall be placed in a mulched area on the front lawn. The standardized, Board-approved Rivendell sign can be purchased from Sign Masters in Nokomis. A homeowner or a realtor may use this sign.
- No individual realtor signs will be allowed.
- No signs will be allowed on common property, including Old Venice Road.
- The Board has the right to remove unauthorized signs.
- Flyer boxes may be attached to For Sale signs (June 20, 2006)

##### **Contractor Signs (June 20, 2006)**

- Contractor signs may not be displayed on job sites.

#### **Parking Trucks (March 4, 2009)**

Deed restriction 4.01 (i) states where, and for what length of time, various kinds of vehicles may be parked within the community. For the purpose of this deed restriction, the following vehicles have been defined as trucks:

- Crew cab combination SUV/pickup trucks (i.e. Chevrolet Avalanche, Honda Ridgeline, Cadillac Escalade, etc.)
- Pickup trucks with caps atop the cargo bed
- Pickup trucks with tarp-like covers that snap in place atop the cargo bed
- Pickup trucks with factory-installed lids atop the cargo bed

*(See the Amended Deed Restriction 4.01 (i) on Trucks, Commercial Vehicles, etc.)*

#### **Garage Sales (April 18, 2006)**

Garage sales shall be allowed with the following guidelines:

- Garage sales must be held between the hours of 9:00 AM and 5:00 PM
- Only one sign advertising the garage sale is permissible and must be located in front of the home. The sign must be removed the same day.
- Only one garage sale is permitted per year, per home.
- The garage sale can only be a one-day event.

#### **Lampposts (June 20, 2006)**

- Each home site shall have installed a pre-designed, community-approved mailbox with lamppost unit.
- If the mailbox lamppost is damaged or destroyed by any casualty, or if the light ceases to function, it shall be the duty of the owner to replace or repair it.
- Replacement shall be completed within 30 days of the damage or malfunction.

#### **Public Access to Rivendell (July 14, 2006)**

- Fishing in Rivendell ponds is restricted to residents.
- Public access to common areas is limited to areas reachable from the street and not located behind private homes.

#### **Pool Parties (July 10, 2007)**

A pool party is a private event held at the community pool with 8 or more people attending. All rules of the pool apply to pool parties, including holding the party between dawn and dusk, and the presence of an adult at all times. No pool party may be held after dark.

- A Pool Reservation Request form must be filled out and submitted to Lighthouse Property Management at least 7 days prior to the pool party. If two or more homeowners wish to reserve a party on the same day, the first person to hand in the Pool Request Form will receive approval.
- A refundable deposit of \$100 must accompany the Pool Reservation Request to cover the cost of any clean up required or damages incurred.
- An approved request permits exclusive use of the covered pool area. The pool will still be open to all residents.
- Food and drinks must remain under the covered pool area, and no glass is permitted.
- Clean up should be completed before leaving the pool area. It should include removal of all trash and furniture returned to original positions.

#### **No Smoking at the Pool (June 4, 2008)**

- Smoking is not allowed anywhere within the fenced area of the community pool.

#### **Home Rentals (July 5, 2008)**

- Per Sarasota County Ordinance, rentals shall be for a minimum of 30 days.

- Rentals must be for single family, residential use. No commercial activity is permitted.
- The Owner, Rental Agent and Renter must fill out a Rental Notice & Acknowledgement form, to be given to Lighthouse Property Management, Inc., prior to the move-in date. The form will be signed by the Owner and Renter. On it, the Renter agrees to abide by all the Rivendell Community Association's deed restrictions and standing rules.
- The Owner must give the Renter a copy of the most recent Rivendell Resident Directory, which contains the deed restrictions and standing rules. Copies are available at Lighthouse Property Management.
- If requested by the Owner, Lighthouse Property Management will do a background check on a potential Renter for a fee.
- The Owner is fully responsible for the Renter's compliance with the Rivendell Community Association's deed restrictions and standing rules.
- Noncompliance can result in a \$100 per day fine to the Owner, up to a maximum of \$1,000 per incident.

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

The following rules will apply for the formation of Standing Committees:

- All standing committees shall have a chairperson and shall include at least one member of the Board who will also serve as Liaison to the Board. Committees will have a minimum of 3 members and maximum number to be determined by the Chair and Board Liaison.
- Committee members will have a term of 1 year, unless terminated earlier by a vote of the Board.
- Volunteers for membership on committees will be asked to apply at the beginning of each year by submitting their biography and objectives to the Board.
- Members and the Chairs of committees will be selected by a vote of the Board.

### **Establishment of the Architectural Review Committee (ARC) (Revised March 5, 2012)**

- The ARC will have a minimum of 3 and maximum of 5 members. The Board member appointed as liaison will not be a voting member of the committee.
- The Board will solicit volunteers to serve on the committee at the beginning of each year prior to the Annual Meeting. Volunteers for membership on the ARC will be asked to apply by submitting a letter of intent to the management company, who will disseminate the applications to the ARC Chairperson and Board Liaison.
- The new Board will vote on recommendations for ARC members submitted by the ARC Chairperson and Board Liaison at the first meeting following the Annual Meeting.

### **Rules for the Architectural Review Committee (May 16, 2006)**

- ARC requests will be sent to the property management company, which will forward them to the ARC. All requests must be submitted to the property management company by the close of business on the Tuesday that is one week prior to the next ARC meeting.
- At least one ARC member will visit every home requesting ARC approval prior to the ARC meeting at which the request will be presented.
- The ARC will use the Rivendell Land Use Restrictions and all standing rules as its standards. It will develop standards for requests not covered by these sets of restrictions and rules.
- The ARC will present a report to the Board of Directors every month and email a copy to the property management company. Details of the report will include: homeowner name, address, nature of request and whether the request was approved or denied.

### **Items that can be approved by Lighthouse Property Management (January, 14, 2009)**

Lighthouse Property Management is authorized to approve the following:

- For Sale / Rent signs
- Paint house the same color
- Replace roof with same material and color
- Replace windows and doors with same style and color
- Replace existing sidewalk and driveway with same material
- Replace pool cage with same material and color
- Replace exterior lights with same style
- Hurricane shutters which the Board approved
- Low voltage lights (sidewalks, landscaping, etc.)

**Contracts (March 5, 2012)**

- All contracts above \$1,000 shall be signed by two Board members. The President and Secretary shall be the designated signers.