

WELCOME TO IRONWOOD VILLAS

A Community of Respect and Cooperation

RULES & REGULATIONS

PREFACE TO RULES

The following set of rules creates a standard of conduct and continuity for the good of our community.

The Board of Directors in their role of management and administration of the association may update and modify Rules and Regulations of the Association. The Board of Directors shall notify owners 14 days prior to a board vote on Rules and Regulations that pertain to individual units and improvements on those units.

The use of the terms “condominium documents” or “documents” refers to the Declaration of Condominium, By-Laws, Articles of Incorporation and Rules and Regulations

Unit owners are expected to be familiar with the Rules and Regulations and must ensure that their renters and guests are also informed. Everyone who resides in Ironwood must comply with the Rules and Regulations. These rules are intended to supplement the restrictions defined by the condominium documents. If there is a conflict between this document and the condominium documents, the condominium documents shall prevail.

To reach out to the board for any reason, please email our current management company. Contact information is on the Ironwood website, www.ironwoodvillas.com, and posted at the clubhouse.

Thank you for your efforts and personal contribution to the good of our community.

The Board of Directors
Ironwood Villas Condominium Association

WWW.IRONWOODVILLAS.COM

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BUILDING & DWELLINGS

EXTERIOR CHANGES

The condominium documents and these rules require that unit owners obtain Board approval before making any additions or alterations to the exterior of their home.

Modification Request Forms may be found on the Ironwood website or may be requested from the management company. After the form is completed and signed, the unit owner shall return it to the management company.

FRONT ENTRY WAY

Board approval is required to screen any front entry way and it shall comply with the following specifications:

- All framing, door and trim shall be white aluminum
- All front entry ways must be uncluttered and neat in appearance from the street.

FRONT DOOR SCREEN

Board approval is required to install a front door screen, and it must comply with the following specifications:

- Door frame and trim must be white aluminum with screen mesh or glass in the top and bottom panels. Installing a splash plate panel is optional but, if installed, it must be white aluminum.

GARAGE DOOR SCREEN

Board approval is required to install a garage door screen, and it shall be the same type or reasonably like screens previously installed in Ironwood.

GUTTERS AND DOWNSPOUTS

Board approval is required before installing gutters and downspouts. Gutters shall be 6" white aluminum; downspouts 4" white aluminum. Gutters and downspouts shall be properly placed so that drainage is directed toward the street or storm drain, away from low lying grass/dirt areas.

ENCLOSING THE LANAI

Board approval is required to enclose the lanai. The enclosure must conform to the following specifications:

- The lanai may be enclosed with vinyl or glass.
- The windows may be one of three types:
Awning-type with glass or vinyl

Single or double-hung vertical sliding with glass or vinyl
Patio type sliding doors with glass or vinyl

- All framing will be white aluminum.
- Where glass windows are installed that do not reach the patio floor, the panels below the window and trim around these panels shall be vinyl or aluminum to match the existing siding.
- The splash plate below the windows shall be white aluminum.

ROOFS

Board approval is required before work is commenced to repair or replace a roof. A City of Venice building permit may be required.

- When replacing the entire roof, in order to maintain uniform appearance of the roofs in Ironwood, you must use one of the following color choices:
GAF shingles: Driftwood Blend, Weathered Wood, or Weather Gray.
Owens Corning TruDefinition: Amber or Driftwood.
If none of these are available, the Board may approve a shingle which is available at the time.
- When repairing a portion of the roof, you must match the existing shingle type and color.

STORM SHUTTERS

- Board approval is required before installing hurricane shutters. The style and kind installed are governed by Florida law.
- Storm shutters may be used from May 1 to December 1 but must be removed December 1 through April 30.

OUTDOOR LAMP POSTS

- Unit owners are required to keep electricity turned on so their outdoor lamp posts will be illuminated at night. This is a safety and security precaution and is required twelve (12) months of the year. The Association will be responsible for installation cost and lamp post maintenance.

SATELLITE DISH

- Board approval is required before installing a satellite dish.
- The dish must be attached to the house or located within your patio area.

FIRE PITs

- In-ground fire pits, free-standing fire pits and/or chimineas which burn wood are not permitted.
- Gas fire pits must adhere to local fire code.

LANDSCAPING

PLANTING SHRUBS

Board approval is required before planting or removing shrubs outside of a unit's private patio area.

TREES

Planting additional trees is not permitted without Board approval.

- Trees previously planted by a unit owner that require replacing may be replaced by the unit owner at the owner's expense, pending Board approval. The replaced tree will be maintained by the Association.
- Planting of fruit trees is not permitted.

FLOWERS

- Annual flowers may be planted only in shrub areas and in patio areas and must be maintained by the owner.
- Use of flowerpots is acceptable, but they must be 36" or less in height and approved by the Board. Limit three pots within the front area.
- Seasonal owners who are away from Ironwood for several months must remove flowers including flowers in window boxes and flowerpots that are visible from the street.
- The use of artificial flowers is prohibited.
- The association is not liable for damage to flowers done by volunteers and maintenance workers.

GROUND COVER

- Mulch may be shades of light to dark brown. There will be no red or black mulch. Architectural rocks or stone may also be used with proper edging to segregate the rocks from grassy areas.

MAINTENANCE

FENCES

Unit owners are responsible for the repair, maintenance and replacement of fences located on their property, and are required to keep the fences in good repair. Board approval is required to install a fence and it must comply with the following specifications:

NEW FENCE CONSTRUCTION

- New fencing must be either wood, vinyl, or composite wood (Trex-like material). The specifications for each are:
 - Wood must be dog-eared, board-on-board or full privacy construction. Treatment method:
 - Behr stain - Cape Cod Gray #SC365
 - Behr semi-transparent stain -
 - Stonehedge #ST-125
 - Gray Seas #ST-144(Behr stain may be purchased at Home Depot. A different brand of equal quality and matching color may be used.)
 - Vinyl-must be full privacy style with top and bottom rails between 5"-7". It can be either a pre-molded single panel, or a tongue & groove panel (assembled on-site). The tongue and groove style allows for replacement of individually damaged pieces, whereas a pre-molded single panel requires replacement of the whole panel. Light to dark grey is acceptable in either a solid color or a "wood grain" color. The tops must be either pyramid style or classic style. Here is a sketch of a full privacy fence panel, and acceptable tops:



- Composite Wood-is allowed in grey colors, and must be board-on-board dog-eared, or full-privacy construction.
- All fences shall be four to six feet high. Fencing around a/c units will be allowed with board approval. A/C fencing must be 4 foot in height. Where there is a concrete boundary wall in place, adjacent privacy fence height

must be uniform with the wall height. The height of existing fences installed prior to October 20, 2022, are grandfathered until they need to be replaced.

- All fences must meet the City of Venice building codes applicable at the time of installation. When installing new posts, unit owners shall not attach the post to another owner's home (even with their permission). Existing attached posts installed prior to October 20, 2022 are grandfathered in until new posts are required.

EXISTING FENCE MAINTENANCE

When repairing an existing fence, unit owners must use the same type of wood, composite wood or PVC construction, color and stain as outlined above.

DRIVEWAYS and SIDEWALKS

Unit owners are responsible for cleaning and repairing their driveways and sidewalks on a regular basis.

PRIVACY / PATIO AREAS

- Private outdoor patio areas offer unit owners the opportunity to develop landscaping to suit their interest.
- Private patio areas must be neatly maintained by the unit owner. If, in the opinion of the Association, a unit owner has neglected to maintain the area and allows excessive growth to render the area unsightly to the ordinary person, the Association may give written notice to the unit owner describing the condition. The unit owner shall correct the situation within 14 days of receipt of the notice. Upon failure to do so, the Association, with reasonable notice to the unit owner, may enter the area, correct the situation and assess the unit owner for the cost of the work.

TRASH and RECYCLE BINS

- Trash and recycle bins are to be stored away from public view of the front or rear of your unit.
- Bins may be placed in the designated area on the street no earlier than 4:00 P.M. on the day before the scheduled trash/recycle pick-up and must be stored out of sight no later than 7:00 P.M. on the day of the pick-up.

DECORATIONS

SEASONAL and HOLIDAY DECORATIONS

- Holiday decorations are allowed but must be removed within seven (7) days after the holiday period.
- No decorations or lawn ornaments shall be placed on areas that are mowed regularly.
- A seasonal sports team, holiday or décor flag displayed in a respectful manner, not larger than four and a half (4½) feet by six (6) feet is allowed.
- For other Flag restrictions, refer to Declaration of Condominium, Article 11.9.
- During hurricane season or extended absences, unit owners are asked to place courtyard furniture and decorations inside the walls of their dwelling.

LAWN ORNAMENTS

No lawn ornaments or lighting of any type is allowed unless approved by the Board. Garden or house flags are the exception.

SIGNS

The following signs are allowed:

- A “For Sale” sign for a unit which is of commercial quality and neatly lettered.
- An “Open House” sign posted during the hours of an open house of a unit for sale.
- A “Security System” sign discretely posted by the dwelling.
- All such signs shall be no larger than six inches by eight inches (6” x 8”) and shall be no higher than thirty-six inches (36”) from the ground.
- No sign shall be placed in an area that will impede the work of the landscapers.

PARKING & ROAD RESTRICTIONS

COMMERCIAL VEHICLES

Commercial vehicles that are permanently parked in Ironwood by the unit owner or lessee must be stored inside the unit’s garage. A commercial vehicle is any vehicle that displays advertising for a business.

PARKING

- Parking in the Pool/Clubhouse spaces is reserved for Pool and Clubhouse activities only. No overnight parking is allowed in these spaces.
- Overnight street parking is not permitted, except that guests or residents may temporarily park passenger vehicles in the two (2) spaces at the end of Ironwood Court, and the two (2) spaces at the end of Wedgewood Court, subject to availability. No vehicle may be parked on the lawns of units. Parking of a recreational vehicle by a unit owner or a guest of a unit owner is permitted in the unit owner's driveway for a period not to exceed seventy-two (72) consecutive hours.
- No commercial trailers or Recreational Vehicles used for commercial purposes are permitted to park outside overnight.

For additional parking restrictions, refer to Declaration of Condominium, Article 11.11.

BOARD MEETINGS

Board meetings are held periodically throughout the year in order to conduct the business of the Association. Agenda and notice of board meetings are posted on the bulletin board by the clubhouse and on the website at least 48 hours in advance of the meeting.

UNIT OWNER PARTICIPATION

- Unit owners are invited to attend all board meetings and membership meetings. They are permitted to speak on agenda items after being recognized by the presiding officer and may record the proceedings. Any unit owner desiring to videotape or record a meeting will be required to provide 24-hour notice prior to the meeting. All equipment must be assembled prior to the commencement of the meeting. No equipment will be permitted that produces distracting sounds or light.
- When the meetings are opened for discussion, unit owners, or a duly appointed agent of a unit owner, shall be permitted to speak to the topics announced by the presiding officer. The presiding officer shall control and limit the time spent discussing each topic as necessary for an orderly meeting.
- Each item that requires a vote by the board will require a motion and second. Following board discussion, the item will be opened for comments by unit owners. Comments shall be limited to that agenda item only.
- At the conclusion of the board meeting, unit owners may speak on any topic. The presiding officer shall control the time limit.

GENERAL INFORMATION

POOL RULES

- Pool rules are posted in the pool area and must be adhered to by unit owners, renters and guests.
- Showers are required before entering the pool, but soap showers are not permitted.
- No glassware is allowed in the pool area but is permitted within the clubhouse.
- No animals are allowed in the pool area or clubhouse (except ESA animals).

CLUBHOUSE RULES

Unit owners are permitted to use the clubhouse for gatherings, meetings and the like. However, the unit owner agrees to comply with rules herein or that may hereafter be adopted by the Board.

- Any request to use the clubhouse should be directed to the president, or the person in charge of the clubhouse calendar, and must be made at least seven days in advance, whenever possible, to avoid scheduling conflicts. The following information must be provided:
 - The date and time for use of the clubhouse.
 - The purpose for using the club house
 - Approximate number of people attending the function.
- The responsible unit owner must be in attendance at all times.
- Unit owner shall:
 - Supply their own paper goods (plates, cups and plastic ware), food and beverages.
 - At the conclusion of the event the unit owner is responsible to:
 - Make certain all appliances are shut off.
 - Turn off air conditioner/heater.
 - Close all windows.
 - Turn off all fans and lights.
 - Remove all food and trash from the building.
- No animals are allowed in the pool area or clubhouse (except ESA animals).
- No smoking in the clubhouse or pool area.
- Cover-ups and footwear are required in the clubhouse.
- No clubhouse or pool property shall be removed from their respective areas.
- Any association functions, including holiday events, take precedence over any private resident requests.

ANIMALS

No animals are allowed except for the following:

- Unit owners may keep a maximum of two (2) pets, dog or cat, not to exceed a combined weight limit of forty (40) pounds. Birds are also allowed as pets in the community as one of the two (2) permitted pets. Pet(s) must be kept on a leash unless within a dwelling.
- Pets must be vaccinated and licensed as required by Sarasota County. When requested by the Board, unit owners shall provide proof of such vaccination and licensing, and/or the weight of a pet.
- Vicious dogs are not permitted in the community. Refer to Declaration of Condominium, Article 11.12 for further restrictions.
- The unit owner shall be responsible for cleaning up any excrement of his/her pet or ESA and for disposing of said excrement.
- ESA are allowed according to Florida Statutes.
- Visitors with pets are limited to a seven day stay. For other restrictions on visitors and pets, please refer to the Declaration of Condominium, Articles 11.1 and 11.12.

VOLUNTEERING

Occasionally the association will recruit volunteers to help with projects within our community, which may include activities such as installing holiday decorations, cleaning lamp posts, cleaning pool and clubhouse furniture, chairing a social event, small landscaping projects. If you would like your name to be added to the volunteer list, please email the management company.

LEASING, RENTING OR SELLING

- Units may be leased for a period not less than three (3) months.
- New owners may lease their unit for one (1) three-month period per year for the first two (2) years of ownership. After that they may lease their unit annually or seasonally for a period not less than three (3) months.
- Before leasing your property, the Declaration of Condominium requires unit owners to obtain a current rental application from the management company or the website. Unit owners must complete the form with the required information and deliver it to the management company, including the application fee of \$100.00, made payable according to the most current rental form. The form must be delivered no less than 14 days prior to the occupancy of the premises.
- Unit owners must provide tenants with a copy of the most current Rules and Regulations for Ironwood prior to occupancy.

- Florida law requires the seller of a unit to furnish to the buyer, at seller's expense, the Condominium Declaration, By-Laws, Articles of Incorporation, and Rules and Regulations seven days before entering into a binding agreement. The Association, upon request, shall furnish the seller or the real estate agent with a packet containing all the required documents. These will be copied at seller's expense (\$100.00).

LAWFUL USE

- No immoral, improper, offensive or unlawful use shall be made of the condominium property.
- Each unit will be occupied only by the unit owner, his tenants, respective family and guests and for no other purpose.

SEASONAL UNIT OWNERS

Unit owners who are away from their units for several months at another location should give the management company an alternate address, telephone number and email address so the Association may be able to contact the unit owner in case of emergencies or when legally required to give notice of Association action. Unit owners may request that their address and phone number not be published.

NUISANCES

No nuisance which is the source of annoyance to other unit owners or which interferes with the peaceful possession and proper use of the property by its residents shall be allowed on condominium property.

COMPLAINT PROCESS

- Complaints must be in writing, signed, dated and delivered to the management company.
- All complaints and responses must be respectful and clearly presented; and must include supporting facts with possible solutions. Please avoid using any assumptions or hearsay.
- The complaint will be presented and acted upon at the next board meeting.
- Unit owner requests for Association records in reference to a complaint or any other reason may be made to the management company and, if available, may be provided at the unit owner's expense.

ARREARS PROCESS

1. Any member of Ironwood Villas Association, Inc., who is in default for 10 days for any assessment, will be contacted by a member of the Board of Directors or delegate (Management Company) to determine the cause of the late assessment payment.
2. The homeowner may be given ten (10) additional days to pay all outstanding amounts including late fees and interest.
3. Following 20 days with no payment, a registered, written final notice from the Board of Directors or Management Company, including all interest and late fees will be mailed to the homeowner.
4. Following 30 days from the due date of the assessment with no payment, the file will be turned over to an attorney for collection and appropriate legal action.

RULES VIOLATION

A rules or restrictions violation by any owner will be addressed by the Association according to the procedures in Florida Statute 718 and/or the following:

1. The management company will contact the unit owner in person, by telephone, or email to make the unit owner aware of the rules violation and allow the unit owner to self-correct the situation in a reasonable manner.
2. In the event the unit owner continues not to comply with the rule or restriction they will be mailed a registered letter from the Association to make them formally aware of the violation and give them a reasonable time period or date to make the correction.
3. Unit owners are entitled to a hearing before their peers at their request.
4. In the event the unit owner decides not to comply with the letter and continues to violate the rule, the Association will then authorize the management company to proceed with a daily fine system. The fine system, which is approved in the Association documents and State Statutes, allows the Association to fine a unit owner who continually and willfully ignores the rules and restrictions of an association. Following a reasonable time period for the unit owner to correct the violation, the assessed fine will be in the amount allowable according to the Florida Statutes.
5. If after the assessment of the fine, the unit owner continues to violate the Ironwood rules or restrictions, the Association shall then turn the case over to an attorney to prepare for a court action.