

WELCOME TO IRONWOOD VILLAS

A Community of Respect and Cooperation

RULES & REGULATIONS

Rev. 09/2026

PREFACE TO RULES

Unit Owners are expected to know the Rules and Regulations that govern our condominium association and must ensure that their Tenants, Guests and Occupants know them as well. Unit Owners, Tenants, Occupants and Guests must comply with the restrictions set forth in the Rules and Regulations.

Please be familiar with Ironwood Villas Condominium Association governing documents: Declaration of Condominium and By-Laws.

To reach out to the board for any reason, please email our current management company.

Contact information is located on:

CAMS by Stacia Portal	https://cambystacia.cincwebaxis.com/
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CAMS by Stacia Website	www.cam-ss.com
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Ironwood Website	www.ironwoodvillas.com
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Bulletin board at the clubhouse

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

The Board of Directors
Ironwood Villas Condominium Association

BUILDING & DWELLINGS

EXTERIOR CHANGES

Pursuant to Article 6.5 of the Declaration of Condominium, Unit Owners shall obtain written Board approval before making any additions or alterations to the exterior of their home.

Modification Request Forms may be found on the Ironwood website, property management portal or in the Ironwood clubhouse. After the form is completed and approved by the Board, the Unit Owner shall return it to the contact designated on the form.

FRONT ENTRY WAY & FRONT DOOR SCREEN

Pursuant to Article 6.5 of the Declaration of Condominium, written Board approval is required to screen or replace any front entry way or install/replace a front door screen.

All framing, door and trim of the screen front entry way shall be white aluminum with screen mesh or glass in the top and bottom panels. Installing a splash plate panel is optional, but if installed must be white aluminum.

All front entry ways shall be kept uncluttered and neat in appearance from the street.

LANAI ENCLOSURES

Pursuant to Article 6.5 of the Declaration of Condominium, written Board approval is required to enclose the lanai on a Unit. The lanai enclosure must conform to the following specifications:

- The lanai may be enclosed with vinyl or glass.
- All framing may be white aluminum.
- 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

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, aluminum or stucco block to match the existing dwelling. The splash plate below the windows shall be white aluminum.

GARAGE DOOR SCREEN

Pursuant to Article 6.5 of the Declaration of Condominium, written 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

Pursuant to Article 6.5 of the Declaration of Condominium, written 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 or neighboring property.

ROOFS

Pursuant to Article 6.5 of the Declaration of Condominium, written Board approval is required before work commences to repair or replace a roof on the dwelling of a Unit. The City of Venice requires a building permit for a complete roof tear off & replacement.

When replacing the entire roof of a dwelling on a Unit, in order to maintain uniform appearance of the roofs in Ironwood, Unit Owners shall use one of the following color choices when replacing the entire roof of a dwelling on a Unit:

- GAF shingles: Driftwood Blend or Weathered Wood, or
- Owens Corning TruDefinition: Quarry Gray, Amber or Driftwood

If none of the foregoing choices are available at the time of replacement, the Board may approve an alternative shingle style and color that in the sole discretion of the Board best matches the foregoing choices. When repairing a portion of the roof of a dwelling on a Unit, Unit Owners shall match the existing shingle type and color.

VINYL SIDING

Pursuant to Article 6.2 of our Declaration of Condominium, the Association is only responsible for the cleaning and painting of vinyl siding. If repairs are needed, at Unit Owner expense, the vinyl siding specifications are as follows:

Georgia-Pacific Vision Pro Double 5-inch Traditional Gray Vinyl Siding
Panel 10 in. x 144 in.(10 sq. ft. piece)
Lowe's Item #45105 Model #531656

As an alternative, vinyl siding can be substituted by overlapping James Hardee Board with prior approval from the Board, in which case Unit Owners are responsible for painting the Hardee board the current color of the stucco of the Unit.

FENCES

All fences located on a Unit shall be six (6) feet high and fences around A/C units no higher than four (4) feet. Where there is a concrete boundary wall in place, the adjacent fencing height must be uniform with the concrete boundary wall height. The height of fences installed prior to October 20, 2022 may remain at the height at which said fence was installed; however, when said fence is replaced it must be replaced with fence that is six (6) feet high.

Unit Owners are responsible for the repair, maintenance, and replacement of the fences and gates located on their Unit and are required to keep the fences in good repair. Written Board approval is required to install a fence on a Unit and the installed fence 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 fencing must be dog-eared, board-on-board or full privacy construction.
Treatment methods:

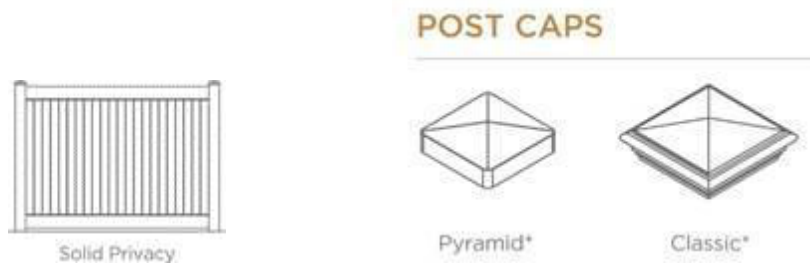
Behr stain - Cape Cod Gray #SC3 65

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 fencing 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. Below is a sketch of a full privacy fence panel, and acceptable tops:



- Composite Wood fencing is allowed in grey colors and must be board on board dog-eared, or full-privacy construction.

EXISTING FENCE MAINTENANCE

When repairing an existing fence or gate, Unit Owners must use the same type of wood, composite wood or PVC construction, color and stain as outlined above. Unit Owners may not deviate from the foregoing without the prior written permission of the Board.

STORM SHUTTERS

Pursuant to Article 6.5 of the Declaration of Condominium, written Board approval is required before installing hurricane shutters.

Storm shutters may be closed any time from May 1 through December 1 each calendar year.

Storm shutters must be taken down or opened from December 1 through April 30 each calendar year.

Notwithstanding the foregoing, storm shutters may be utilized and closed at any time from December 1 through April 30 when the National Weather Service has issued a High Wind Event for Sarasota and/or Charlotte County.

OUTDOOR LAMP POSTS

Unit Owners are required to keep electricity turned on so the outdoor lamp post on their Unit 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 the cost of lamp post installation and maintenance.

SATELLITE DISH / ANTENNAS

Pursuant to Article 11.7 of the Declaration of Condominium, written Board approval is required before installing a satellite dish or antenna. The dish or antenna must be attached to the house or located within the dwelling patio area.

FIRE PITS

The use of in-ground fire pits, free-standing fire pits and/or chimineas which burn wood are prohibited.

Gas fire pits must be installed and utilized in adherence to the local fire code.

LANDSCAPING

PLANTING SHRUBS

Pursuant to Article 6.5 of the Declaration of Condominium, written Board approval is required before planting or removing any shrubbery. The Unit Owner must submit a Work Order on the property management portal. Notwithstanding the foregoing, Board approval is not required for the replacement of plants and/or shrubbery on the private patio area of a dwelling on a Unit.

TREES

The planting of additional trees on a Unit is not permitted without first obtaining written Board approval.

Trees previously planted on a Unit by a Unit Owner that require replacement may be replaced by the Unit Owner at the Unit Owner's expense, pending written Board approval.

Pursuant to Article 6.2 of the Declaration the replaced tree will be maintained by the Association.

The planting of fruit trees anywhere on a Unit or in the Condominium is prohibited.

UNIT GROUND COVER

Mulch utilized on the Unit may be shades of light to dark brown or black. The use of red mulch anywhere on a Unit is prohibited. Architectural rocks or stone may also be used within the Unit with edging to segregate the architectural rocks or stones from grassy areas. Unit Owners may utilize edging such as black vinyl or hard plastic, scalloped concrete, or straight edge concrete. The Association is not liable for damage to edging by volunteers or maintenance workers.

FLOWERS

Flowers may be planted only in shrub areas and in patio areas and must be maintained by the Unit Owner or designated caretaker. The use of artificial flowers anywhere on the exterior of a dwelling on a Unit is prohibited.

No more than five (5) flowerpots are acceptable but said pots shall be 36" in height or less and not placed on driveways or areas that interfere with routine landscaping maintenance.

Unless tended to by a designated caretaker, seasonal Unit Owners who are away from Ironwood for more than three (3) months must remove flowers that are visible from the street, including flowers in window boxes and flowerpots.

The Association is not liable for damage to flowers done by volunteers and maintenance workers.

PRIVACY /PATIO AREAS

Private outdoor patio areas existing on a Unit offer Unit Owners the opportunity to develop landscaping directly adjacent to the outdoor patio area to suit their interest.

Private outdoor patio areas shall be neatly maintained by the Unit Owner at all times. If, in the sole opinion of the Association, a Unit Owner has neglected to maintain the private outdoor patio area on their Unit and has allowed excessive growth and/or excessive wear and tear to render the private outdoor patio area unkempt and unsightly, the Association may give written notice to the Unit Owner describing the condition and directing the Unit Owner to cure said condition. The Unit Owner shall cure the condition within fourteen (14) days of receipt of the notice. Upon failure to do so, the Association, with reasonable notice to the Unit Owner, may enter the private outdoor patio area, cure the condition and charge the Unit Owner for the cost of the work.

DRIVEWAYS and SIDEWALKS

Unit Owners are responsible for cleaning and repairing their driveways and sidewalks on a regular basis, including pressure washing as needed.

LAWN ORNAMENTS

Lawn ornaments, solar lighting and low voltage lighting must be approved by the Board of Directors.

Small Garden or house flags are permitted in mulched or stone areas in close proximity of the front door of the dwelling or lamppost.

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 grass areas that are mowed regularly.

With the exception of the private patio area, Unit Owners must receive written approval from the Board of Directors to install any wall decorations on the exterior walls of their villa.

A seasonal sports team, holiday or decor 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 shall place courtyard furniture and decorations inside the walls of their dwelling.

UNIT SUNSHADES

Any Unit Owner seeking to install any type of sunshade anywhere on the Unit must first obtain written approval from the Board of Directors prior to installation.

UNIT ADDRESS NUMBER

With written approval of the Board of Directors, a Unit Owner may modify the design of the Villa address number.

SIGNS

The following signs are allowed:

- A neatly lettered "For Sale" or "For Rent" sign for a unit which is of commercial quality.
- An "Open House" sign posted during open house hours of a unit for sale.
- A "Security System" sign discreetly 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

PARKING

Pursuant to Article 11.11 of the Declaration of Condominium:

- Overnight street parking is not permitted anywhere with the following exceptions:
Two (2) spaces at the end of Ironwood Court
Two (2) spaces at the end of Wedgewood Court
Overnight parking is allowed in these spaces for up to seventy-two (72) hours; Board approval is required for parking over 72 hours at these spaces.
- No vehicle may be parked on any lawn areas.
- Parking at the pool and clubhouse is reserved for pool and clubhouse use only; no overnight parking is allowed.

RECREATIONAL VEHICLES

- 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.
- Recreational vehicles that cannot fit on your driveway may park for twenty-four (24) hours on a street for loading and unloading purposes only, but must not interfere with mail delivery, free flow of traffic, or neighbor's driveways.
- Only one (1) trailer at a time (boat, motorcycle or other work trailer that is pulled by a motor vehicle) may be parked in the Unit Owner driveway for up to seventy-two (72) consecutive hours in a seven (7) day period.

COMMERCIAL VEHICLES

- Commercial vehicles that are permanently parked at the Ironwood Condominium by the Unit Owner or the lessee of a Unit must be stored inside the dwelling garage. A commercial vehicle is any vehicle that displays advertising for a business.
- No commercial vehicle, trailer or recreational vehicle used for commercial purposes is permitted to park overnight on the streets of the Condominium Property.

OTHER COMMON ELEMENT RULES

POOL RULES

- Pool rules are posted in the pool area and must be adhered to by all Unit Owners, occupants, tenants, and guests.
- Showers are required before entering the pool; soap showers not permitted.
- No glassware is allowed in the pool area but is permitted within the clubhouse.
- Towels should be placed on pool furniture to avoid suntan lotion damage.
- No pets and no smoking are allowed in the pool area.

CLUBHOUSE RULES

- No Pets and no smoking are allowed in the clubhouse.
- All persons shall wear cover-ups and footwear in the clubhouse.
- Clubhouse folding chairs must remain in the clubhouse (not for pool use).
- No wet clothing on clubhouse folding chairs.
- No clubhouse or pool property shall be removed from their respective areas.

The scheduling of any Association functions, including holiday events, shall take precedence over any private Unit Owner functions.

Unit Owners are permitted to use the clubhouse for gatherings, meetings, and the like. However, the Unit Owner agrees to comply with the Rules enumerated herein or that may hereafter be adopted by the Board.

Any request for exclusive use of the clubhouse should be directed to the Social Committee, or the person in charge of the clubhouse calendar, and must be made at least seven (7) 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 clubhouse.
- Approximate number of people attending the function.

The responsible Unit Owner must be in attendance at the clubhouse throughout the entire duration of the function and must 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.

TRASH & RECYCLE BINS

Trash and recycling 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 and must be stored out of sight no later than 7:00 P.M. on the day of the pick-up.

Trash and recycle bins are to be stored away from public view of the front, rear, or side of the Unit. Unit Owners are prohibited from storing trash and recycling bins against or on neighboring properties.

PET POLICY

Article 11.12 of the Declaration of Condominium provides as follows:

No animals are allowed, except that 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. It is the Association's position that the state, county, and city law enforcement and/or animal control are the authority on whether a pet should be deemed a danger and/or nuisance to the Unit Owners, Members, families, and guests of the Ironwood Community.

The Association shall defer to state, county, and city law enforcement and/or animal control to determine whether a pet should be removed from the Ironwood Community and/or destroyed. The Unit Owner shall be responsible for cleaning up any excrement of his/her pet and for disposing of said excrement so that all Units and the Condominium Property are kept in a clean and sanitary condition.

BOARD MEETINGS

Board meetings are held periodically throughout the year in order to conduct the business of the Association. Agenda and notice of a regular board meeting are posted on the bulletin board by the clubhouse, emailed to Unit Owners that have consented to receiving notices via email, and posted on the Portal by the Association Management Company at least 48 hours in advance of the meeting, or 14 days in advance for meetings requiring Board or Unit Owner votes.

UNIT OWNER PARTICIPATION

Pursuant to Chapter 718, Florida Statutes, Members of the Association (Unit Owners) have a right to attend all Board meetings and Membership meetings. Members are permitted to speak on agenda items, with a designated time limit, after being recognized by the presiding officer.

When the meetings are open for discussion, Members shall be permitted to speak to the topics noticed on the agenda for that specific meeting.

Each item that requires a vote by the Board will require a motion and second.

Following board discussion, the item will be open for comments by Members. Comments shall be limited to that specific agenda item only.

VOLUNTEERING

A list must be maintained specifying the date and description of the project along with names of volunteers. This information must be provided to the President of the Board of Directors before the project begins. Projects include clubhouse functions such as breakfasts and other gatherings. Hosts of events are to be listed as volunteers.

SEASONAL UNIT OWNERS

Unit Owners who are away from their units for several months should provide the management company with an alternate address, telephone number and email address so the Association may 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.

LEASE, TRANSFER, OCCUPANCY OR SALE OF UNITS

As it relates to the lease, transfer, occupancy or sale of a Unit, please refer to Article 11.5 and Articles 12.1 through 12.7 of the Ironwood Declaration of Condominium. Applications for lease, transfer, occupancy or sale are processed online via the property management website.

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, Tenant, Occupant and Guests and for no other purpose.

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 Association Management Company either via e-mail or regular mail. After conferring with the Board of Directors, all complaints will be addressed in a timely manner.

All complaints and responses must be respectful, clearly presented and must include supporting facts with possible solutions. Please avoid using any assumptions or hearsay.

FAILURE TO PAY ASSESSMENTS

The collection of past due assessments shall be completed as provided in Chapter 718, Florida Statutes, as amended from time to time.

VIOLATIONS OF THE GOVERNING DOCUMENTS

Violations of the Governing Documents (Declaration of Condominium, Articles of Incorporation, Bylaws, and these Rules) may be enforced by the Association against a Unit Owner, Tenant, Occupant or Guest as provided by the Governing Documents and Florida Law, including but not limited to as provided in Chapter 718, Florida Statutes.

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