

# **STONEHEDGE ON THE HILL**

**A RESIDENT OWNED COMMUNITY**

## **RULES & REGULATIONS**

**(Approved 02/26/25)**

**39820 US Highway 19 N**

**Tarpon Springs, FL 45689**

**Office: 727-934-7917**

**Fax: 727-942-4976**

**Website: [stonehedgeonthehill.org](http://stonehedgeonthehill.org)**

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Community Manager: Lisa Curry  
727-934-7917

Management Company: Ameri-Tech Property Management  
24701 US 19 North suite 102  
Clearwater, Florida 33763  
727-726-8000  
727-726-8000 Ext 227 Accounting and payment information

# INTRODUCTION

This guide to Stonehedge living has been written for your convenience and enlightenment. The Rules and Regulations of Stonehedge Residents Incorporated (SRI) have been designed so that you can fully enjoy a carefree lifestyle. Their purpose is for your benefit and protection. The Rules and Regulations book is NOT all inclusive and may not cover all situations, policies, or procedures. If a resident's plan of action is not included, the resident shall consult with the Community Manager BEFORE taking action. PLEASE NOTE THAT FOR ANY QUESTIONS OR DISCREPENCIES, THE SRI BOARD MAKES THE FINAL DECISION.

Stonehedge is a community providing facilities and services for you. Stonehedge has many forms of recreation and social activities. Shuffleboard courts, a pool table, a swimming pool, a Pavillion, and a modern clubhouse provide hours of relaxation for residents. Activities are scheduled and organized by the residents.

A newsletter, The Beacon, is published monthly and serves as a means of communication. It contains a schedule of activities for the month and news concerning our community events and residents. Everyone is encouraged to contribute to this publication by placing items of interest in the Community Manager's mailbox. The newsletter is available at the clubhouse, the mail center, and online at [stonehedgeonthehill.com](http://stonehedgeonthehill.com).

Florida Statute 719 requires that all lease agreements and Rules and Regulations adhere to rather strict guidelines and contain some very specific wording. Together, they spell out the limitations, as well as the rights of all residents and all property owners. These laws have been enacted for your benefit, and Stonehedge Residents Incorporated (SRI) is in agreement with the concepts and provisions they promote.

We firmly believe all of our residents must be knowledgeable of the covenants and regulations governing their community living, and we will make every effort to keep you informed. The specific series of laws applicable to mobile homes and cooperatives are listed in the lease agreement and cooperative documents.

As in any legal matter, certain specific wording is required. We have made every attempt to provide Rules and Regulations which are to the benefit of all residents. There are certain standards which must be adhered to in any complex, such as a mobile home community, and we are certain that you will agree to the necessity of our specific rules. We encourage you to read this very carefully and ask any questions which you may have. It is designed for your benefit and there is a specific reason behind each provision. These Rules and Regulations, as well as the Lease agreement and the Cooperative documents, are only a small part of the lifestyle of Stonehedge on the Hill.

Our facilities, location, and community activities, as well as the value placed on you as an individual resident, are what make living at Stonehedge a superior way of life. Your own standard of quality and good taste is reflected in this community, and we trust you will enjoy this happy way of life.

## DEFINITIONS AND ABBREVIATIONS

Wherever used in this document, the singular shall include the plural, and the masculine gender shall include the feminine, and vice versa, regardless of the terminology stated herein.

"Association", "Corporation," "Cooperative," or "SRI" means Stonehedge Residents Incorporated.

"Common areas" refers to all areas in the Community with the exception of Lots.

"Community" refers to Stonehedge or Stonehedge on the Hill or the physical area and facilities mutually owned by the shareholders. The terms are used interchangeably herein.

"Community Manager" or "Manager" means Community Manager of Stonehedge on the Hill.

"Division" means the Division of Florida Land Sales, Condominiums and Mobile Homes.

"Guest" shall mean an individual staying or visiting a resident.

"Perimeter Area" is defined as being the following lots/units only. Numbers 1 to 26, 27, 30, 37, 38, 45 to 49, 50 to 63, 66, 80, 91, 92, 103, 104, 115, 116, 127, 128, 139 to 146, 211 to 218, 227, 228, 238, 239, 249, 250, 261, 262, 180, 181, 188 to 192 inclusive.

"SAC" means Stonehedge Appeals Council

"Shareholder" means a unit owner who has purchased a share in Stonehedge Residents Incorporated.

"Short-term renter," "renter" or "tenant" means a temporary resident having a three month or a greater lease with a unit owner with the concurrence of SRI.

"SRI Board" means Stonehedge Residents Incorporated Board of Directors.

"Unit owner" or "shareholder" shall mean a shareholder of the Corporation who also holds a lease of a cooperative unit (lot) in the Community.

## GENERAL INFORMATION (Office/Utilities/Postal)

1. **OFFICE HOURS:** The hours are posted in front of the building by the entrance. The Community Manager is available during office hours, and it is requested that all ordinary business be conducted during regular office hours. If it is impossible for you to meet the Manager at these times, please arrange a meeting by appointment. In the event of a service emergency, contact the Manager by calling 727-934-7917, or one of the emergency contact persons listed on the inside front cover of the Community Telephone Directory.
2. **UTILITIES:** Lawn service, trash removal, water, basic cable, and internet are included in the lot maintenance fee. Electricity is individually metered and payable directly to the utility company.
3. **POSTAL SERVICE:** An example of your Stonehedge address follows. The post office has advised that mail will be delivered promptly **ONLY** when all of the following are included as shown:

NAME OF RESIDENT  
39820 US Highway 19 N, Lot # (MUST BE INCLUDED)  
Tarpon Springs, FL 34689

IMPORTANT NOTE: It is the Resident's responsibility to have mail forwarded when out of town for any length of time. **ONLY ONE (1)** main mailing address is kept on file for all association related mailings. Any change to your main mailing address must be reported to the office.

## RULES AND REGULATIONS

These Rules and Regulations of SRI apply to all residents (shareholders, tenants, and guests of residents) specifically incorporated by reference into all lease agreements executed by owners of this Community. These rules have been adopted as reasonable and necessary for proper and efficient operation of the Community and for the health, safety, and welfare of everyone.

Stonehedge is a community for residents fifty-five (55) years of age and older. Stonehedge provides facilities and services specifically designed to meet the social and physical needs of persons fifty-five (55) years of age and older. Stonehedge Residents Incorporated (SRI) recognizes the need to provide ample housing opportunities for those fifty-five (55) years of age and older.

## GENERAL

1. The SRI Board has and shall reserve the right to reject and/or approve any prospective resident less than fifty-five (55) years of age and older. It is SRI policy that all prospective qualified buyers and/or tenants be interviewed PRIOR TO closing for the sale or rental of any home in Stonehedge. The standard process is:
  - A. A review of a completed background check on the prospective resident. A required fee is due upon submittal of an Application for Residency.
  - B. A scheduled interview with all prospective buyers and/or tenants by members of the SRI Board
  - C. A letter (Resident Approval Form) from the SRI Board or Community Manager acknowledging approval of a buyer and/or tenant.It is the responsibility of the Stonehedge Community Manager and ALL Sellers (including their real estate or other agents) to inform all prospective buyers and/or tenants of this Rule and Regulation, associated process, and fee, for approval of a buyer and/or tenant.
2. Each unit owner shall be responsible for a monthly assessment payable in U.S. currency to SRI for the expenses associated with common elements of the property. The total assessment amount is divided equally between the shareholders to provide funds for the maintenance, repair, operation, and replacement of common property. The assessment also provides funds for the cost of carrying out the duties of the SRI Board and any other expenses designated by the SRI Board as "Common Expenses" as defined by Florida Statutes, Chapter 719. The SRI Board makes a determination annually as to the amount of common expenses and the pro rata share of each unit owner as disclosed in Exhibit "C-I" of the Master Occupancy Agreement. The annual assessment is made a part of SRI's annual budget.
3. All payments, assessments and fees are paid to SRI and are due and payable on the third day of each month. Payments postmarked after the fifth (5th) day of each month are considered delinquent and subject to a late charge amount which is determined by the SRI Board , but not to exceed the amount allowable by law. Payments past due for more than sixty (60) days shall be subject to interest charges at the rate of ten (10%) percent per annum. The SRI Board may adopt billing procedures as requested by Management.
4. The SRI Board shall, upon failure of the unit owner to pay his or her prorated share of the common expense assessment, have a lien placed on each such cooperative parcel for the amount of the unpaid assessment and interest. The SRI Board shall retain the right to bring other legal action against each and any unit owner for enforcement of the lien and shall be entitled to all attorneys' fees and costs associated with any action. The legal remedy stated herein does not preclude SRI from any and all other remedies available to it provided by the laws of the State of Florida and otherwise. Florida statute, section 719.108(4).
5. The Community Manager shall be notified verbally or in writing of your intention to vacate, sell, and/or rent your unit with a minimum notice of thirty (30) days.

## GENERAL (CONTINUED)

6. Unit owners who intend to sell their home must notify the Community Manager and receive an application to be completed by the prospective buyers and/or tenants. The SRI Board has final authority in the approval of any prospective buyer and/or tenant.
7. SRI reserves the right to request a one-time application fee, to be paid by the applicant to defray any costs connected with the screening process for prospective unit buyers and/or tenants. The failure of any prospective unit buyers and/or tenants to provide general background information, personal references, and proof of financial responsibility shall be deemed a cause for refusal of admittance.
8. Unit owners may sell their homes themselves or may list their home with a licensed real estate broker. Transfers of the Cooperative Units are governed under the Bylaws of SRI and Florida Statutes Chapter 719.
9. Any unit owner wishing to remove their mobile home from the Community, for any reason, must first obtain written permission from the SRI Board. The unit owner shall be responsible for any and all damage caused to the Community or private property as a result of the removal of the home. The SRI Board will require a security deposit prior to the removal of the home and may require proof of bonding and insurance by the moving company.
10. One "For Sale" sign, not to exceed twelve by fourteen inches (12" x 14"), may be placed on the home (State Law).
11. No other signs or advertising materials will be permitted to be posted on the mobile home, the mobile home space, or on a vehicle. If you desire, a sign not to exceed four by six inches (4" x 6") advertising a mobile home for sale or giving notices, may be placed on the designated Community bulletin board inside the clubhouse.
12. Please clarify with the SRI Board any advertising giving the Community as an address. If an independent realtor is engaged to sell your home, the realtor is required to notify the SRI Board and receive instructions on the requirements of sale as established by the SRI Board.
13. Loud parties, excessive volume of radios, stereos, TVs, or musical instruments will not be allowed.
14. Drunkenness, boisterous conduct, or foul language will not be tolerated.
15. The Community provides cable TV and Internet service based upon a master contract with the cable provider. The master contract covers service for each lot. No antennas are to be placed on the mobile home or home site.
16. Residents will be held liable for the damage caused by their guests or pets.

## **GENERAL (CONTINUED)**

17. Soliciting, delivering of hand bills, peddling, or such other commercial enterprises within the Community are not permitted. No door to door solicitation will be allowed by residents for business purposes. This rule shall not be deemed to inhibit the right of unit owners to peaceably assemble and communicate as provided by Florida Statutes Section 719.
18. The SRI Board shall have the right to refuse admittance to any prospective unit owner under the age of fifty-five (55), in compliance with the exemption requirements of the Fair Housing Act and subject to the provisions listed below:
  - A. No one-bedroom (1-bedroom) unit shall be permanently occupied by more than two (2) individuals.
  - B. No two-bedroom (2-bedroom) unit shall be permanently occupied by more than four (4) individuals.
19. No instructions to, or requests of the maintenance staff, or contract personnel, is permitted. All requests must be made directly to the Community Manager, who will then schedule any necessary maintenance.
20. A dress code is required when residents or guests are not on homeowners' premises. This includes footwear, beach robes or shirts over shorts or bathing suits. (No bare tops.)
21. All requests to the SRI Board or Community Manager for an exception or clarification of any Rule or Regulation of Stonehedge Residents Incorporated must be in writing to the Community Manager and the reply or ruling from the Community Manager must be in writing to be valid. The Community Manager shall have authority only as specifically delegated by the SRI Board.

## **VISITORS & GUESTS**

1. Visitors and guests must adhere to all Community rules and regulations. The Community requires all overnight guests to sign the registration book in the clubhouse.
2. Community residents' visitors who are less than sixteen (16) years of age must be supervised by an adult while using recreational facilities such as, but not restricted to, the swimming pool, shuffleboard courts, and when in the clubhouse.
3. Visiting guests are limited to staying, not more than thirty (30) total days per year. Upon written request of the resident, an extension may be approved by the SRI Board. The thirty (30) days per year do not apply to guests fifty-five (55) years of age or older provided that they are registered as stipulated in # 2 above and are in compliance with rule #18 under General designating the number of individuals per unit.
4. Visitors' pets are permitted in the Community, governed by the rules in the Pet Section.
5. Visitors may park cars in driveways or in the designated parking area at the clubhouse (see "VEHICLES").



## **SUBLEASING**

The unit owner has the privilege of subletting their mobile home under the following conditions:

1. A Shareholder shall not be authorized to lease or rent their home for the first twenty-four (24) months of ownership. Unit owners must have prior written consent from the SRI Board. Owners who have received their property through inheritance, once approved as a Shareholder, are exempt from holding their share for twenty-four (24) months before they may rent the property. The SRI Board's approval for all leases, rents, or tenants shall be required as stated in the governing document.
2. The Unit owner assumes full responsibility for any damage caused by the short-term tenant or their guests to any Community property and/or facilities.
3. Short-term tenants must adhere to all Community rules and regulations. It shall be the responsibility of the unit owner to supply a current copy of the SRI's Rules and Regulations to the short-term tenants. A copy of the rental agreement and proof of age of renters shall be submitted to the office fifteen (15) days prior to the starting date of the desired occupancy date. Such records shall be retained for at least two (2) years.
4. No home may be sublet for a period of less than three (3) months. The Unit owner is responsible for any federal, state, or local tax. No short-term tenant may sublet.
5. Short-term tenants, and all prospective occupants, must be fifty-five (55) years of age or older.
6. A unit owner in violation of these Rules and Regulations is subject to all legal remedies at the discretion of the SRI Board and pursuant to Florida Statutes Section 719.303.

## **MOBILE HOME SITES**

1. A unit owner's mobile home and lot shall be used solely for residential purposes.
2. Window unit air conditioners may be installed and/or replaced in breezeways, porches, screen-rooms, etc., provided each proposed installation plan is submitted by the resident and approved by the Architectural Committee before starting the installation. All additions must comply with city, county and state codes and any standards as established by the SRI Board.
3. The SRI Board, with the cooperation of our residents, assumes responsibility for the total appearance of our community.

## **MOBILE HOME SITES - CONTINUED**

4. Residents shall fill out the form titled: "Request to Make Additions or Changes" to mobile home, fixtures, or appurtenances for ANY exterior modification, including altering the exterior color, addition or replacement of homes, or any additions, alterations, or changes to the lot. This form will be submitted to the Community Manager who will notify the Architectural Committee. Once recommended or denied for approval by the Architectural Committee the Architectural Committee will submit it to the SRI Board. The SRI Board will then give verbal and/or written approval or denial of the request. All such modifications, additions or replacement must comply with city, county, and state codes and standards as established by the SRI Board. If a resident is only making minor changes and/or repairs to existing trim, siding, pavers, concrete, brick, skirting, re-painting on the exterior the same color, replacing screens, gutters and/or downspouts the same color, replacing windows same for same, replacing air conditioning unit in the exact same location, and/or roof repair then a Notice of Planned Maintenance Form needs to be completed and submitted to the Community Manager for review and either verbal and/or written approval.
5. Storage of items under or around the mobile home, or on carports, is not permitted. Only furniture and/or grills specifically designed for outside use may be stored on carport.
6. Due to underground utilities, any digging for the purpose of additional shrubs and trees shall be in writing to the Architectural Committee. Once approved by the Architectural Committee it will be submitted for SRI Board approval.
7. Planting between homes is not permitted.
8. Mobile home lots and all structures are to be maintained to satisfactory standards established by the SRI Board. The residents are responsible for the maintenance of their own lot. If a resident plans to be away from home for any length of time, they should make arrangements to have their lot maintained (water, trimming of bushes, fertilizing, etc.). Failure of the unit owner to properly maintain the lot to established standards shall subject the unit owner to the provisions of Florida Statutes Section 719.303.
9. Travel trailers, utility trailers, campers, boats, canoes, kayaks, jet skis, paddle boards, dumpsters for construction debris, and storage units are not permitted in driveways or at mobile home spaces except to load and unload. Time limit not to exceed 24 hours.

## **VEHICLES**

1. The speed limit in the Community is fifteen (15) miles per hour.
2. Pedestrians have the right of way.
3. No one under 16 may drive a motorized vehicle.

## VEHICLES (CONTINUED)

4. Bicycles, tricycles, golf carts, electric bicycles (e-bikes) and scooters used at dusk or nighttime are required to have and to use appropriate lights and reflectors to be readily seen at 500 feet.
5. Cyclists shall observe the rules of the road, keep to the right side of the road, and stop at stop signs. When in the recreational area, bicycles, tricycles, and electric bicycles (e-bikes) shall be parked in the designated area in back of the clubhouse only. Riding on sidewalks is NOT permitted at any time.

Motorcycles, including combustible engine scooters, are permitted in Stonehedge with the following restrictions:

- a) Motorcycles are limited to exiting or entering the Community, too and from the owner's residence ONLY.
- b) Motorcycle must be titled in the unit owner's name.
- c) The Motorcycle operator must obey all Community road rules.
- d) There shall be no revving of the engine at any time. Noise level to be determined at the sole discretion of the SRI Board.

Occasional visitors to the Community on motorcycles, or combustible engine scooters must obtain written approval from the Community Manager, as determined by the SRI Board of Directors.

6. Only electric golf carts and electric ATVs are permitted for use.
7. The Community Manager may restrict the operation of any delivery transportation or other traffic in the Community.
8. Trucks owned or operated by or on behalf of residents over one (1) ton are not permitted.
9. Major automotive or RV repairs by or for residents are not permitted on carports or within the Community.
10. No unlicensed or inoperative vehicles are permitted to be operated or to be stored anywhere on Community property. A notice will be sent from the SRI Board advising that they have fourteen (14) days to remove the vehicle. Any parking of any vehicle contrary to the above rules will be subject to towing.
11. All residents and guests are to use individual driveways or park in the general parking areas at the Clubhouse subject to restrictions. Legal parallel parking on Community streets is permitted as long as you do not block any resident's driveway, sidewalk, roadway, access gate, entry way, right or left line of sight, or any intersection. At the Clubhouse, park so that bumper does not extend over sidewalk.
12. No parking is permitted on sidewalks or in all yards. Golf carts are not permitted to be parked or driven on yards or the Community common grounds except in areas designated by the SRI Board.

## **VEHICLES (CONTINUED)**

13. Unit owner, guest RV's and/or trailers may be parked only in designated area at the rear of the Clubhouse for a period not to exceed five (5) days in any thirty (30) day period. Unit owner and/or visitor vehicles may be parked in common areas for a period not to exceed five (5) days in any thirty (30) day period.
14. A parking permit must be obtained from the Community Manager for all vehicles parked in the common areas. All vehicles must bear the parking permit on the dashboard and be visible from the outside of the vehicle.

## **PETS**

1. Pets shall include dogs, cats, and birds. Exotic pets or any animal with poisonous bites or injection capability, farm animals and animals with loud or raucous calls are excluded. Dogs are allowed in the pet section only as designated by the SRI Board, i.e., perimeter area (see Perimeter Areas in the DEFINITIONS AND ABBREVIATIONS Section).
2. Dogs shall be no more than twenty inches (20") high. The number of pets shall be no more than two, excluding small fish, per residence.
3. Cats and dogs in the pet section outside the home must be under control at all times, either on a leash or within an invisible fence system. The invisible fence must be installed at the owner's expense by an approved company allowing the animals access only to the side and back of the property and as approved by the SRI Board.
4. No pets are allowed in common areas, recreational areas, Clubhouse, streets except to cross, or yard of other residents without permission. Pets must be walked on a leash only on the two outside strips of common area along the east main entrance up to the Cody's Way sidewalk, as a limiting point on both sides of the entrance. Cars may be parked on the right (south) side only. The total number of vehicles including golf carts is limited to 4. The areas are off limits before 7:30 AM and after 8:30 PM so as not to disturb homes close to that area.
5. Residents shall clean up after their pets.
6. Excessive barking or noise will not be tolerated.
7. All dogs and cats shall be registered with the Community Manager effective March 2007. Residents must submit to the Community Manager and/or the SRI Board written evidence of rabies vaccination of their dog and adequate shots for their cat. All vaccination requests will be submitted annually in January. Ask your veterinarian for a copy of same.
8. When a pet dies, it can be replaced (subject to item #1, #2, and #7).

## **PETS (CONTINUED)**

9. All residents requesting assistance with animals residing outside the designated pet sections must fully complete the ASSISTANCE ANIMAL REQUEST form. This request must be reviewed by the association's attorney and approved by the SRI Board prior to any assistance animal being allowed on a property outside the designated pet section. (Request form from office).
10. Visiting dog(s) (2 maximum) to a non-dog lot is allowed ONLY after receiving WRITTEN approval from either the SRI Board or Community Manager. The following apply:
  - A. The written request must be submitted at least 10 days in advance of visit.
  - B. The maximum stay is up to seven (7) days within a 30-day period.
  - C. Owner of the dog(s) will provide a copy of up to date vaccination records.Compliance with ALL pet restrictions is required.

## **DISPOSAL (GARBAGE AND TRASH)**

1. Every resident of the Community has a responsibility for helping to keep the Community clean and neat.
2. Trash receptacles and recycling bins must be stored out of sight in the utility shed, not on the carport or around the mobile home.
3. Garbage and trash must be put in plastic bags (no cans). Trash for pickup shall be placed on the sidewalk on the mornings designated for pickups. Do not place trash out the evening before. When pickup day is a holiday, check on its availability in the newspaper, etc. The dumpsters at the Clubhouse may be used for only the items specifically listed. See the posting at the dumpster for further information.
4. Leaves and plant trimmings should be placed in purchased paper recycled bags.
5. No burning of trash or leaves is permitted.

## **LAUNDRY**

1. The laundry room is for residents and their registered guests.
2. Please clean up after use and turn off the lights, fan, and close the door.
3. Dyeing clothes or other articles in the Stonehedge washing machines is not permitted.
4. Only umbrella type drying racks and portable racks are permitted in the Community and should be placed in backyards. Racks must be taken down and stored before dark.
5. No laundry will be dried outside on Sundays or holidays.
6. No drying racks, lines or laundry shall be hung or placed on carports or side yards. No swimwear or towels are to be hung on chairs, drying racks, lines on carports, or side yards to dry.

## **RECREATIONAL ACTIVITIES**

Specific rules and regulations governing the clubhouse, swimming pool, shuffleboard courts, and Pavillion are posted on location in the respective areas.

1. The Clubhouse, Pavillion, Pool Area and/or any Common Area may not be rented by outside entities for private use. A written request for use of the Clubhouse, Pavillion, Pool Area and/or Common Area, must be submitted in writing to the Community Manager and the Activities Committee chairperson.
2. Residents assume the responsibility of leaving the recreation hall, card room, billiard room and kitchen as they and their guests found them.
3. Clean-up after all activities is the responsibility of the function chairperson and the committee.
4. At no time are the round tables to be removed from the Clubhouse.
5. Final decisions on use of all Community property, buildings and recreational facilities rest with the SRI Board.

## **MANAGEMENT RESPONSIBILITIES**

1. Providing water and sewer for unit owners under the terms and conditions of Chapter 719 Prospectus and as established by the Board in compliance therewith. Everyone is asked to conserve water. Excessive use and waste of water results in higher water bills to SRI and increased costs for individual unit owners.
2. Providing trash collection services.
3. Lawn mowing including the edging of common sidewalks and lawn maintenance, including spraying with insecticides (for mole crickets) and fertilizing all the lawns in the Community including the Lots.
4. Care for recreational and common facilities for residents use.
5. Providing a coin-operated laundry facility.
6. Cleaning and maintenance of streets and sidewalks.

## **RESIDENT RESPONSIBILITIES**

1. It is mandatory that any unit owner absent from the Community exceeding two weeks is required to complete a Snowbird Fly-Away form. Forms are available online and in the office.
2. Unit owners are responsible for the repair of clogged or broken sewer lines from the mobile home to the sewer (on the rear of the property). SRI may make said repairs on behalf of the unit owner, charge the owner a sum equal to costs plus fifty (50%) percent, and said sum shall be deemed to be due with next month's assessment as an additional assessment.
3. The unit owner shall be responsible for repair of city water lines from the water main to the mobile home. The same rules apply to the maintenance and repair of sprinkler systems. The owner should have knowledge of the sprinkler system, including maintenance of the sprinkler heads and operation of the timer. In the event a unit owner fails to maintain the water line, SRI may make such repairs as are necessary on behalf of the unit owner and said sum shall be deemed to be due with the next month's assessment. Sprinkler diaphragms, celluloid switches, and shut off valves may be maintained by the maintenance staff. Parts will be charged by the Community Manager and the sum shall be deemed to be due with the next month's assessment.
4. The owner shall be responsible for repairing and/or replacement of electric lines from their mobile home to the meter plug-in box at the pedestal breaker. The electricity company shall be responsible for maintenance of the electric line to the meter plug-in unit and the meter. SRI shall be responsible for the maintenance only of the meter plug-in unit, including the electric breaker unit on the electric utility pedestal.
5. Watering lawns by hand or sprinklers will be governed by the Southwest Florida Water Management District rules or current regulations and ordinances of any agency of the state of Florida, City of Tarpon Springs, or the SRI Board.
6. Weeding and general maintenance of shrubs, flower beds and sod around the mobile home, walkways, and utility sheds.

## **LIABILITY**

SRI is not responsible legally or financially for damage, injury, death, or loss by accident, theft, or fire to either the property or persons or guests.

## **ENFORCEMENT OF RULES AND REGULATIONS**

A major prerequisite for admittance to Stonehedge on the Hill is that the prospective resident (or short-term tenant) informs themselves of each rule and regulation. That this prerequisite has been met will be confirmed during the interview process of all perspective residents.

Violations of the rules will result in appropriate action against the responsible owners.

## **ENFORCEMENT OF RULES AND REGULATIONS (CONTINUED)**

1. Initially, the Community Manager will advise the owner and/or tenant responsible that a rule infraction has occurred.

CONTINUED non-compliance with the rules will invoke the following action:

2. A 1<sup>st</sup> notice from the Community Manager will be sent to the responsible owner and and/or tenant where appropriate) describing the violation and seeking compliance. Such notifications shall be by Certified Mail and shall contain a warning that if a violation continues legal action will be initiated. The violator must be compliant and/or may be required to submit an appropriate plan for compliance within fourteen (14) days from receipt of the letter.
3. If the behavior continues, the violator shall be sent a 2<sup>nd</sup> notice by the Community Manager.
4. Continued non-compliant owners will be recommended to SAC for further action including recommendation for fining.

Unit owners are entitled to notice of amendment of the Rules and Regulations under the terms of Chapter 719, Florida Statutes, and the Cooperative documents. Each unit owner is entitled to notice pursuant to Florida Statutes Section 719.303 for any infraction of the rules or cooperative documents, by certified mail, return receipt requested. Unit owners are subject to the provisions of Florida Statutes Section 719.303(3).

The SRI Board may levy reasonable fines against a cooperative unit for the failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with any provisions of the declaration, the Corporation By laws, or reasonable rules of SRI. No fine will become a lien against a cooperative unit. No fine may exceed one hundred (\$100.00) dollars per day per violation, up to one thousand (\$1,000.00) dollars per violation or maximum allowed by Florida State Statue, nor may any fine be levied except after giving reasonable notice and opportunity for a hearing to the unit owner, and if applicable, its licensee or invitee, pursuant to Florida Statutes Section. 719.303 (3). The SRI Board reserves the right to complete the necessary compliance issues at the owner's expense.

Where a complaint relates to the personal conduct of another Community resident the complaint must be in writing and signed by the person lodging the complaint. Disputes between neighbors, including personal conflicts and domestic quarrels, are not within the purview of the Community Manager or the SRI Board, and the SRI Board will not become involved unless such activities become detrimental to the community at large.

The failure of SRI to enforce any of the Rules and Regulations shall not be deemed as a waiver of the right to enforce the Rules and Regulations at a later date. SRI shall not be liable for its failure to enforce any rule or regulation.

In the event any Rule or Regulations is held invalid or unenforceable, said invalidity shall not affect the remaining Rules and Regulations. All interpretation of these Rules and Regulations and all other corporate and cooperative documents will be within the discretion of the SRI Board.



# **STONEHEDGE APPEALS COUNCIL, (SAC)**

## **PREAMBLE**

Further recourse by SAC will be available after the application of the above noted management practice, as well as the following available practice, as required by law.

1. The Community Manager has given a written friendly reminder to the unit owner (or tenant) that a rule infraction has occurred.
2. This reminder has been followed by a 1<sup>st</sup> and 2<sup>nd</sup> written notices to the responsible owner (or tenant) describing the violation and seeking compliance.
3. Violations which the SRI Board, in its sole discretion, deem to be urgent and require immediate response, will receive a first and final warning. Non-compliance and/or repeat of the violation will result in a hearing with the Stonehedge Appeals Council.

Violations deemed to be urgent may include, but shall not be limited to, those circumstances which pose a threat to any person's health or pose a risk of loss or damage to anyone's property.

A hearing will be set following the guidelines provided in the Rules and Regulations, the sections entitled ENFORCEMENT OF RULES AND REGULATIONS and STONEHEDGE APPEALS COUNCIL (SAC).

## **PURPOSE**

To review appeals from owners related to the application of SRI declaration, Bylaws, and Rules and Regulations, as well as to propose to the SRI Board the assessment of fines.

## **PANEL**

A three (3) person panel drawn from a pool of shareholders who have been approved by the SRI Board will review the SRI Declaration, Bylaws, and Rules and Regulations. Participation from the annually established list of approved shareholders will be on a rotation basis.

## **NOTICE AND OPPORTUNITY TO BE HEARD**

No fines may be imposed without written notice of at least fourteen (14) days to provide the owner with an opportunity for a hearing before the SAC. The written notice shall include:

- a) A statement of the date and time and place of the hearing
- b) A statement of the provisions of the Declaration, Bylaws, and/or Rules and Regulations that have allegedly been violated: and
- c) Documentation that the management practices as defined above have been met.

The owner shall have the opportunity to respond, to present evidence, and to provide written and oral arguments on all issues involved. They shall have an opportunity at the hearing to review, challenge, and respond to any material considered by SAC. If the owner fails to attend the hearing as arranged by the SAC, the owner shall be deemed to have admitted to the allegations contained in the written notice. Written results of the SAC deliberations will be provided to the owner by the SRI Board.

## **STONEHEDGE APPEALS COUNCIL, (SAC) (CONTINUED)**

### **PROCEDURE**

Step 1. The SAC panel must determine if a violation has occurred. Substantive written submissions may be presented to the SAC prior to commencement of deliberations.

Step 2. The SAC panel will submit one of two possible decisions to the SRI Board stating the panel's decision for action within ten (10) days of the SAC panel meeting as follows:

1. The SRI Board has followed SRI Declaration Bylaws, Rules, Regulations, and procedures in their decision for the action by the SAC panel to levy a fine or
2. The SRI Board has not followed SRI Declaration Bylaws, Rules and Regulations and procedures in their decision for the action by the SAC panel to levy a fine.

### **POTENTIAL FINES**

The amount of the fine shall be \$100.00 per day, or maximum allowed by Florida State Statutes per violation. Notwithstanding the foregoing, if any violation is of a continuing nature a fine may be levied on the basis of each day of continuing violation provided no fines shall exceed \$1,000.00 or maximum allowed by Florida State Statute in aggregate. No lien can be imposed against a unit; however, all other collection action will be available to collect the outstanding liability.

### **NOTIFICATION**

All SAC decisions will be presented at the appropriate monthly meeting of the SRI Board to include only the infraction and the fines levied.

**AMENDMENTS TO RULES AND REGULATIONS,  
2007 March 28  
From the By-Laws of Stonehedge Residents Incorporated,**

**ARTICLE XI RULES AND REGULATIONS**

Rules and Regulations, as established by the Board of Directors and approved by the shareholders, are hereby made a part of these By-laws, and shall bind all shareholders and tenants until such time as they are amended. New rules and regulations may be approved by the vote of a majority of those present and entitled to vote at any meeting at which there is a Quorum of shareholders by a ballot vote. Text of the proposed change shall be posted at the clubhouse and/or the office door of the Corporation at least four (4) weeks prior to the ballot vote. Proposals to amend existing Rules and Regulations shall contain the full text of the Rule to be amended; new words shall be inserted in the text underlined, and words to be deleted shall be lined through. However, if the proposed change is so extensive that the above procedure would hinder understanding of the proposal, it is not necessary to use the above procedure. Instead, the following notation must appear immediately preceding the proposed: "Substantial rewording of Rule. Florida Statutes 719.106(1)(h). These Rules and Regulations shall be deemed amended to contain all mandatory provisions required by 719.106, Florida Statutes, as the same may be amended by the legislature from time to time. Except for emergency need, the need for rule changes should be studied at noticed meetings and considered annually by the Board for discussion and/or ballot vote at the Annual Meeting.

**CHANGES TO RULES AND REGULATIONS**

Shareholders may initiate changes by presenting a clearly worded petition reflecting the desired change signed by 25% (66) of the shareholders (1 signature per share) to the rules committee. The rules committee will review and forward the signed petition to the board for final review and the board will present it to the shareholders for a Yes or No vote per the By-Laws.

**The Rules and Regulations of Stonehedge  
Residents Incorporated:  
Were amended by the Shareholders on March 16<sup>th</sup>, 2011**

December 2013: Clarifications in the wording of the SAC Procedures (Step 2, #1 and #2) NOTE: the clarifications do not in any way change the process nor did they alter in any way the SAC guidelines- Clarifications approved by attorney via phone call.  
SEE March 2011 to December 2013 clarification changes.

January 2014 Addition: Board addressed and approved the procedures for exigent violations (requiring immediate or urgent action). (See SAC Preamble #4.)

March 16, 2016: Vehicles #6 change three quarter ( $\frac{3}{4}$ ) to 1-ton trucks.

November 16, 2016: Non-vote changes- see minutes for complete revisions.

January 1, 2018 effective non-vote changes- see Nov-Dec 2017 minutes for complete revisions.

March 21, 2018: Vehicles changes for motorcycles #4 (by petition) . Pet changes #3(New Rule) – see Annual meeting amendments.

January 1, 2019: Laundry #5 Error by omission from 2015 copy #5 added and original #5 moved to #6 For previous amendments see Stonehedge on the Hill Prospectus.

April 24, 2019 - Approved at the 4/24/19 Board meeting were clarifications ONLY to

- a. Enforcement of Rules & Regulations- Introduction pg. 22-23 and items 1 and 2 pg. 23
- b. Preamble –Introduction pg. 25
- c. Articles XI- Rules and Regulations – pg. 28

February 26, 2025 – Approved at the 02/26/2025 Board meeting were clarifications only to

- a. Changed throughout the document the word Park to Community
- b. Changed throughout the document for consistency SRI Board of Directors, SRI Directors, Board of Directors to SRI Board
- c. Changed the format of the document from booklet to full page
- d. Changed the Table of Content pages to match current pages
- e. Changed wording in the Introduction to reflect current changes in our Community
- f. In Definitions and Abbreviations Section clarified renters and guests
- g. In General Information updated the amenities included in the lot maintenance fee
- h. In General Section number 1 changed Residents to buyer(s) and/or tenant(s)
- i. Under General Section number 1 A. changed fee from \$50.00 to required fee
- j. Under General Section number 5 added the word verbally and/or tenants to buyers
- k. Under General Section number 11 added or on a vehicle
- l. Under General Section number 14 added foul language
- m. Under General Section number 15 added internet and removed description of satellite equipment
- n. Changed title from VISITORS to VISITORS & GUESTS
- o. Under Visitors and Guests number 1 added guests
- p. Under Visitors and Guests added not restricted to
- q. Under Sub-Leasing Section changed renters to tenants
- r. Under Sub-Leasing removed number 7
- s. Under Mobile Home Sites added clarification on the Architectural Committee
- t. Under Mobile Home Sites number 5 added and/or grills
- u. Under Mobile Home Sites number 5 added utility trailers, kayaks, jet skis, paddle boards, and storage units. Also added Time Limit not to exceed 24 hours
- v. Under Vehicles number 4 added electric bikes (e-bikes)

- w. Under Vehicles number 5 added tricycles and electric bikes (e-bikes)
- x. Under Vehicles added number 6
- y. Under Vehicles number 10 added - A notice will be sent from the SRI Board advising that they have fourteen (14) days to remove the vehicle. Any parking of any vehicle contrary to the above rules will be subject to towing.
- z. Under Vehicles number 11 clarified where vehicles can not be parked
- aa. Under Pets number 3 removed
- bb. Under Pets number 7 added - All vaccination requests will be submitted annually in January
- cc. Under Disposal Garbage and Trash change number 2 to read - Trash receptacles and recycling bins must be stored out of sight in the utility shed, not on the carport or around the mobile home.
- dd. Under Disposal Garbage and Trash number 3 added for only the items specifically listed
- ee. Under Disposal Garbage and Trash number 4 added purchased paper recycled
- ff. Under Disposal Garbage and Trash number 5 added burning
- gg. Under Recreational Activities clarified what is included
- hh. Under Recreational Activities number 1 changed to read The Clubhouse may not be rented by outside entities for private use. A written request for use of the Clubhouse, by Lessees for private parties, must be submitted in writing to the Community Manager and the Activities Committee chairperson. Once approved the Lessees will place a deposit which is refundable, if the Clubhouse is left in good condition.
- ii. Under Recreational Activities number 4 added that the round tables are not to be removed from the clubhouse.
- jj. Under Resident Responsibilities number 1 changed to It is mandatory
- kk. Under Resident Responsibilities number 2, 3, and 4 clarified responsibility
- ll. Under Enforcement of Rules and Regulations updated and clarified the current process being followed and the clarification of fines.
- mm. Under Stonehedge Appeals Council (SAC) updated and clarified the current process being followed and the clarification of fines.