

Sonoma Approved Policies
Edited Version

08-26- 05 Hurricane Shutters- Storm Shutters will not be installed during the season unless there is a direct threat of an approaching storm and they must be removed within two weeks after a storm or threat has passed and all shutters must be down after November 30.

08-26-05 Community Garage Sales The Board adopted a policy of having only two per year. Signs must be Viera signs

03-01-06 CD Accounts The Board authorized that we transfer \$100,000.00 to various CD Accounts at local Banks in order to gain a better interest rate.

04-17-06 Basketball stands The Board decided to let the basket ball stands exist in the neighborhood provided they are stored at least 10' back from the sidewalk

04-17-06 Traffic Control The Board agreed to make the intersection of Pinot, Chardonnay and Sonoma Way a 4 Way Stop.

04-17-06 Social Committee The Board established a Social Committee.

04-17-06 Website Management Committee. The Board established a Website Management Committee.

04-17-06 Parking The Board agreed to enforce the parking as the covenant states. Cars that are left for longer than 48 hours will be written up. Unlicensed vehicles will be written up even though the car is on the driveway.

05-22-06-Covenant and rule violators; The HOA will send letter #1 when the suspected violation has been looked at by either Board Member, a Covenant Committee Member, or a Fairway Management employee. This letter should give the owner time to correct the violation, i.e., 14 days. This is consistent with the Covenants and Bylaws. [See pg.11, 12 of the Bylaws}. The property is re-Checked in 14 days. If the violation still exists a second letter [#2] is sent stating that the owner is still in violation, that the fine may be \$100.00 and that the situation has been forwarded to the due process committee for further action. The Due Process committee then schedules a meeting giving the resident 14 days advance notice. The property is rechecked in 14 day's and if the condition still exists, then the Due Process Committee has its meeting, decides the fine or another appropriate solution and advises the resident by mail.... The resident may appeal to the Board for a final ruling.

05-22-06 Mailbox Decorations-Residents are allowed to decorate around the stanchion part of the mailbox with natural plants no higher than the bottom of the mailbox itself. Mailboxes may not be decorated with anything that will cover the house numbers on the mailbox or cover the mailbox itself. No such natural planting is allowed that would restrict access to the mailbox by residents or by the mail delivery person.

06-14-06 Fencing Requirements-Any resident wanting to erect a fence within the community must file a detailed plan with the ARC, of his lot showing where the fence is to be erected, the design of the fence and the material it will be made of. Beyond the requirements contained in "Residential Design Guidelines" booklet dated 5/25/2006, the Sonoma Home owners Association and the ARC committee will not approve fences made of wood or any other material except white Vinyl PVC.

06-14-06 Play gyms, Swing Sets and Trampolines maybe erected in the rear yard of a home provided the resident first applies to the ARC for approval of the design and the location of the equipment to be erected. Every attempt should be made to keep the equipment behind the home, however the side yard distance from the side yard property line to the outside edge of the equipment is to be a minimum of 10' and that side yard is to have shrubbery to screen the unit from the abutting property owner.

07-13-06 Painting for Residences-Any resident planning to repaint his or her home other than the original must submit an ARC form with a color chip attached for the main house color, trim color, and that of the front door. The color choice must be 3 shades different or 50% lighter or darker from any house within 2 houses to the left, right and or across the street from the subject house.

08-24-06 POD'S and Shipping Containers may be used by residents and stored on the premises in the driveway for up to 10 days for loading or unloading By the homeowner provided they get prior written approval from the Manager, Tom Dillon of Fairway Management.

08-24-06 Finance Committee A Finance Committee will be established for the purposes of making recommendations to the Board of Directors on matters concerning Finances including Interest Rates and terms of investments and the committee will review and make budget recommendations to the Board. They will be strictly advisory in nature. The committee will consist of 3 members' from the community and two non-voting members of the Board for a total of five.

08/30/07 Replacement of curb side trees Homeowners can replace the street Palatka Holly with only a Foxtail Palm at a planted minimum height of 8 ft. and to be 8 ft. from any other Foxtail or already existing Holly and to be 8 ft. from neighboring property lines. No other trees can be planted in the right of way (area between sidewalk and street) other than the Foxtail Palm.

02/21/08 Board Approved Policies The Board of Directors, a motion was made and approved to add to the list of "Board Approved Policies", the previously Board Approved Policy of "The gates will remain closed 24/7, except during the hours and dates of the semi-annual Board Approved garage sale".