



**COMMUNITY GUIDELINES**  
**VILLA ROSA SARASOTA HOMEOWNERS ASSOCIATION, INC.**  
**[villarosaofsarasota.com](http://villarosaofsarasota.com)**

Property management company is Advanced Management, Inc. - AMI, 9031 Town Center Pkwy, Bradenton, FL 34202, 941-359-1134, [www.amiwra.com](http://www.amiwra.com). Alex Hall, property manager, [ahall@amiwra.com](mailto:ahall@amiwra.com). Tracy Goelz, administrative assistant, [tgoelz@amiwra.com](mailto:tgoelz@amiwra.com).

The Villa Rosa Sarasota is a deed restricted, gated community consisting of 177 homes and includes a pool, spa, and clubhouse with fitness area. The following guidelines are not inclusive, please refer to Villa Rosa Sarasota HOA Covenants and Bylaws recorded in the Sarasota County public records.

**Clubhouse:** Open from 6:00am to 11:00pm. Pool and spa are **closed** from Dusk to Dawn.

**Pool and Spa Rules:**

- No** food and **only** non-alcoholic beverages in plastic containers allowed.
- Only **four (4)** guests permitted per household – must be accompanied by resident
- Capacity for pool **27** and for spa **6**.
- Shower before entering pool or spa.
- NO diving. NO running. NO horseplay. NO skateboards. NO animals allowed.
- Babies must wear “swim diapers.”
- Audio devices only permitted with earphones.
- Children under 15 years old are not permitted in pool without adult supervision.
- Children under 15 years old are not permitted in spa.

**Fitness Area:**

- No** food and **only** non-alcoholic beverages in plastic containers allowed.
- Not for use by children **under 15 years old** without parental supervision.
- Consult physicians before starting exercise program.
- Know how to use equipment and what your physical limitations are.
- Wear appropriate shoes – NO bare feet, flip flops or sandals when using fitness equipment.
- Limit time on equipment to **30 minutes** when others are waiting.
- Turn off equipment, TV, ceiling fans and extra lights when finished.

**ACC – Architectural Control Committee:**

Any changes to the outside of your home or yard must be submitted to the ACC for review and for Board approval or disapproval before work can be done. The ACC request form is available from AMI, on the Villa Rosa website ([www.villarosasarasota.com](http://www.villarosasarasota.com)), or from an ACC committee or Board member. For your convenience, an ACC request form is included with your welcome package. The most common ACC requests (although there are others) are: Installing or replacing hurricane windows or shutters, Installing satellite dishes, Removing or planting trees, Adding gutters, Installing or replacing pavers, Installing front screen enclosure, Installing water softeners and generators, Changing or adding a lanai or patio, Any landscape changes, including plants, borders, mulch/rocks, yard ornaments, etc. (see Landscape Guidelines effective: 11/19/20 attached), House painting, etc.

**HOUSE PAINTING:** A color book prepared by Sherwin Williams with approved home colors for Villa Rosa is available from an ACC committee or Board member. Trim colors **MUST** be white or off-white only. Garage door can be trim or house color. If you wish to submit a color not in the approved color book, a color swatch must be submitted with the ACC request. A 3’x3’ paint sample painted on your home may be required.

Although a response to your request is usually within a week, please allow 30 days for approval. Do not begin the work prior to receipt of approval.

Homeowners are required to maintain their property in a neat and attractive condition and repair.

Any violations not remedied in the time given may result in fines or property liens.

**CABLE TV:** Basic cable TV including a HD box with Xfinity Cable is provided by the HOA. Xfinity Cable (Comcast), 800-xfinity (934-6489).

**HURRICANE GUIDELINES:** If you are a part-time resident, please make sure that all outside furniture, potted plants, hoses, or any removable objects on the outside of your home, in yard or lanai are removed. They can become projectiles in strong winds.

If you plan to be out of town anytime between 6/1 and 11/30, hurricane protectors may be put in place prior to departure. If you leave earlier than June, and you don't have a contact to put up your protectors should a hurricane be forecast, you can put them up before you depart. Have a contact number or email address for AMI in case of emergency.

### **LANDSCAPERS**

Unless there is an emergency situation, do not interfere with the assigned work of landscapers or other vendors performing work on behalf of the HOA. Address all such issues with AMI.

### **PARKING:**

No trucks, vans over 18 feet, boats, campers, recreational vehicles, trailers, motor homes, mobile homes, vehicles without a current license tag, any vehicle with advertising or promotional information or any modified vehicle shall be prohibited from parking within the property, except within the confines of a garage.

No parking on grass, landscaped areas or sidewalks.

No blocking driveways, or mailboxes preventing mail delivery.

No parking on street overnight.

### **PETS:**

**Having animals is a privilege NOT a right.**

Pets are limited to three (3) common household pets.

Please walk your animal between the sidewalk and the street. It is trespassing to allow your pet in others' yard.

Pick up after your animal immediately in common areas and on your property. Be considerate of your neighbors and landscapers.

Per Sarasota County ordinance 14: Dogs and cats **must** be licensed annually, When outdoors, your cat or dog may not run at large. They **must** be leashed. No exceptions.

**SAFETY & RULES OF THE ROAD:** With an increase of families with young children, walkers, bikers, etc., it is critical that residents adhere to safe driving practices:

STOP at stop signs. That's the LAW, not a request.

Drive at an appropriate speed. Do not assume roads are ALWAYS clear of pedestrians, animals, etc.

As approved at the January 2021 annual meeting, the speed limit is 15 MPH.

**SOLICITORS:** The HOA does not permit or authorize solicitors to enter the community for any reason, including but not limited to, securing donations, offering discount programs for services, promoting their service, etc. If someone happens to gain access to the community, and comes to your door, do not allow them into your home. Ask them to leave the community. If they refuse to leave, call the Police non-emergency number at 941-316-1202, and report the incident immediately.

### **TRASH COLLECTION:**

Tuesday is trash (yard waste, recycles & garage) collection day. Trash may **NOT** be placed outside before 5:00 pm on Monday night. All trash must be kept in the garage and not left outside.

Waste Management of Sarasota, 3100 N Washington Blvd, Sarasota, 941-355-9230. They provide recycle bins.

### **WILDLIFE:**

It is illegal to feed wildlife. They lose their foraging skills and fear of humans. Wrong food can kill the wildlife. No fishing in lake/pond.

REFER EACH MONTH TO THE VR VOICE FOR ANY NEW UPDATES FROM THE BOARD OR COMMITTEE CHAIRS.