



## **Cobblestone Rules and Regulations**

### **Introduction:**

The Cobblestone Rules and Regulations are developed to preserve Cobblestone's community design, architectural style and overall value to the community as well as the value of the homeowner's property. They provide clarity to the Owner Responsibilities and Use Restrictions of the Community as stated in the Cobblestone Governing Documents.

Homeowners should review all Cobblestone Governing Documents starting with the Declaration of Covenants (and all Amendments), Articles of Incorporation, Bylaws, and finally the Rules and Regulations. This will provide a complete understanding of Cobblestone HOA Conditions and Restrictions, and provide a guide to residents as they maintain or make changes to the exterior of their home and/or lot.

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## **Section 1. Architectural Control Committee (ACC) Requirements:**

Permanent or temporary changes, additions or deletions can be made to the exterior of your home (including all landscaping) with prior ACC written approval, as prescribed in the Declaration and Rules and Regulations. In addition, the ACC approval process will take into consideration that requested changes could create future potential increased costs to the Association. Always consider your neighbor when making such changes, a good neighbor policy. The ACC approval request form (i.e., Cobblestone on Palmer Ranch - Alteration Application Form) is available from the Cobblestone Lifestyle Manager at the Amenity Center or on the Community Property Management website.

Items requiring ACC approval include, but are not limited to exterior painting and paint colors, screen enclosures and doors, landscape modification and/or renovations, satellite dishes, roofing changes, pools and spas, outdoor kitchens, enclosures, accessory/decorative structures and awnings, solar panels, driveway materials, pavers, storm shutters and/or impact windows, yard art (lawn ornaments/statues), exterior building modifications (including changes within a lanai), signage, exterior lighting, and door replacement. See indexed items for more detailed information. \* indicates that there is an ACC Guidance SOP for that item. ARC and ACC are terms used interchangeably.

Any Owner desiring to make Improvements shall submit one complete set of plans and specifications prepared by an architect, landscape architect, engineer, or other person showing the nature, dimensions, materials and location (using the Final Survey Copy) of the same, together with the refundable security deposit if required by the Committee, to be held and disbursed by the Association.

**Final Survey Copy:** For all structural and landscape changes, a Final Survey Copy showing all requested structural and site changes, drawn on the property at an appropriate scale with dimensions and distance from easements and property lines is required. (A sample list includes fences, pools, screened cages, pool equipment, patios, additions, gutters, landscaping and irrigation changes etc.) The Final Survey Copy was provided to Owners at closing. If an owner does not have a final survey copy, please submit a drawing as best possible with specific measurements relative to the project.

## **Section 2. Alphabetical Listing of General Rules and Regulations**

1. Basketball Hoops
2. Bird Feeders
3. \*Doors and Garage Door Replacement and Usage
4. \*Driveways
5. \*Fences and Equipment Enclosures
6. Flags
7. \*Garage Air Conditioners
8. Gas Fire Pits – Permanent
9. Gazebos
10. \*Generators – Permanent
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12. \*Gutters
13. Holiday Lighting
14. House Decorations (Exterior), Potted Plants and Yard Art
15. \*Hurricane Shutters and Screens
16. \*Lanais
17. Lawn Furniture and Benches
18. \*Lighting – Outdoor and Yard/Landscape Lighting
19. \*Outdoor Kitchens
20. Outdoor Showers
21. \*Paint
22. Parking, Vehicle Restrictions and PODS
23. Pets and Animals
24. \*Pools, Spas and Pool Equipment

- 25. Roofs
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- 29. \*Solar Panels
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- 33. Structures (Permanent or Temporary)
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- 37. Water Features/Fountains – Permanent
- 38. \*Water Filtration Systems
- 39. Wildlife
- 40. \*Window Replacement

**1. Basketball Hoops:** Permanent basketball poles and hoops are not permitted. Temporary, portable basketball poles and hoops are allowed and can only be visible when in use. Basketball hoops may only be used in driveways and must be stored inside the garage when not in use.

**2. Bird Feeders:** No bird feeders of any type are allowed on any portion of Cobblestone property including residents' lots since they can attract rodents.

**3. \*Door(s) and Garage Door Replacement:** Refer to Front Door Replacement SOP.

Garage doors must be kept closed when not in use. Garage screens are not permitted.

**4. \*Driveway and Walkways:** Refer to Driveway SOP.

**5. \*Fences and Equipment Enclosures:** Except as otherwise provided in the Governing Documents, no fence of any type, including invisible fencing, is permitted to be erected, placed, installed or maintained on a lot. Metal fences installed prior to turnover may be replaced, repaired or removed with ACC approval. ACC Applications for enclosures around equipment such as but not limited to pool pumps and water filtration systems, or altering existing

enclosures must include a Final Survey Copy showing location of proposed enclosure. Enclosure for pool equipment must be fenced (on three sides) with a 4 foot height PVC fence of specified type and color. Enclosures are only permitted on the side of the home where equipment is located and cannot impact the side easement for drainage, drainage flow or swale. Refer to Swimming Pool SOP for complete details.

**6. Flags:** Refer to Florida Statute 723.04 for all current flag regulations.

**7. \*Garage Air Conditioners:** Refer to ACC SOP.

**8. Gas Fire Pits Permanent:** Permanent natural gas fire pits require ACC approval. Location of fire pit must be on the lanai and shown on the Final Survey Copy. The contractor must be insured and specifically licensed to install gas.

**9. Gazebos:** Permanent and/or temporary gazebos are not permitted in yards.

**10. \*Generators Permanent:** Cobblestone has certain specifications for permanently installed generators. Sarasota County building permits are required. Refer to Generator Installation SOP.

**11. Golf Carts:** Golf carts are required to be registered with the HOA Community Association Manager. Golf carts must be driven by a licensed driver or if driver is not licensed they must be a minimum of fourteen (14) years old and must be accompanied by a licensed driver. Drivers must abide by Florida law.

**12. \*Gutters:** Refer to Gutters and Downspouts SOP.

**13. Holiday Lighting:** Holiday lighting is permitted between November 20 and January 10.

**14. House Decoration (Exterior), Potted Plants and Yard Art:** House decorations, potted plants and Yard Art in the area under roof at the front of the house, within court yards (if applicable), or the area under roof and screened lanai area in the back of the home do not require approval by the ACC.

**House Art** for the front and side elevations of the house is only permitted on non-street facing entry walls.

**Potted Plants In the front and side of the house-** a maximum of four (4) pots with a maximum of thirty-six (36) inches in height are permitted in landscape beds, adjacent to the garage on paver driveways and paver walkways. Potted plants must be maintained by the resident and plants must be living and maintained in a healthy state.

**Potted Plants in the Rear Landscaping** of the home, there can be a maximum total of four (4) total pots for plants. Plants hung from trees (no containers) are limited to a maximum of two (2) in the front of the house and four (4) in the back or side of the house, and must not interfere with landscape maintenance.

**Yard Art** All yard decorations require ACC approval. Decorative yard objects are limited to landscape beds and walkways only. The maximum height allowed is thirty-six (36) inches in height. Yard Art must be maintained by the resident. Maximum number of decorative yard objects for the front elevation of the home is two (2). Maximum number of decorative yard objects for the rear elevation is two (2). Birdhouses and bird feeders are not permitted.

Residents are responsible for properly securing any House Art and Potted Plants or Yard Art in the event of bad weather.

**15. \*Hurricane Protection: ACC approval is required.** See SOP for approval process.

**A. Hurricane Shutters:** may only be installed or closed, as applicable, once the Governor has declared an emergency or a hurricane watch encompassing Cobblestone has been issued by the National Weather Service. Shutters must be removed no later than 10 days after the storm.

**B. Retractable Screens:** The screens are exempt from the Hurricane Shutter time frames/restrictions so long as they are not used on the front of the house facing the street. Retractable screens must be made of fabric material and operate by a remote control device or hand-crank. Fabric screens approved by the ACC are also exempt from the Hurricane Shutter Time Period so long as they are not installed on the front of the house facing the street.

**16. \*Lanais/Screened Cages:** The cage roof style is Mansard and must be of same color metal as gutter/soffits of home. Screened cages should not pass the plane of the home's sides. Screened cage structures may not encroach in or on any applicable easements or inhibit existing storm water drainage or landscape maintenance. Applicant shall ensure that drainage flow in the side yard swale will not be impacted which includes the drainage from the gutters on any screen cage and must comply with existing site drainage plan. A detailed site plan using the Final Survey Copy showing all applicable property lines, easements, structures, and distances between structure and property lines must be submitted and included in the ACC Application. Door/spigot pads must be approved by the ACC.

The screened cage or exit door pads may be added at the **rear** and side exits of the home with dimensions specified on the Final Survey Copy but are limited to easement setbacks and landscape maintenance requirements and must match the paver color in the lanai. Water Spigot (Hose Bib) pads are limited to a 2ft x 2ft paver pad. Paver color must be submitted with ACC Application.

Refer to ACC SOP Lanai Extension.

**17. Lawn Furniture and Benches:** Furniture (indoor and outdoor), benches or other permanent furniture items are not permitted in landscape beds or yards. This does not apply to any areas under roof at the front of the house, within courtyards (if applicable) or the under roof and screened lanai area in the rear of the home.

**18. \*Lighting Outdoor and Yard/Landscape Lighting\*:** All exterior lights must have ACC approval (***except for those under roofs on lanais***). This includes low voltage and solar landscape lighting and any changes to garage or entry way fixtures. Refer to Exterior & Landscape Lighting SOP.

**19. \*Outdoor Kitchens:** Refer to Outdoor Kitchen SOP.

**20. Out-door Showers:** Out-door showers must be within screened lanais. A detailed drawing showing the outdoor shower location and specific plumbing work to be performed must be included on a Final Survey Copy with the ACC Application.

**21. \*Paint:** The approved Standard Paint Colors and Packages are the only colors permitted on the exterior of the home. Color Packages include the house, trim, garage door, and exterior door(s) if applicable. The front door may be a different color but must be an approved standard paint color (one that was offered during the construction of the home or has subsequently been approved by the Board). Exterior painting includes but is not limited to the exterior, doors, house trim, gutters, and soffits. This applies to repainting the home in the existing color. The patio exterior of the home is defined as that area not under roof and thus, needs ACC approval for painting. Refer to Painting Exterior SOP.

**22. Parking, Vehicle Restrictions and PODS:** All vehicles are not permitted to park overnight on the street. Vehicles parking in driveways cannot extend into the sidewalk. Car covers are not permitted. No parking on grass. Any irrigation repairs caused by driving or parking on the grass will be charged to the homeowner.

The following vehicles by example are not permitted to be parked on any portion of Cobblestone on Palmer Ranch: Motor homes, trailers, recreational vehicles, boats, campers, vans or trucks used for commercial purposes, all-terrain vehicles and gas or electric powered recreational vehicles, other than four-wheel passenger automobiles and other four-wheel passenger vehicles determined acceptable by the Association. PODS are not permitted to be parked on the street overnight. They may be parked in driveways for up to 3 days in a thirty day period; however, they cannot extend into the sidewalk.

**23. Pets and Animals:** Each Home is permitted to have a total of three (3) domestic animals in the Home. The restriction on the number of pets shall not apply to birds and fish. All pets must be registered, licensed and inoculated as required by law. Animals must be on a leash at all times with the exception of while in the dog park and owners must always maintain control of their animal. If a dog or any other animal becomes obnoxious by barking or otherwise, the owner must correct the problem or if it is not corrected, the owner, upon written notice from the

Association may be restricted from the dog park, additional common areas, or required to remove the animal from Cobblestone. Owners must immediately pick up solid waste deposited from their animal. Animals are not allowed to be kept outside or on any lanai unless the Owner is home. Breeding for commercial purposes is not allowed.

Exotic pets or animals of any kind which have venom, poisonous defense or capture mechanisms (pythons, constrictors etc.) and if let loose would create a hazard to the community, shall not be allowed on any portion of Cobblestone on Palmer Ranch. (Article IX, Section 6 of Declaration)

**24. \*Pools, Spas and Pool Equipment: no pools, spas or hot tubs shall be constructed or installed without the approval of the ACC.** Refer to Swimming Pool: Pool Equipment Enclosure or In Ground Hot Tub SOP.

**25. Roofs:** All roofs must be barrel tile in keeping with the original architectural style of the community. Roofs must be cleaned periodically as determined by the ACC. Care should be taken not to damage landscaping with cleaning solutions when cleaning your roof. Homeowners are responsible for any damage done to landscaping during roof cleaning.

**26. Satellite Dish:** No outside television, radio, or other electronic towers, aerials, antennae, satellite dishes or device of any type for the reception on transmission of radio or television broadcasts or other means of communication shall hereafter be erected, constructed, placed or permitted to remain on any portion of Cobblestone unless expressly approved in writing by the ACC, except that this prohibition shall not apply to those satellite dishes that are one (1) meter (39.37 inches) in diameter or less and specifically covered by 47 C.F.R. Part1, Subpart S, Section 1.4000, as amended, promulgated under the Telecommunications Act of 1996, as amended from time to time. Residents seeking ACC approval must submit a drawing with the proposed location prior to the installation of the satellite dish. Every effort possible shall be made to locate the satellite dish in a manner that obscures the view of the satellite dish from the street and minimizes the view from the neighboring property. The satellite dishes may not be placed on poles in the landscape or yard. Plant material of adequate height and density may be required to be planted in the landscape bed on the street side of the satellite dish to screen its view from the street. All installations will be completed in a manner that observes all FCC Regulations relevant to Satellite Dish installation. *(Article IX, Section 17 of Declaration).*

***Satellite dishes one (1) meter or less in diameter do not require ACC approval; however, the ACC must approve the location of the dish.*** Every possible effort shall be made to locate the satellite dish in a manner that obscures the view of the satellite dish from the street and minimizes the view from the neighboring property. The satellite dishes may not be placed on poles in the landscape or yard. Plant material of adequate height and density may be required to be planted in the landscape bed on the street side of the satellite dish to screen its view from the street.



**27. Sidewalks:** The concrete sidewalks must be kept in safe condition and cleaned periodically. Sidewalks must not be blocked for any reason; this includes trash, recycle bins, vehicles, PODS, etc.

**28. Signs:** No sign, display, poster, advertisement, contractor sign, notice or other lettering of any kind whatsoever including, without limitation, "For Sale", "For Rent" or "By Owner" (or any other signs for the sale or renting of homes) shall be exhibited, displayed, inscribed, painted or affixed in public view of any portion of any building, vehicle or other portion of Cobblestone on Palmer Ranch. However, an Owner may display a security sign (provided by a contractor for security services), as permitted by the HOA Act. *(Article IX, Section 10 of Declaration)*

**29. \*Solar Panels:** Solar panels should be roof mounted on a non-street facing side of the home when possible and shall be constructed or installed as an integral and harmonious part of the architectural design of a structure. All such equipment hardware shall be painted consistent with the color scheme of the roof of the Home. This provision is not intended to prohibit the use of solar panels. See FL Statute 163.04. Detailed plans and specifications including color must be included with the ACC Application. Refer to SOP.

**30. Speed Limit and Stop Signs:** Residents should adhere to the Cobblestone posted speed limit and all STOP signs for the safety of all. The Association has the authority to impose fines for violations.

**31. Storage:** Exterior storage is not permitted outside the home. This includes but is not limited to ladders, equipment, lumber, or other building materials, metal, supplies in landscape beds or any other areas on the lot. Storage is not allowed in pool equipment enclosures/fenced areas or any other enclosed/fenced area.

**32. \*Storm/Screen Doors\*:** Refer to Storm Door and/or Screen Door SOP

**33.. Structures (Permanent or Temporary) , Including Gym sets and Play sets:** No tent, shack, shed or other temporary building or improvement shall be placed upon any portion of Cobblestone except that temporary structures may be permitted on the lawn at the AC with prior ACC approval, either temporarily or permanently. No trailer, motor home or recreational vehicle shall be: (a) used as a residence, either temporarily or permanently, or (b) parked upon Cobblestone.

No firepits in the yards are permitted.

Permanent structures are not permitted in yards.

Temporary structures must be stored out of sight when not in use.

***Bounce houses or slides for kids' parties – may be permitted with Board approval, written agreement from neighbor if located on his/her property, and no more than 48 hours for an occasion.***

**34. Trash, Recycle, Yard Waste:** Trash, recycle and yard waste containers must be stored in the garage. Trash, recycle items, and yard waste shall be placed in designated containers and may be placed at the curb the night before (5 PM or later), and returned to the garage no later than midnight on the day of pick-up.

**35. Vehicles:** All vehicles must be in operating condition and have valid license plates. Vehicle maintenance and repairs are permitted by the Owner only inside of the garage. No commercial vehicle maintenance or repair is allowed. This does not apply to washing and cleaning of vehicles. Washing and cleaning of personal vehicles may be performed in the driveway.

**36. Walkways:** Walkways must be paver material consistent with current paver color and selection and cleaned periodically per the determination of the ACC. Any alteration to a walkway must be approved by the ACC.

**37. Water Features/Fountains Permanent:** Permanent water features and or fountains are limited to within the lanai and court yard areas. An ACC application is required if the water feature requires new electrical and plumbing installation. The ACC application should detail location on a Final Survey Copy. Specific details of the new plumbing, electrical etc. must be provided **with the application**.

**38. \*Water Filtration Systems:** Water filtration systems placed outside the house require ACC approval. Water filtration systems should be placed inside of the garage when possible, and ACC approval is not required for systems placed within the garage. The system shall be placed on the side of the home with appropriate screening vegetation (dense landscape of comparable type and size of existing landscape for the home) and/or fencing enclosure (fenced on 3 sides) (4 foot in height PCV fencing of specified type and color for the community) to minimize the visual and audio impact on neighboring homes. Refer to Water Filtration & Water Softeners SOP for specific ARC requirements.

**39. Wildlife:** Feeding of any wildlife is prohibited including fish, birds, turtles and alligators. It is illegal in Florida to feed certain wildlife including birds and alligators.

*Reporting of injured bird: 941/388-3010*

*Wildlife rescues: 941/822-3272*

*Nuisance Alligator Hotline: 866/392-4286*

**40. \*Window Replacement:** Any replacement windows are required to be bronze in color and if grills or mullions are in the original developer provided windows then replacement windows must also have grills or mullions. The ACC Application must include detailed specifications of replacement windows. A Sarasota County building permit is required, and work is to be performed by a properly licensed contractor with valid insurance. Refer to Window Replacement SOP.

### **Section 3. Common Areas and Landscaping**

#### **Common Areas**

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#### **Common Areas:**

#### **Common Property, Ponds and Preserves**

All common areas, including the landscape, ponds, shorelines, and preserves, are the responsibility of the Cobblestone at Palmer Ranch Homeowners Association Board. No additions or changes to the common areas can be made by owners, including adjustments to the preservation areas, including wetlands, uplands, and littoral shelves.

Owners are prohibited from cutting, trimming, planting, clearing, fertilizing, mulching, weeding or using weed or grass killers in any common or preserve areas. No foreign material can be disposed of in these areas. In addition, no bird feeders, bird houses, nesting boxes, lighting, plantings, pots, lawn art, benches, or anything else can be added to any preserve and common areas.

In addition, for the pond areas, the following by example and not limitation is not allowed:

- Fishing, casting, boating, swimming, playing or use of personal flotation devices.
- Releasing pets or wildlife into the ponds or other water body with the exception of any original wildlife that have become stranded or disoriented.
- Removing wildlife by an owner to be kept as a pet.
- Homeowners need to be aware that alligators may be present.
- Pond water is not potable and is not for consumption by humans or pets

**Fines levied by any government agency and the costs to rectify any violation will be charged to the offending owner(s).**

### **Grand Oaks**

Grand oaks are located on common property and are the responsibility of the Association. Trimming is only to be performed by a certified arborist with a county permit authorized by the Association.

### **\*Drainage and Slope, Lot Conditions**

Refer to ACC SOP French Drain Installation.

### **Landscape Irrigation**

The Association is responsible for providing adequate irrigation within the constraints of applicable laws and regulations governing water usage and the availability of water from the retention ponds. Cobblestone's landscape contractor is responsible for the maintenance of the irrigation system on homeowner lots, including adjustments to irrigation frequency and levels.

To ensure compliance with Sarasota County Water Management Regulations, homeowners are prohibited from adjusting the irrigation system, including the timing clocks, for their lots. Tampering with the clocks or the irrigations system may result in fines. (Article IX, Section 30 of the Declaration)

Owners are encouraged to complete service requests via the Cobblestone portal to report irrigation issues. Emergency irrigation issues should be reported directly to the CAM.

Water for landscape irrigation in Cobblestone is sourced from the retention ponds located throughout the community. **This water is non-potable and is not to be consumed by humans or pets. The HOA is not responsible for any pet or human illness due to contact with such water.**

## **Landscaping:**

### **Maintenance Free Landscape**

Cobblestone is a "maintenance free" landscape community. This means that the landscape is maintained by the Cobblestone on Palmer Ranch Homeowners Association (the "Association") and the Association is responsible for the upkeep, care and replacement of the landscape (including plants, trees, palms, turf, and irrigation) on both the homeowner lots and common areas. The Association is also responsible for weed and pest control of landscape beds and turf, **paver driveways, and walkways**. Exceptions to the Association's duty to maintain Cobblestone's landscape are set forth in the Association's governing documents.

### **\*Landscape Changes**

Any landscaping, artificial vegetation, exterior sculpture and similar items removed or planted on any LOT must be approved by the ACC prior to initiating the project. This includes, but is not limited to, trees, palms, bushes, shrubs, turf and irrigation. Refer to ACC SOP Landscaping Changes and Article IX, Section 16 of the Declaration.

### **Mulch and Inorganic Materials (such as rocks)**

Without prior written approval of the ACC, homeowners may supplement the organic mulch in their planting beds provided the mulch matches (in both material and color) the mulch being used by the Cobblestone landscape contractor in the bed being planted. In keeping with the general harmony and design of the landscaping in Cobblestone, rocks, stones, or other inorganic landscaping materials/objects are not permitted outside of the lanai.

### **Homeowners' Interactions with Cobblestone's Landscape Contractor**

If an owner has an issue with his/her landscaping, a service request should be completed on the Cobblestone portal. Owners may not contact Cobblestone's landscape contractor directly for these issues.

### **Landscape Beds**

To control Association landscaping costs, owners may not increase or decrease the number, or alter the size or shape, of landscape beds on their lots from that shown on their original lot plan unless associated with a lanai extension and without first obtaining the prior written approval of the ACC.

### **Vegetables and Fruit Bearing Plants and Trees**

Homeowners may not grow vegetables and fruit bearing plants (e.g., strawberries, raspberries, blueberries, etc.) and trees unless they are potted and remain within a fully enclosed lanai.

**Herbs (with the exception of mint) may be planted in beds.**

\*Refer to the Cobblestone Approved Plant List.

## **Trees and Palms**

Staking and strapping trees of hardwood and palm trees in residential lots requires prior written approval of the ACC. Staking or strapping will generally be for a period of one year, which will include at least one hurricane season (June 1 to November 30). The ultimate decision to remove the strapping/staking is that of the ACC.

## **Excess Hardwood Trees and Palms**

Many owners have added trees and/or palms on their lot in addition to the two documented on original lot plans. The Association will not replace additional trees and/or palms beyond the two trees designated on the original lot plans. This non-replacement rule applies whether or not additional trees/palms were approved by the ACC.

## **Association's Authority to Require Removal of Plantings**

Owners may be required to remove at their own expense plants, trees, palms, grasses and other landscape modifications (including, but not limited to, mulch and irrigation and drainage systems) that were introduced in violation of Cobblestone Governing Documents. In such cases, owners may also be required to take corrective action at their expense, such as replacing prohibited plantings, mulch and irrigation, and/or drainage systems. In addition, the Association may require the removal of annuals, herbaceous perennials, in landscape beds and/or potted plants if a homeowner fails to maintain them as required by the rules and regulations.

## **Owner's Disposal of Yard Waste and Planters**

Yard waste must be placed in appropriate bags in compliance with the requirements of Sarasota County pertaining to landscape. Yard waste in bags should be placed at the end of the driveway opposite the homeowners trash and recycle bins on the day trash is to be collected by Sarasota County. Plastic, terra cotta, and ceramic planters should be disposed of in trashcans for collection by Sarasota County. These planters should not be placed in recycle bins.

Palm fronds and large pieces of tree/shrub trimming may be placed at the end of the edge of the front lawn the day that Cobblestone's landscaping contractor is scheduled to mow and pick up loose yard waste.