



8500 Turtle Rock Boulevard
Sarasota, FL 34238

September 7, 2021

Announcement To Turtle Rock Homeowners and Residents:

As a homeowner or resident living in our planned community, each of us has agreed to abide by the Turtle Rock deed of restrictions and rules and regulations described in the Turtle Rock Owner's Manual (TROM). Observance of these standards ensures all properties are attractively maintained to preserve the collective aesthetic beauty, character, and value of our community in a manner consistent with the original design of the development.

That design did not include painted, stained, or textured driveways or walkways. Unfortunately, in past years a few driveways and walkways in Turtle Rock have been painted, stained, or overlaid and there has not been consistent and accurate interpretation and enforcement of the Association's standards regarding acceptable surfaces for these areas. As a result, owners may not have been fully aware of their obligations under the governing documents.

To address this issue for the future, the Turtle Rock Board of Governors adopted the enclosed resolution on August 3, 2021. This resolution allows pre-existing painted, stained, or overlaid driveways and walkways, as captured by photographs taken on August 6, 2021, to remain (hereafter referred to as Special Driveways); however, no other driveways or walkways in Turtle Rock will be allowed to convert to painted, stained, or overlaid surfaces.

Furthermore, just as all driveways in the community are required to be maintained in a clean and aesthetically pleasing appearance, Special Driveways will be required to be maintained in good condition showing the surface is:

- clean or free of dirt, debris, grime, tire marks, stains, or other spots,
- neatly edged, and free of weeds in the joints and overhanging plants, and
- free of excessive wear, fading, cracks, chips, trip hazards, and mold and mildew.

Failure to maintain this standard may result in a compliance violation of the community's rules.

In addition, any re-painting, re-staining, or re-texturizing of the driveway/walkway, including color selections, as well as any other change to these surfaces will require pre-approval from the Association's Architectural Review Committee (ARC). Failure to obtain that approval may also result in a compliance violation of community rules.



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Lastly, in the event that acceptable upkeep of any driveway or walkway cannot be achieved and maintained in an aesthetically pleasing manner, the ARC may require the surface be sandblasted or milled down to return it to its original concrete form, as this may be more economical, or replaced with one of the approved surfaces.

Owners deemed to have a Special Driveway will be notified by a separate letter from the Association, along with a copy of a photograph taken of the driveway or walkway. Anyone who does not receive a separate letter does not fall in this category.

If you have any questions, please contact our community association manager, Bob Kresnik, at communitymanager@myturtlerock.com or 941-870-9855.

Thank you all for doing your part to help maintain the aesthetic quality and value of our community, and your support of the management team and Board of Governors in their respective roles to help achieve our collective goals for a better community for all of Turtle Rock.

David Bryan, President
Board of Governors
Turtle Rock Community Association, Inc.

Attachment: Clean Slate Driveway Resolution

Clean Slate Resolution: Driveways, effective August 3, 2021

Turtle Rock Community Association, Inc.

WHEREAS, the Board of Governors ("Board") is empowered by the governing documents to enforce the provisions of the governing documents

WHEREAS, Section III. C. 5. of the Turtle Rock Owner's Manual provides:

Driveways.

Any changes to driveways must be approved by the ARC. All driveways must be free of cracks, trip hazards, and mold and mildew, and regularly maintained. Each owner is responsible for all maintenance and repair of the owner's driveway including the driveway alignment to any sidewalk. Permitted driveway surfaces include: concrete, bricks and pavers. The painting or staining of driveways and paths is prohibited.

WHEREAS, it has come to the Board's attention that in past years there has not been consistent and accurate interpretation and enforcement of the Association's standards regarding driveways in the community, and as a result, owners may not have been fully aware of their obligations under the governing documents; and,

WHEREAS, the Board has met with the Association's attorney regarding this issue and has been advised that the Board may not issue notices of violation to Lots that violated this provision in the past by painting or staining their driveways (up to the date this Clean Slate Resolution is adopted by the Board). The Board shall not, therefore, enforce III.C.5 against Lots that painted or stained their driveways prior to this date, but such Lots shall still be required to comply with Declaration Article 4.03(b) and keep such driveways "in good condition and repair and in a neat and attractive manner." Going forward, however, painting or staining driveways shall be prohibited and the Board will enforce this provision against any future violators.

NOW, THEREFORE, BE IT RESOLVED that the Board of Governors hereby adopts this Clean Slate Resolution regarding Section III. C. 5. Driveways and shall fully enforce its restrictions and requirements going forward.