

ROSEDALE 6-A HOMEOWNERS' ASSOCIATION, INC.

Community Information Sheet

The Board of Directors of the Rosedale 6-A Homeowners' Association, Inc. (Woodbrooke Run) consists of five to seven volunteers who each serve three year terms which can be renewed. Positions on the board are: President, Vice-President, Secretary and Assistant Treasurer, Treasurer and Director(s) at Large. The objective of the Board is to promote harmony in the community while providing and maintaining a lifestyle and standard of living acceptable to all.

This document was prepared as a convenient source of information for homeowners in Woodbrooke Run. It is intended to serve as a quick point of reference while answering frequently asked questions. Two other sources of valuable information are the **Woodbrooke Run website** and the **Rosedale Homeowners Council website**.

The web address for our Woodbrooke Run website is: <https://woodbrookerun.com>

Residents Only information can be accessed via a password (contact a Board Member)

The web address for the Rosedale Master Homeowner's Association is www.rosedalemasterhoa.com

For access to the homeowner's only section, please see a board member for the password.

- 1. Building Exterior Appearance:** The 6-A Architectural Review Chair (ARC) must approve all modifications or alterations to the outside appearance of a home. This includes, but is not limited to, any structural attachments to your home, decorative ornaments, awnings, gutters, shutters, fences, arbors, walls and driveway modifications as well as any significant landscape changes. Please submit all requests for modifications in writing, using the Architectural Change Request form (can be downloaded from the *Useful Forms* page of the Woodbrooke Run website), and submit to the 6-A Architectural Review Chair (found at our website under *Officer & Lead Contacts*). He/She will assist you with the Rosedale approval process.
- 2. Assessments:** Maintenance assessments are due at the beginning of each calendar quarter, beginning January 1. Assessments paid later than the 20th of the first month of the quarter will be subject to a \$25 late fee. Mark these dates on your calendar. You will also be reminded of due dates by email. The option is available to pay for 12 months with a single check or send predated checks for the year with the first quarter's payment. Mail to Rosedale 6-A Homeowner's Association, PO Box 20521, Bradenton, FL 34204-0521. An annual assessment by the Rosedale Master Association is billed once a year by mail.
- 3. Lawn Maintenance:** Lawn mowing and edging, shrub and tree trimming, fertilization, weed and insect control, irrigation maintenance and mulching are performed by a contractor hired by the Board of Directors. To report any problems with these items, notify our Lawn Liaison Contact (found at our website under *Officer & Lead Contacts*).

4. **Carriage Lights:** Rosedale 6-A HOA is responsible for bulb replacement in all carriage lights (see *Officer & Lead Contacts* at our website for contact). Sensor replacement will be at homeowners' expense.
5. **Roof Washing:** Rosedale 6-A is responsible for having all roofs washed once a year, usually in August. Report any plant damage from the cleaning solution to a board member. Problems must be reported within three weeks to be covered.
6. **Backflow Preventer:** Rosedale 6-A is responsible for the inspection and recertification of the backflow prevention devices at each residence as required annually by Manatee County.
7. **Garage Doors:** Garage doors should be kept closed at all times except when in actual use in order to maintain the best possible appearance in our community and also helping to keep wild animals and reptiles out. It also protects the safety of the home.
8. **Water Management:** Water regulations in Rosedale are mandated by the Southwest Florida Water Management District. Unless a Water Restriction is in effect, homes with addresses ending in even numbers can water on Thursday and Sunday. Addresses ending in odd numbers can water on Wednesday and Saturday. Lawns are not to be watered between 10 a.m. and 4 p.m.
9. **Trash Pickup:** Pickups are currently scheduled as follows:

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| Garbage | Tuesday & Friday (should be curbside by 6 a.m.) |
| Recyclables | Wednesday (should be curbside by 6 a.m.) |
| Yard Waste | Wednesday (should be bundled or bagged) |

If normal pickup occurs on: New Year's Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day, pickup will be delayed until the day following the holiday and continue one day later than normal for the rest of the week.

10. **Vehicle Parking:** Homeowners and their guests are encouraged to park their vehicles in their garage or driveway. Overnight street parking is not permitted in Rosedale. Boats, boat trailers, campers, vans, motor homes, motorcycles and recreational vehicles will be permitted to be parked in the subdivision only while loading or unloading or while parked inside a garage and concealed from public view.
11. **Mailboxes:** Replacement and upkeep of the mailboxes is the responsibility of Resource Property Management, the property manager for Rosedale Master Association. For replacement or repair of a mailbox, contact: lakewoodfrontdesk@resourcepropertymgmt.com
12. **Painting:** Rosedale 6-A is responsible for having all of our houses painted. The houses are painted every seven or eight years depending on need. They were last painted in the Winter of 2020. Any repair work needed before painting is at the expense of the homeowner. All vegetation must be cleared away from outside walls before any painting can be done.

- 13. Pets:** There is a limit of three pets per household. They must be on a leash at all times when outside your home and never permitted on the golf course. Pet owners must clean up after their pets.
- 14. Bar Code Sticker:** Make an appointment by calling the SR gatehouse at 941-756-2777 after 4 PM. Bar codes will be issued by the gate attendant site supervisor at the Sr 70 guest lane on Monday, Tuesday and Friday between 6:00 and 8:00 PM until further notice. You must have a completed barcode application with you. (This must be picked up at the SR 70 gatehouse prior to getting your bar code.) Remain in your vehicle with a mask on and a barcode will be affixed. It will not be active until the following day.
- 15. Rental or Non-Owner Occupants:** Should you choose to rent your home, you may not do so for a period of less than 30 days and the Board must be advised of the tenant and the start and stop dates of the rental. This is important so that the Board knows who is in your property in case of emergency. Forms for non-owner occupants should be filled out for visitors. The proper forms are available for download on our 6-A website (*Useful Forms* section).
- 16. Communications:** Dues reminders, recurring activities, special news, etc., will be communicated by email. It is the homeowners' responsibility to ensure that their current email address is on file with the secretary of the Board. Residents who do not have email will receive communications through the US Postal service, by telephone or by having notices placed on their front door.
- 17. Annual Meeting:** The Rosedale 6-A Homeowners' Association, Inc. holds its Annual Meeting in January each year. You will be notified of this meeting as prescribed in the amended by-laws.

