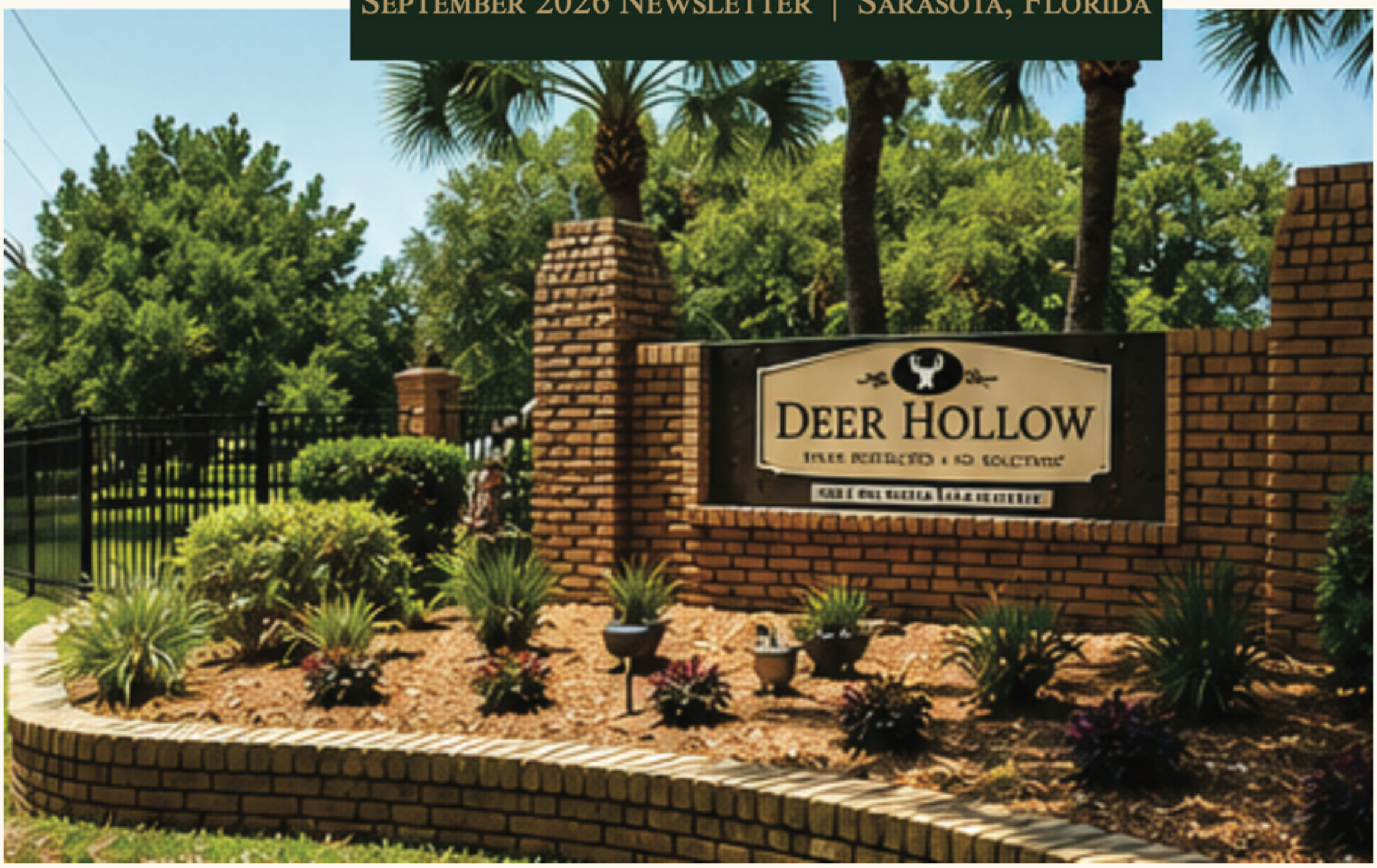
Deer Hollow

Homeowners Association

September 2026 Newsletter | Sarasota, Florida



A beautiful community we are proud to call home.

HOA Contact Information: Melanie Treharne, York Management Company 941-371-4454

IMPORTANT DATES

First Monday of Every Month, 6:30 pm in the Oasis Room Restoration Fellowship
5614 Richardson Road
Sarasota, FL 34232

OUR COMMUNITY

Thank you to all of our residents for helping to keep Deer Hollow a beautiful, welcoming, and well-maintained community.

STAY CONNECTED

Please check your email and community bulletin boards for important updates and announcements,remember to check the community website as well at MyDeerHollow.com

COMMUNITY REMINDERS

Parking Rules

- **Park in your garage or driveway whenever possible.**
- **Do not block sidewalks, mailboxes, or driveways.**
  This ensures safety and accessibility for all residents.
- **No commercial vehicles, RVs, boats, or trailers may be parked on the street or driveway.**
  Please store these items out of view.
- **Guests and contractors should bpark responsibly and follow all rules.**
  Remind your visitors and service providers of our community guidelines.
- **Violations may result in files.**
  Thank you for your cooperation!

Landscaping Guidelines

- **Keep your lawn healthy and well-maintained.**
  Mow regularly, edge sidewalks and driveways, and keep all grass neatly trimmed.
- **Maintain trees and shrubs.**
  Trim as needed to prevent overgrowth and ensure they do not obstruct views or sidewalks.
- **Remove weeds and debris.**
  Keep flower beds and mulched areas, and the perimter of your home free of weeds and debris.
- **No unapproved landscaping charges.**
  Please submit a request to the board for any significant changes or additions to your landscaping.
- **Irrigate responsibly.**
  Follow water restrictions and avoid overwatering.

York Management actively monitors the community with weekly drive throughs and by fielding many calls and reach outs from residents. We have included some friendly reminders based on activity and observation this past month.

Reminders:

- Please be mindful of bushes and hedges and keep them properly maintained and below 6 feet in height.

- Sarasota Schools are offically back in session. If you own a property where your driveway crosses a sidewalk, please DO NOT block the sidewalk for the safety of children walking/riding. Please also watch your speed when driving through the community.



Thank you for doing your part to keep Deer Hollow a beautiful and enjoyable place to live!

Reminders for Our Villa Residents

Paint Colors

To maintain the cohesive appearance of The Villas, all exterior painting must match the community's approved color scheme. Any exterior color changes require Architectural Review Committee (ARC) approval before work begins.

Approved Colors

Roof Color: Shakewood **Stucco Body:** Tahoe Tan, Florida Paint Code 420W (01/C-8, 1-4, L-20)
Trim: Cedar Trim, Florida Paint Code 420A (01/C-5Y, 13Y16, KX-3Y)
For paint matching or questions, residents may contact:
Florida Paints, Tony Edmoundson, Store Manager
2444 Stickney Point Road, Sarasota, FL 34231 941-922-3305

Parking

Please help keep our Villa streets safe and accessible for everyone by following these parking reminders:

- ✓ Please prioritze your vehicle parking to the driveway and garage.
- ✓ If you must park on the road, please be mindful of your neighbors, visibility and maneuverability.
- ✓ There should not be vehicles parked on both sides of the roadways at anytime.
- ✓ Vehicles parked on the road should be in the directon of traffic.
- ✓ All vehicles must have current vehicle registration, and be operable.

Exterior Maintenance

Please help maintain the beauty and value of The Villas by staying current on exterior maintenance.

- ✓ **Roofs:** Keep your roof clean and free of debris. Report any damage or leaks promptly.
- ✓ **Driveways:** Keep driveways clean and in good repair. Pressure washing is recommended periodically.

GARBAGE CONTAINERS & TRASH PICK UP

Garbage or trash containers, recycling bins, oil tanks or bottle gas tanks must be placed so they "shall not be visible from the streets or from other parcels".

Garbage or trash containers and recycling bins must be stored in the garage, utility shed or within a fenced area adjacent to the side or rear of the dwelling unit. The subject fence must be four (4) feet high and made of solid wood or vinyl. Wood fences must be painted to match the color of the dwelling unit. Wooden fences muyst contain vertical fence board (no horizontal or angled wooden fence boards allowed). In lieu of a fence, hedges may be installed.

Hedges must be at least four (4) feet high and kept trimmed so that they do not exceed six (6) feet in height. ARC approval is required for fences and hedges constructed pursuant to the criteria contained herein.

If approval of the ARC is not obtained, the owner/resident may be subject to a fine by the Fining Committee.

Garbage or trash containers and recycling bins may be placed out for collection no more than eighteen (18) hours before pickup and must be retrieved and put away out of view within eighteen (18) hours of pickup.

Any and all of the information that you need (such as how to place your receptacles, when is our pick up, what is allowed, how to schedule a pick up, etc) can be found at:

Waste Pro	941-340-0700	wasteprousa.com
Sarasota County	941-861-5000	scgov.net (select Solid Waste)

*Large items that do not fit inside your waste receptacle provided to you by the county will not be picked up unless you call Waste Pro to schedule the pick up in advance! You are not allowed to leave "big stuff" out and will face a fine if not in compliance.

Deer Hollow Fining Fee Chart

Compliance is our goal, not collecting money.

(All fines are per day until compliance is met or until $2,500.00 is reached , unless noted.)

ARC approval not obtained where indicated	$100.00	Automatic	Article 5.12 - Structural Change/Article 17 - ARC
Boat parking illegally on driveway/street/etc.	$100.00	1 Notice	Article 5.3 - Vehicles
Clutter on the side or in front of the house	$100.00	1 Notice	Article 5.24 - Rubbish/ 6.3 Maintenance Of parcels
Garbage cans not picked up after time alloted	$100.00	1 Notice	Artcle 5.30 - Garbage Containers
Grass clippings on side walk or street curb	$100.00	1 Notice	Article 19.1.4 - Improved Property Maintenance
House Maintenance	$100.00	1 Notice	Article 6.3 - Maintenance of parcels
Lawn Maintenance	$100.00	1 Notice	Article 6.3 - Maintenance of parcels
Maintenance violation citation not corrected	$100.00	1 Notice	Article 11 - Enforcement
Overgrown hedges	$100.00	1 Notice	Article 5.16 - Fences
Parking on grass	$100.00	1 Notice	Article 5.3 - Vehicles
Personal Property	$100.00	1 Notice	Article 5.6 - Personal
Pets - Not picking up after dog - First offense	$100.00	1 Notice	Article 5.2 - Animals
Pets - Not picking up after dog - all offenses afterwards	$100.00	1 Notice	Article 5.2 - Animals
Pets running loose (No leash) in neighborhood - 2nd Offense	$100.00	1 Notice	Article 5.2 - Animals
Signage unapproved	$100.00	1 Notice	Article 5.4 - Signs
Trailers & RV's parked(ing) illegally on driveway/street/grass, etc.	$100.00	1 Notice	Article 5.3 - Vehicles
Vehicles (non-operational)	$100.00	1 Notice	Article 5.3 - Vehicles
Yard waste, etc., being deposited in common areas/preserves	$100.00	1 Notice	Article 4.3.6 - Common Areas
Removal of any plants, items, etc., from common areas/preserves	$100.00	1 Notice	Article 4.3.6 - Common Areas
Any other violations not specifically indicated above			

FiningFeeChart8_7_23.xlsx

A Note From Your Board

The Board hereby provides this general notice to homeowners that it will be proceeding with collection action for delinquent assessments, pursuant to the provisions of the Amended and Restated Declaration of Maintenance and Land Use Provisions for Deer Hollow, and Florida Statutes, Chapter 720, specifically Section 720.3085. Accounts which are delinquent for assessments will be subject to collection action to the full extent of Florida law, which includes sending the account to the Association's attorneys for legal action, recording a claim of lien, and lien foreclosure. Should you have questions or need to make payment please contact York Management.



President's Corner

The long-dreaded project that borders Nelda Lane, Deer Hollow Blvd and Briar Creek Lane is now started, the scope is 45 single family homes. It is unclear if they are 1 or 2 story. Nor does it clarify car entrance. The image here shows the site with flood risks.

Larry
director.dhhoa@gmail.com

DEER HOLLOW HOMEOWNERS' ASSOCIATION, INC.

Request for ARC Modification Approval

This request form is to be completed by the homeowner and submitted to the Architectural Review Committee (ARC) for approval BEFORE any work commences. Please print clearly and provide all information and include all items when submitting this form for review. If you do not hear back within 15 days, please call.

Submitted by _____ Date: _____

Owner's Name _____Lot #_____

Address:_____

Contact Info: Phone #_____ Email: _____

Please put an X on the line next to the Modification Request you want to complete. Then, please explain what you want to do, when you want to do it in the explanation space below. Please include all sketches, proposals, specifications, etc., for the requested modification. The numbers in parentheses below are article numbers in the Governing Documents.

_____ Concrete Pad (backyard) (19.1.3.3) (Same as driveway)

_____ Driveway (19.1.3.3)

_____ Fencing (5.16) 4' or 6' Chain linked, wooden, wrought iron, or hedges, (Include a diagram of where installed.)

_____ Fence – Trash Bin (5.30) 4' or 6', solid wooden, vinyl, or hedges. (Include a diagram of where installed.)

_____ Garage – (19.3.2.2)

_____ Hurricane shutters (5.9)

_____ Paint (exterior) – www.mydeerhollow.com for approved paint colors (Color sample must accompany this form.)

_____ Parking pad or apron – (19.1.3.3)

_____ Roofing – (5.19) Color _____ Type _____ Wind Resistance _____mph

_____ Utility Shed – (5.15) (Include a diagram of where installed.) Type _____

_____ Windows – (5.9)

Other

EXPLANATION: _____

Please use the below information for any questions and remittance.
York Management, Inc - Melanie Treharne
5317 Fruitville Rd., #173, Sarasota, FL., 34232
941-371-4454 – melanie@yorkmarathon.net

Below this line for office use only.

Approved by _____

Signature _____Date: _____