



Dear Homeowners,

With the new season approaching we would like to remind the Community of upcoming events, rules and docs.

- Mowing will be switching to every other week for the winter season.
- Please see link below for details regarding pick up of yard waste and a reminder that yard waste must be put out only 1 night before pick up and must be placed at the curb for pick - please do not leave in alley ways behind Town Homes it will not get picked up there.
- [https://www.mymanatee.org/departments/utilities/trash\\_and\\_recycling/yard\\_waste\\_special\\_items](https://www.mymanatee.org/departments/utilities/trash_and_recycling/yard_waste_special_items)
- FRONT PORCH AND MULCH BEDS NEXT TO SIDEWALK LEADING TO HOUSE - Do not cover more than 50% of the porch or inhibit the entrance to your home. No items of any kind should be on the sidewalks in front of the house, leading up to the house, or on the driveway. No items of any kind should be in the grass, as this would interfere with the mowing of the grass.
- The following items are acceptable to be displayed, provided that they are to be in good condition at all times: Potted Plants for Single Family Homes, A maximum of three potted plants are allowed on the porch and a maximum of one potted plant is allowed in your landscape bed. Plants must be alive and well-groomed. Pots must be decorative. For Town Homes, Potted plants are allowed on porch and/or directly in front of the porch on each side of the sidewalk. Plants must be alive and well groomed. No nursery containers. No plastic containers or containers wrapped in foil applies to both Single Family and Town Homes.
- Single Family Homes Decorative table, chairs, or bench One set of a small table and two chairs or a variation of set OR one bench are permitted.
- **One statue, not over 2' X 2' x 2' in size, of a single color may be displayed. Acceptable colors are earth tones, concrete, or a specific color (white, green, gray, tan, brown, or black).**
- FRONT DOOR One wreath is permitted on your front door. Seasonal wreaths are to be displayed only during the season represented. Holiday wreaths are to be displayed as discussed under Holiday Decorations.
- HOLIDAY DECORATIONS Christmas and other December Holidays Decorations may be displayed **between Thanksgiving and one week after New Year's Day. Other Holidays Decorations may be**

displayed from 10 days prior to the holiday and removed within 5 days after the holiday. No inflatable decorations.

- OTHER ITEMS Driveways/Roofs: In Single Family Homes all other routine cleaning maintenance necessary to maintain the home including driveway & roofs in good and attractive conditions, in keeping with the standards of maintenance throughout the Harborage, is the homeowner's responsibility.
- Single Family Home: Ground lights, Ground, landscape, and decorative lighting are permitted as long as the lights are to illuminate the house, landscaping, landscape bed areas, and walkways. Lighting should be in a mulch area, not in the grass, and must be kept in working order. This includes any solar lighting.
- Town Homes: Ground lights are permitted on either side of the sidewalk leading up to the front door only in the mulch area directly in front of the front door, not in the grass, and must be kept in working order. This includes any solar lighting.
- Reminder that ALL OUTSIDE WORK done on Single Family Homes and Townhouses MUST SUBMIT AN ARC FORM FOR APPROVAL.
- For all of the most recent information and a copy of the association documents, please go to our website, [www.sunstatemanagement.com](http://www.sunstatemanagement.com), and click on Harborage on Braden River.

If you have any questions, please call me at 941-870-4920.

Thank you,

*Alisa Asseveiro*

[Alisa@sunstatemanagement.com](mailto:Alisa@sunstatemanagement.com)

Sunstate Management Group, Inc.

For the Board of Directors at Harborage on Braden River Homeowners Association, Inc.