

ALL ABOUT STONEYBROOK ESTATES

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www.stoneybrookestates.org

Stoneybrook Estates is a deed-restricted, gated community of 180 single-family homes, a 50' X 30' heated community pool, and gazebo picnic area, all nestled in the corner of Rt. 41 and McIntosh Rd. The Estates shares Stoneybrook Boulevard with the Stoneybrook Golf and Country Club. The gate entry cards and remote openers operate the gates at both entrances of the Boulevard. The restaurant is open to the public, but the golf course is semi-private.

The Estates incorporates six lakes, preserve areas and hedges at its perimeter. Soil from the digging of these lakes was used to build the lots about 36 inches higher than surrounding terrain, making us less susceptible to flooding. Our 180 single family homes have a very high year round occupancy. It is an excellent walking (sidewalks on all streets) and biking community. Crime rates are monitored and are very low. The view from lanais are nearly all of lakes and preserves. We have reasonable HOA dues, low delinquencies and high owner's equity.

Stoneybrook Estates is governed by three sets of Covenants: Palmer Ranch, Stoneybrook Boulevard, and Stoneybrook Estates, and residents pay fees to all three associations through Stoneybrook Estates. Each residence should have a copy of all three covenants. For the convenience of the residents, pertinent and amended sections of the Stoneybrook Estates Covenants are included on our web site.

A five-member Board of Governors is elected each year (2 year terms) to guide and direct our management company. The Board maintains a community website, www.stoneybrookest.org and publishes a monthly newsletter, the Stoneybrook Outlook. Professional services are retained by the Board to maintain the pool, pool area, lakes, community green areas, and irrigation system. Our Association is financially well managed with an excellent fund balance and adequate reserves.

To keep our lakes in pristine condition they are stocked with sterile carp that eat algae and grass. There is no fishing in the lakes. Please do not throw anything, organic or not, into the lakes or the storm sewers that drain into the lakes. In Stoneybrook, it is a privilege to keep a pet. Residents are required to keep their pets under control at all times and immediately pick up after them.

The proximity to grocery, drug, discount stores, the Sarasota Square Mall, Costco, and the many excellent restaurants only enhance life in Stoneybrook Estates. School buses stop at the McIntosh entrance. Potter Park, a taxpayer-funded county park, is only a mile and a half from the Estates on Potter Park Rd, just off Central Sarasota Parkway. The well-lit basketball and tennis courts, age appropriate playgrounds, walking trails, and baseball fields are adjacent to the state-of-the-art YMCA and Water Park. The 12 mile Legacy Trail bike path is close by. And best of all, we are just a 15 minute drive from beautiful Siesta Key beach which is consistently ranked in the top 10 beaches in the world.