



Welcome to Turtle Rock.

We encourage you to explore our website, meet with the Welcome Team, and reach out to our Community Manager at 941.870.9855.

- 1. **Turtle Rock Owners' Manual (TROM):** The [TROM](#) has information on the history of our community, governing documents, uses of our many ponds for boating and fishing, trails and community areas, important forms for you to use, and so much more. The TROM spells out information on committees, community operations, restrictions on parking and pick-up trucks, among other essential information. It's a critical resource and is updated regularly. You will be asked to sign an Affidavit that you received the TROM and understand the rules and regulations. *There are two important points you need to know from this document right now:*
 - a. The first is that any change you wish to make to the exterior of your home such as paint, doors, landscaping, windows, or driveways requires written approval from the Architectural Review Committee (ARC). The ARC meets monthly to review applications and conduct site visits. The ARC application is included in the electronic "Welcome Basket."
 - b. The second is that Turtle Rock has specific regulations for homeowner responsibilities for maintaining their properties. Roofs, driveways, sidewalks, and street gutters are to be regularly power-washed and free of stains and mold. Properties are required to have a designated number of trees and mulched landscape beds. There are also limitations to what is allowed on the property regarding play equipment, statuary, fencing and more. Compliance reviews on homes are done regularly. Homes failing compliance are notified. Non-compliance items must be fixed to avoid fines.
- 2. **Owner and Resident Information Form:** The form is included in your Welcome Letter and is available in the forms section of the Turtle Rock Owners Manual ([TROM](#)). The information you provide on this form is critical. Your contact and emergency information is the basis for all communications and announcements. If there is an event, like a hurricane, this information will also help keep you and the community safe. Please turn this into the Management Office at the Community Center as soon as possible.
- 3. **Gate Access Bar Codes:** Gate Access bar code stickers are only available to owners and residents of Turtle Rock. The application form is located in the forms section of the [TROM](#). Visitors and vendors are permitted access only with homeowner or resident approval. Turtle Rock limits vendor access to certain hours and days to maintain the peaceful environment we enjoy. Please refer to the [TROM](#) for the most current access hours. You can provide a list of people and companies who are preapproved for visitor lane entry by providing their information to Management. Those who are granted entry on a continuing basis, such as friends, food delivery, and the like, can be added to your preapproved entry list by calling the gate, emailing the gate, using www.gateaccess.net, or by downloading the GateAccess.Net app on your Android or Apple phone. Website and app credentials can be obtained by contacting the Community Manager.

- 4. **Home Owners' Association (HOA) Dues:** The Board sets the HOA dues each year at the annual budget meeting. *Currently, dues are \$825 per quarter and are to be paid on the first day of January, April, July, and October.* Members of the Association receive a coupon book in December from the Management company. Auto pay is available as well. The auto pay enrollment form is available on the Turtle Rock [website](#).
- 5. **Trash, Lawn Waste, and Re-cycling:** These items are picked up on Wednesday mornings, as early as 6 am. These items can be put by the curb no earlier than noon on Tuesdays and bins are to be retrieved from the curb no later than 10:00pm on Wednesdays. If you intend to keep your trash and recycling containers outside of the garage, they must not be visible from the street.
- 6. **The Board of Governors:** Governors are elected by the community in February of each year. Monthly Board Meetings are held the last Thursday of every month, usually at 6:30; announcements and agendas are sent via email. Residents are encouraged to attend.
- 7. **Resident Directory:** The resident directory is on the website in the Residents Only section. It is maintained regularly when residents provide updated or new information, and can be printed at home at your convenience.
- 8. **Monthly electronic Newsletter:** As mentioned above, we have a monthly electronic newsletter "[Turtle Talk](#)" that is emailed to residents and owners and is also available on our website. It is our primary resource for sharing important information and friendly activities.
- 9. **Ponds, trails, alligators, and other wildlife.** Turtle Rock has 31 ponds critical to not only the community's natural beauty but also to flood control and wildlife. We also host a long nature trail that borders our western boundary, and a "berm" path that goes from Turtle Rock Boulevard almost to Honore Avenue along our community's largest lake. We are home to a vast number of birds, including Sand Hill Cranes, Ibis, Wood Storks, Roseate Spoonbills and a large variety of heron. Recently, deer, bobcats, snakes, racoons, armadillos, and more have been spotted. Our rules allow for a small watercraft on the ponds; however, no swimming is allowed. All ponds should be considered the homes of our often-present alligators. They are to be respected and avoided. Feeding any wildlife is prohibited under Florida law. If you have any questions about wildlife at Turtle Rock, information is available on the [Resources](#) tab of our website.

Again, welcome to The Rock!