



COMMUNITY OVERVIEW

- Deed restricted private community
- 39 exclusive single-family homesites, approximately 1/3 acre each
- Property Owners' Association (POA)
- Board of Directors (BOD) are residents elected for term of two-years
- Architectural Review Board (ARB) are residents elected or appointed by BOD
- Residents volunteer to serve on Committees
- Private paved streets
- City water, sewer and underground utilities
- Landscaped common areas
- Restricted natural "Upland Preserve" areas
- Electronic entry/exit gates with code or remote-control access
- Tennis court and playground
- Convenient location near beaches, schools and shopping



DEED RESTRICTION HIGHLIGHTS

- Minimum 1700 s.f. air-conditioned living area.
- Minimum 400 s.f. attached 2-car garage with electronic garage door opener.
- No exterior parking of pick-up trucks with high camper tops, trailers, RV's, motorcycles, boats, or other large vehicles.
- No vehicles displaying advertising or signs.
- No vehicles may be driven on common areas or swales.
- 15 MPH Community Speed Limit enforced.
- Required ARB approval of home construction style, exterior colors, roof materials and colors; exterior remodeling; landscaping and fences (no chain link fence).
- Maximum 1-year new or remodel construction completion.
- Setback restrictions.
- Required lawn sprinkler/irrigation system.
- Concrete or paver driveway.
- POA owned and maintained standardized mailboxes.
- Satellite Dish is allowed only if not seen from the street or in view of neighbors' properties.

Highlights of Sablewood Community Standards:

For Construction, Remodeling, Property or Landscape Improvements - Owner's architectural plans and/or written specifications are required to be submitted to the ARB (Architectural Review Board) for approval of any exterior:

- Home construction, house colors, roof colors, change of landscape plan, etc.
- Exterior home improvement plans/specs including reroofing material and color, additions to existing home (room add-ons, patio, pool, fencing, exterior colors, etc.)

Debris & Garbage: A roll-off or dumpster refuse container must be available on owner's property during construction. Garbage and debris must be picked up daily and placed inside the container. Rubbish, refuse and garbage **MUST NOT BE BURIED ON SITE**. The dumpster must be emptied/replaced often so as not to become or create an unsightly mess.

Noise Consideration: Construction and landscape noise shall be avoided before 8:00 am and must end by 6:00 pm on weekdays, and from 8:00 am to 3:00 pm on Saturdays. Noise activity on Sundays is limited to extreme necessity only.

Temporary Toilet: A portable type toilet is to be available on owner's property throughout construction.

Upland Preserve: Any part of an owner's property or common areas that are designated as "Upland Preserve" must be left undisturbed by construction activity and, if damaged or destroyed, must be restored at owner's expense. Native Florida plants may not be removed unless rotted or creating a danger of causing property damage. Necessary trimming is allowed.

Common Areas & Paved Roadway: The SE Woodcrest roadway must be kept clean of dirt and debris. Any damage to the roadway, gates, security system, signs, islands, trees, shrubs or sodded areas will be remedied by the Board of Directors at owner's expense.

Mailboxes: Care must be taken to protect residence mailboxes. Any damage will be at owner's expense.

- **Trash pick-up on Mondays. Trash and recycles pick-up on Thursdays. Holiday affect: forward one day.**
- **Owner generated landscape cuttings pick-up on Wednesdays. Contractor generated cuttings must be removed by contractor on day of cutting.**

CONTACT US: **Sablewood Property Owners' Association, Inc.**
 P.O. Box 8554
 Hobe Sound, FL 33475
 sablewoodpoa@gmail.com sablewoodpoa.com

See Complete Restrictive Covenants and Bylaws which may be provided from the POA Secretary and are posted on Sablewood's website. They are: 1) the "*Declaration of Protective Covenants, Conditions and Restrictions for Sablewood*" with "*Certificate of Amendment for Passenger, Recreational and Commercial Vehicles*" and "*Certificate of Amendment for Fences, Walls and Hedges*; and 2) the "*Bylaws of Sablewood Property Owners' Association, Inc.*"