

# Stonehurst Plantation Master Association, Inc.

c/o First Coast Association Management  
11555 Central Parkway, Suite 801  
Jacksonville, FL 32224  
Office: (904) 998-5365 | Fax: (904) 998-5366



Dear Stonehurst Plantation Homeowner,

Your community Covenant Enforcement Committee (CEC) would like to offer their best wishes for 2018. We have had an unusually cold winter so far, but spring is just around the corner! Please see the reminders below regarding home maintenance and general reminders regarding your community.

## **Lawn Maintenance & Tips**

The CEC will resume lawn inspections mid-March. One of the most valuable yet ill-practiced lawn care tips is not mowing St. Augustine grass to the proper height. Lawn treatment companies promote fertilizing to crowd out weeds but this method will not have a chance if the St. Augustine grass is mowed shorter than 3½" to 4", this is the key to a well-greened lawn! Another popular misconception is the use



of weed-and-feed products with the idea that this is a one-step solve-all solution. Per UF IFAS Extension, pesticides and fertilizer should **always** be applied separately to achieve the desired goal. It is important to keep directions in mind for any product used, some products should or should not be applied to wet turf and most granular products need to be watered in immediately to be effective. St. Johns county watering restrictions allow for watering your lawn after fertilizer or other chemical treatment application. Click [here](#) for more information on Florida Lawn Maintenance. It is up to each individual to

evaluate their residence to ensure that the maintenance of each home and lot is in compliance with the community Covenants and Restrictions and reflects the desired well-maintained community standard.

**Please take a moment to evaluate your residence and correct, as needed, any noted deficiencies.**

## **Pressure Washing**

In addition to lawn maintenance, general home maintenance is a must. Your home, driveway, sidewalk and curb should be pressure washed periodically to remove any mildew or rust stains. Additionally, please evaluate your home to ensure there are no missing shutters, the paint is not faded, and the garage doors are in good repair.

## **Architectural Approval**

Please be reminded that any modification to the exterior of your lot or residence requires the written approval of the Architectural Review Committee prior to commencing with work, including the installation or removal of landscaping, lawn décor, fencing and painting of residences. This information can be received by contacting Aly Billings at First Coast Association Management at (904) 998-5265 or via email at [Aly@firstcoastam.com](mailto:Aly@firstcoastam.com). Thank you in advance for submitting applications for review.

## **Pet Rules**

Please keep all pets leashed when not within your residence. This can cause a danger to your neighbors and violates the Stonehurst Plantation governing documents. Additionally, please be sure to pick up after your pets while they are on walks in the community to be considerate of your neighbors.



If you have any questions regarding the Declaration of Covenants, Conditions, and Restrictions, or if you need an Architectural Review Application, please contact Aly Billings at First Coast Association Management, via phone call at (904) 998-5365 ext 234 or via email at [Aly@firstcoastam.com](mailto:Aly@firstcoastam.com). These forms can also be acquired by visiting the community website at [www.stonehurstplantation.org](http://www.stonehurstplantation.org)

Thank you for your continued support of your community,

***Stonehurst Plantation Board of Directors***