

# THE FOREST

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## HI HAT RANCH

AN ENVIRONMENTAL GEM  
*Gracious Country Living*  
*Quietly Removed from the Ordinary*  
TheForestatHiHatRanch.com

## QUESTIONS & ANSWERS



In order to create a private, quiet living environment at The Forest, the community's covenants set forth conditions and restrictions for development. Here are answers to the most frequently asked questions. For complete disclosure, please refer to the Declaration of Covenants, Conditions, Easements, and Restrictions of The Forest at Hi Hat Ranch available from the builders.

**Q: What does the community consist of overall?**

**A:** The Forest encompasses over 270 acres of abundant natural beauty. Fifty-four home sites, ranging from three to six acres in size, have been created for residential estates. The Forest offers unmatched scenery in a private, gated country of low-density, environmentally friendly homes.

**Q: Who is the Developer?**

**A:** Sugarbowl Development Company, Inc. The principals of Sugarbowl are members of the Turner family, a longtime Sarasota County ranching family.

**Q: Are measures being taken to preserve the existing high quality native vegetation?**

**A:** Sugarbowl Development is committed to the preservation of The Forest's natural vegetative resources. While this still allows for responsible home design, construction guidelines for low-impact development have been established to preserve high quality native vegetation and mesic hammock areas.

**Q: What is the school district?**

**A:** Elementary School: Lakeview Elementary. Middle School: Sarasota Middle. High School: Riverview High School.

**Q: Why are specific builders approved for construction at The Forest?**

**A:** While there are many fine builders in the area, the builders chosen for The Forest have demonstrated high standards of construction quality and customer satisfaction for many years in our greater community. Each is committed to the low-impact development guidelines that will enable us to preserve the natural environment that the residents will enjoy.

**Q: Can I use my personal architect for plans?**

**A:** Yes, your architect, together with a member of the approved builder team, may work together to complete the necessary steps for approval of the architectural design.

**Q: By purchasing a lot will I automatically become a member of the Homeowners Association?**

**A:** Yes. Every homeowner is a member with one voting right.

**Q: What about architectural design standards?**

**A:** Care has been taken to ensure buyers consider varying styles of architectural design. Respecting the natural, rural setting at The Forest, guidelines have been created for the community utilizing the most promising architectural concepts well-suited for the unique country environment.

**Q: What are the minimum square footage requirements?**

**A:** Most homes must contain a minimum of 2,800 s.f. of air-conditioned space, a minimum of 4,000 s.f. under roof, and a three car garage. Exceptions to this requirement can be granted by the Architectural Review Committee (ARC) where lot configuration or existing features limit the size of the home that can be built on the lot.

**Q: What type of elevation styles are required?**

**A:** Buyers are encouraged to review The Forest - Architectural Styles Manual during the early stages of their inquiry into The Forest. The ARC will be looking for true architectural styles and aesthetic quality. There is a "No Repeat Rule" that prohibits two homes with the same exterior elevation.

**Q: What are the dwelling setback requirements?**

**A:** Front setback is 100 ft. from the front of the access easement. Side setback is 50 ft. from any side of property. The ARC can grant exceptions to the required setbacks where lot configuration or existing features warrant relief.

**Q: What are The Forest's recreation areas?**

**A:** Certain lakes are available for use within The Forest. The large, natural setting of each lot provides many opportunities for outdoor exploration, play and passive recreation, tennis courts and other play structures will be allowed at rear of dwellings with ARC approval.

**Q: May I dig a private pond on my property?**

**A:** Owners may dig a pond on their lot if it is approved as part of the landscape plan by the ARC.

**Q: Are the lakes man-made and what is the water source for them?**

**A:** The lakes were constructed during early development stages as part of the overall land planning. Not only will they provide aesthetic value and enjoyment for residents, they also provide water for fire protection! The water in the lakes are a combination of natural ground water and stormwater runoff.

**Q: Will there be individual mailboxes?**

**A:** Mail delivery will be to individual mailboxes near each home. The US Postal Service requires mailboxes to be installed in groups of 2, 3, 4 box configurations to insure efficient delivery. The mailbox layout is pre-approved and available for review upon request.

**Q: Are fences allowed?**

**A:** Perimeter fences are not permitted. Dog runs and other fences are allowed, provided they are screened from view from the street(s) and adjacent home sites.

**Q: What about usage of the lakes by the residents?**

**A:** Owners at The Forest can enjoy a variety of activities on or by the water in designated areas. This includes canoeing, fishing, strolling, enjoying a picnic lunch under the gazebo or simply observing the wonderful wildlife which are long-time residents of the land.

**Q: Will there be sidewalks and streetlights throughout?**

**A:** There will be streetlights provided and maintained by the Association, however, there will not be sidewalks due to the rural setting.

**Q: Will play structures be allowed?**

**A:** Yes. They will be allowed, at rear of dwelling, with basketball backboards allowed in front if properly located, all with ARC approval.

**Q: How many pets may I have?**

**A:** Three domestic pets (deemed household pets). No horses, goats, pigs, cattle or other animals not customarily deemed household pets. All birds and cats to be kept indoors.

**Q: What steps have been taken for environmental preservation?**

**A:** The entire 270 acres of The Forest at Hi Hat Ranch is an environmental preserve when compared to other modern developments in Sarasota County. By following Low Impact Development Guidelines during the development phase, we were able to retain 90% of the existing native vegetation on the land. Many of our lots contain classic Old Florida "Pine Flatwoods", others have valuable "Mesic Oak Hammocks", while others have a mix of hammock and open space. Some buyers refer to our wooded lots as "Pre-Landscaped," because after clearing their lot to accommodate their home and outdoor needs, they still have abundant native vegetation to insure privacy.

**Q: What recreational activities are nearby?**

**A:** Located conveniently within a short drive are more than 50 dining establishments, seven golf courses, major public parks and sports complexes, grocery and drug stores, gas stations, home improvement centers, general retail stores, hospitals, medical offices, fitness centers, public and private schools and horseback riding. The recently completed upgrades to SR 72 (Clark Road) include wider vehicle lanes and separate, dedicated bikes lanes in both directions. This improvement allows residents of The Forest to ride their bicycles to Myakka State Park, Urban Sarasota and The Legacy Trail all the way to Venice.

