

LAKE OF THE WOODS OF JACARANDA
HOMEOWNERS ASSOCIATION, INC.

Managed by KEYS-CALDWELL, Inc. 1162 Indian Hills Blvd., Venice, FL 34293
website: kcl.cincwebaxis.com

WELCOME PACKAGE FOR NEW HOMEOWNERS

May 13, 2025



OUR NEIGHBORHOOD

Our neighborhood is governed by a Homeowners Association (HOA). Keys-Caldwell, Inc. is the company contracted by the HOA to manage the neighborhood. Contact Keys-Caldwell to get registered for access to the neighborhood website or [click on this link to do so directly](#). Keys-Caldwell's phone number is (941) 408-8293. Their website is Keys-Caldwell.com Their office is nearby at 1162 Indian Hills Blvd, Venice, FL 34293.

Once you have registered, you will have access to the owner's website where you can find necessary documents such as the complete set of our governing documents including the Declaration of Covenants and Restrictions, Articles of Incorporations, Bylaws, Amendments, and Operating Rules and Guidelines.

STRUCTURE OF OUR HOA

The LOWOJ HOA, Inc. consists of the master association (called LOWOJ) and five sub-associations: The Lakes of Jacaranda (LOJ), Lake of the Woods (LOW), Park Estates (PE), Grassy Oaks II, Grassy Oaks III.

The master association (LOWOJ) is managed by a [Board of Directors \(there are 5 Directors\)](#) which has overall responsibility for the entire Lake of the Woods of Jacaranda subdivision of 871 homes. Each of the sub-associations also have their own Board or Residents Association, as well, which act locally, within their respective sub-association areas. Click the links below for more information.

- [Lake of the Woods of Jacaranda HOA, Inc.](#)
- [Lakes of Jacaranda HOA, Inc.](#)
- [Park Estates Homeowners Association](#)
- [Grassy Oaks II Residents Association](#)

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- Grassy Oaks III Residents Association

Below are two images to help you understand what communities make up LOWOJ and where each of these communities reside within the overall HOA property.

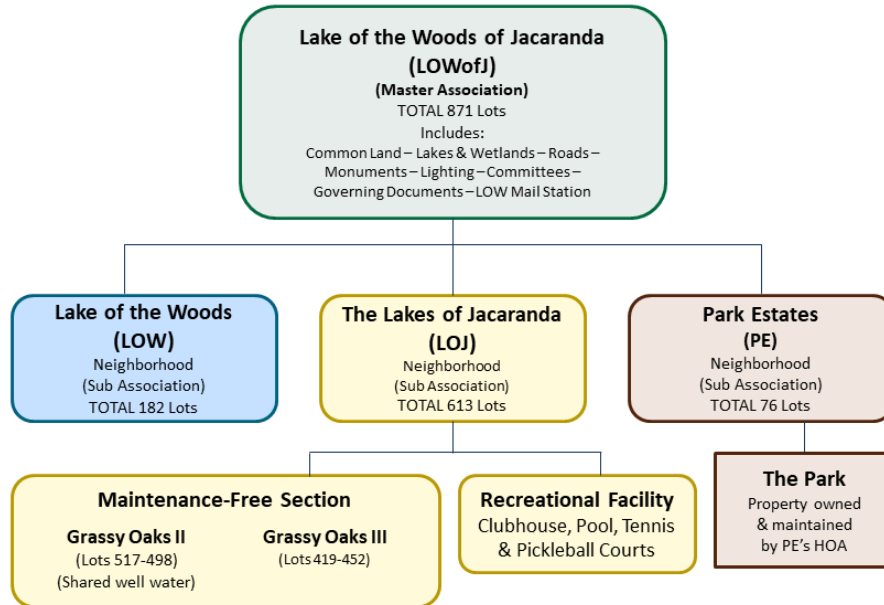


Figure 1: Structure of LOWOJ

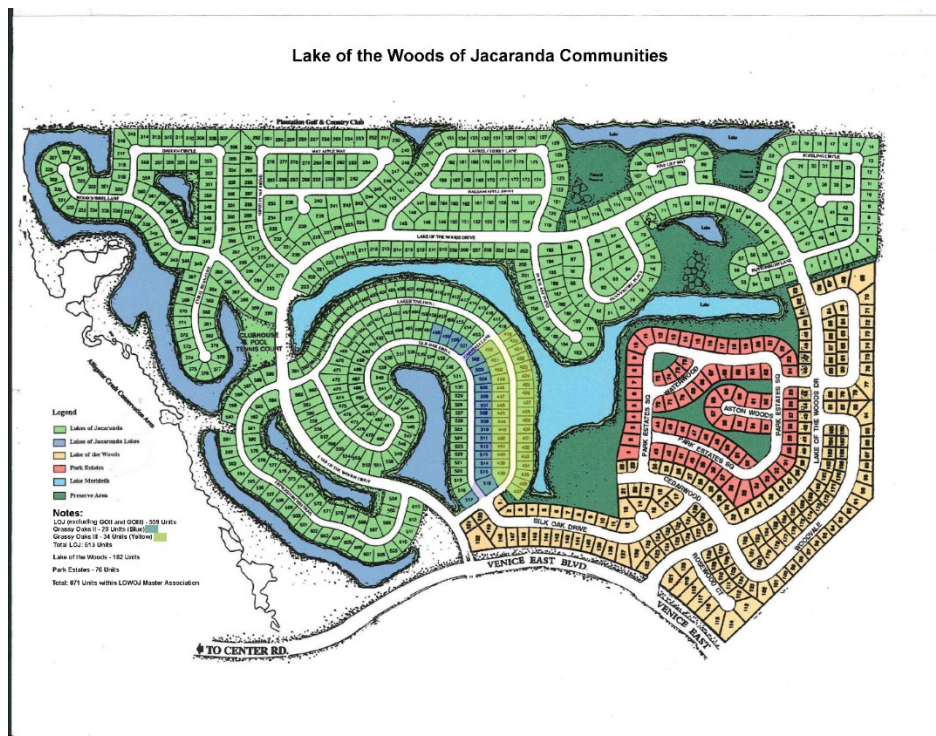


Figure 2: Sub-Associations within LOWOJ

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TRASH, RECYCLING, YARD WASTE PICKUP

Trash day in the community is usually Wednesday morning (beginning March 31, 2025) -- trash, recycling and yard waste may be put out after 5 pm the previous day. For residents in our area, these services will be provided by [FCC Environmental Services of Florida, LLC](#). Their phone number is: [941-557-5040](tel:941-557-5040) or you can click on the company's name above to go to their website.

[Information about trash pickup, recycling and yard waste can be found on the FCC website](#) (click on the link to go directly to this information. Yard waste must be placed in a trash can/dumpster or heavy-duty paper bags that are dedicated for yard waste. These can be purchased at Home Depot or Lowes, as well as hardware stores and other locations. Plastic bags are NOT ALLOWED for yard waste. Tree branches should be cut to 48 inches or less.

All garbage must fit inside the new cart for collection. Items left outside the cart will no longer be collected after March 29, 2025. Each Class I residential property is also eligible for four free bulk pick-ups (up to 10 cubic yards) per calendar year with the option to request additional bulk collection services (supplemental collection fees apply). Requests for bulk pickups must be scheduled in advance with the service provider. For more information [click here!](#)

LAWN IRRIGATION

Sarasota County places watering guidelines and restrictions on all residents, including our HOA. You can find information about those [guidelines and restrictions by clicking this link](#). Currently, irrigation is prohibited between 10 a.m. and 4 p.m. on any allowable day. The allowed day is determined by your address number. This rule applies even if you have your own well.

PET POLICY

The Board of Directors of the Lake of the Woods of Jacaranda would like to remind all residents of the rules regarding pets. Pets must always be on a leash when they are not on your property. Additionally, no pets are allowed in entire recreation area within the Lakes of Jacaranda. Please also remember that, if your pet needs to go #2, it is your responsibility to pick up the mess and dispose of it properly. All pets must be kept on a leash. Please [click on this link for Sarasota County's pet leash restrictions](#).

PARKING

While Section 720.3075(3)(b) of the Florida Statutes generally prohibits HOA's from enforcing parking restrictions on public streets, these statutes do not apply to private roads. Most of the streets within the Lake of the Woods of Jacaranda HOA are designated as private roads, with the exception being Lake of the Woods Drive, which is a Sarasota County road. Vehicles may NOT be parked on private streets overnight. Please refer to our Declaration of Covenants and Restrictions, and our operating rules, which can be found on the Keys-Caldwell website in in the links below under "HELPFUL ASSOCIATION DOCUMENTS".

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Under Section 7.12 Vehicles of our Declaration of Covenants and Restrictions: Only automobiles, small trucks, vans, and other vehicles commonly used as private passenger vehicles may be parked within the SUBJECT PROPERTY overnight. Other types of vehicles, recreational vehicles, campers, boats and trailers, may not be parked or stored overnight or for more than four (4) hours in any day, unless fully enclosed inside a garage. No vehicle shall be parked outside overnight if commercial equipment or commercial lettering is exposed in or upon the vehicle. The foregoing restriction shall not be deemed to prohibit the temporary parking of commercial vehicles making delivery to or from, or used in connection with providing services to any UNIT. No motor vehicle shall be stored with the SUBJECT PROPERTY which is not in operating condition, and no major repairs of motor vehicles are permitted within the SUBJECT PROPERTY. Motorcycles are not permitted except with the prior written consent of the ASSOCIATION which may be withdrawn at any time and any permitted motorcycle must be equipped with appropriate noise muffling equipment so that the operation of same does not create an unreasonable annoyance to the residents of the SUBJECT PROPERTY.

ROOFS AND SIDEWALKS

Roofs and Sidewalks need to be cleaned periodically to prevent build-up of dirt, mold/mildew and rust stains. Please review Section 7.21.01 *Buildings and other Improvements* within the Declaration of Covenants and Restrictions (available [on the Keys-Caldwell website](#) and via the link below). The well water used for lawn irrigation contains iron which will stain anything touched by the well water. Home improvement stores sell products that you can spray on and rinse off to get rid of brown rust stains. The Lake of the Woods of Jacaranda also has a [SIDEWALK MAINTENANCE AND REPAIR RULE](#) (link only works if you are first logged in on the Keys-Caldwell website) that provides specific details on sidewalk repair and maintenance responsibilities on a sub-association basis.

COMMUNITY NEWSLETTER

The Lake of the Woods Homeowners Association has a bi-monthly newsletter which provides interesting information about what is going on in our community as well as information about the work that our Board of Directors is doing. There are many social events that happen each month in our community. The newsletter is the best place to learn about what is going on!

The newsletter is distributed in two ways: 1) it is sent via email to all Association members who are registered on the Keys-Caldwell website and have enabled receipt of emails from the Association; 2) on [the LOWofJ.com website](#) the latest newsletter as well as an archive of the older ones is also available.

HOA COMMERCIAL / REAL ESTATE WEBSITE

While most of the information that homeowners need is available on the Keys-Caldwell website, from time-to-time we also publish information which is of interest to both the general public (real estate agents and potential homebuyers) and our residents on our [LOWofJ.com](#) website, when ease of access is important. Here you can find information about the structure and

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organization of our HOA, the sub-associations, community wide projects, and our newsletter, for example.

RECREATIONAL FACILITIES

With a few exceptions, [only residents who pay annual dues to the Lakes of Jacaranda Homeowners Association, Inc. and are members in good standing of the LOJ HOA are entitled to use the Clubhouse, Pool, Tennis/Pickleball Courts, and the common areas nearby the LOJ Clubhouse.](#)

Access to the facilities is granted via a keycard / fob. If you are a member of the LOJ HOA, this keycard should have been transferred to you when you closed on your home. In the event that did not happen, you can obtain one from Keys-Caldwell. However, there is a fee for that service.

HURRICANE PREPAREDNESS

Sarasota County maintains a vast treasure trove of guidance for new residents that provides excellent information that you will need in the event that a hurricane is coming our way! [Click this link to go to their site.](#) They also have a [specific guide for homeowners \(click link\).](#)

One of the most important things for new residents to know is what their evacuation level is. You can [find that information for your property/location by clicking this link.](#)

Getting through a hurricane is only part of the problem. Once the hurricane has passed, there is an extensive recovery period that is commonly necessary. Here is a [helpful guide that is packed with useful information to help you deal with the recovery period.](#)

HELPFUL ASSOCIATION DOCUMENTS

As a new resident and member of the Lake of the Woods of Jacaranda Homeowners Association, Inc. you need to be aware of the Association Declaration of Covenants and Restrictions, as well as our operating rules and guidelines.

The links below will lead you to the following important documents ([you must be registered and logged into the Keys-Caldwell website before the links below will work properly.](#)) To first register on the Keys-Caldwell website, see the instructions under “OUR NEIGHBORHOOD” at the top of this document.

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[Declaration of Covenants and Restrictions \(LOWOJ\)](#)

[Declaration of Covenants and Restrictions \(LOJ\)](#)

[Operating Rule on Signage Requirements and Restrictions](#)

[Operating Rule on Holiday Decorations Guidelines and Rules](#)

[Operating Rule on Display of Flags](#)

[Operating Rule on Buffer \(“No-Mow”\) Zones](#)

[Operating Rule: Sidewalk Maintenance and Repair Ownership and Responsibilities](#)

[Architectural Review Committee Guidelines and Forms](#)

[Rental Application](#)

The Lake of the Woods of Jacaranda Homeowners Association has a number of standing committees that assist in the operation and rule enforcement within our community. These include:

[Architectural Review Committee Charter](#)

[Landscape Committee Charter](#)

[Wetlands Committee Charter](#)

[Compliance Committee](#)

ARCHITECTURAL REVIEW COMMITTEE REQUIREMENTS

The Architectural Review Committee (ARC/ACC) exists to ensure that proposed exterior architectural and landscape improvements by the homeowners in the Lake of the Woods of Jacaranda Association comply with our covenants and established criteria to satisfy legal and aesthetic standards. The ARC may modify or change [the approval requirements](#) from time to time.

To avoid potential compliance issues, the ARC posts the types of projects that require application and approval prior to commencement, including required supporting documentation, permits, etc.

Generally speaking, any changes to the exterior of your home or yard, including but not limited to painting, landscaping, tree removal, replacing a roof or pool cage, installing garden curbing, or adding storm window and shutters [must be submitted to the ARC on the form found on-line at the Keys-Caldwell website](#) (note that you must be logged in to the Keys-Caldwell site first for the above link to work).

A complete set of our Declaration of Covenants and Restrictions, which regulate the community, are available by visiting the Keys-Caldwell website (after logging in, click on “Documents” and then “Association Documents”).

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ALLIGATOR SAFETY

Residents should assume that all wet ponds and wetland areas have one or more alligators. Be careful when walking near any pond and do not let your dog walk near the water. It is unlawful to feed the alligators. Alligators are not exceptionally fast, but they are quick and can move quite a distance in a short period of time. Give them a very wide berth!

LAKE OF THE WOODS OF JACARANDA HOA AND LAKES OF JACARANDA HOA COMMITTEES

Architectural Review (ARC/ACC)	Chair: Mike Gnaegy. Committee meets the second and fourth Monday of each Month at 10:00 am the LOJ Clubhouse
Wetlands Committee	Chair: Robert Last. Committee meets the second Monday of each Month at 11:30 am at the LOJ Clubhouse
Landscaping Committee	Chair: (currently open). It is the responsibility of the committee to ensure proper use, maintenance, and improvement of the common areas within the Association. The committee serves in an advisory capacity to the Board.
Compliance Committee	Board Liaison: Rob McCoy. The role of the compliance committee is to review any fines levied by the Board of Directors and make a determination as to whether a fine should be affirmed to rejected.
Social Committee	Chair: Debbi Tighe. The social committee plans and implements social events for residents throughout the year.

VENICE AREA UTILITIES AND REFERENCE INFORMATION

Cable TV/Internet/Phone

Xfinity By-Pass S, 1617 U.S. 41 Bypass S, Venice, FL 34293
(888) 266-2278 <https://www.xfinity.com/national/>

Frontier 4150 S Tamiami Trail Unit F, Venice, FL 34293
(941) 451-2838
<https://go.frontier.com/availability/fl/venice>

Verizon 4288 S Tamiami Trl, Venice, FL, 34293 (800) 880-1077
<https://www.verizon.com/stores/details/florida/venice>

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Electric

Florida Power & Light (FPL) 420 Albee Farm Rd, Venice, FL 34285 Phone: (800) 468-8243; website: <https://www.fpl.com>

Water/Utilities

Sarasota County Public Utilities <https://www.scgov.net/government/public-utilities-water>;
Phone: (941) 861-6790

Venice City Offices

200 Warfield Ave N, Venice, FL 34285; Phone: (941) 480-3333; website:
<https://www.venicegov.com/government/utilities>

Sarasota County Offices

101 S. Washington Blvd., Sarasota or 4000 S. Tamiami Trail, Venice.
Phone: (941) 861-8000; website: <http://www.scgov.net>

OTHER IMPORTANT BUSINESS CONTACTS

Drivers Licenses: [\(941\) 861-8300](tel:(941)861-8300)

Auto Tags and Registration: [\(941\) 861-8300](tel:(941)861-8300)

Homestead Exemptions: [\(941\) 861-8200](tel:(941)861-8200)

The above three items can be applied for at the [Robert L. Anderson Sarasota County Administration \(South County\) building](#) located at [4000 S. Tamiami Trail Venice, FL 34293](#)

[Sarasota County Health Department](#) (Venice): Also located in the Robert L. Anderson Administration Center in Venice. Phone: (941) 861-3310

[Sarasota County Sheriff's Department](#), South County Office; (941) 861-1701; Address: 4531 Annex Rd., Venice, FL 34293; Phone: [\(941\) 316-1201](tel:(941)316-1201)

[Venice Police Department](#), 1575 E. Venice Avenue, Venice, Florida 34292; Phone: [\(941\) 882-7549](tel:(941)882-7549); [\(941\) 486-2444](tel:(941)486-2444)

[Sarasota Memorial Hospital, Venice](#); Address: 2600 Laurel Road E., North Venice, FL 34275; Phone: [\(941\) 261-9000](tel:(941)261-9000); Website: <https://www.smh.com/smh-venice>

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Sarasota Memorial Hospital, Sarasota; Address: 1700 S. Tamiami Trail, Sarasota, FL 34239; Phone: [941-917-9000](tel:941-917-9000); Website: <https://www.smh.com/>

Venice, FL Municipal Government (on Facebook)
<https://www.facebook.com/CityofVeniceFlorida>

THINGS TO DO IN VENICE

Venice Newcomers Club <https://venice-newcomers.club>

Facebook — Venice Foodies Group
<https://www.facebook.com/groups/407428719386374>

NextDoor <https://nextdoor.com>

Venice Gondolier (local paper) <https://www.yoursun.com/venice>,

Venice Main St. <https://www.visitvenicefl.org>

Go Tonight <https://gotonight.com/tomorrow/>

Fun Things to do and Places to visit:

- [Sharky's on the Pier](#), 1600 Harbor Dr. S. Venice Phone: (941) 488-1456
- [TJ Carney's](#), 231 West Venice Ave, Downtown Venice, Phone: (941) 480-9244
- Venice Train Station <https://veniceareahistoricalsociety.org/>
- [Centennial Park Music](#)
- Venice Farmers Mkt <https://www.thevenicefarmersmarket.org/>
- Wellen Park Fresh Harvest Farmers Market <https://wellenpark.com/events/fresh-harvest-farmers-market/>
- Englewood Farmers Market <https://englewoodfarmersmarket.org/>
- [Venice Theater](#)
- Drum Circle-Nokomis <https://www.facebook.com/groups/158048962627/>
- Yoga on Venice Beach <https://yogawithelin.us>
- Spanish Point-Historical <https://selby.org/hsp/visit-historic-spanish-point/>
- Myakka River State Park <https://www.floridastateparks.org/parks-and-trails/myakka-river-state-park>
- Sarasota National Cemetery <https://www.cem.va.gov/cems/nchp/Sarasota.asp>
- Ringling Museum <https://www.ringling.org/>
- [Florida Studio Theater](#)
- [Sarasota Jungle Gardens](#)
- [Mote Marine Aquarium](#)
- [Big Cat Habitat](#)
- [Marie Selby Botanical Gardens](#)

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Volunteer Opportunities:

- Schools
- Mote Aquarium in Sarasota
- Wildlife Center of SW Florida <https://www.wildlifewfl.org/>
- Shamrock Park
- Shelby Gardens-Sarasota
- St. Francis Animal Rescue of Venice (Cat Adoptions and Thrift Store)
- Senior Friendship Center of Venice
- Humane Society of Sarasota County
- Join your HOA Board of Directors or participate in a Committee!

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iPhone or iPad



Scan here

Keys-Caldwell, Inc.
Professional Association Management

Android devices



or go to Keys-Caldwell.com on your home computer and select the "Owner" button

This Community Website Provides

Review Account Balance

With an account, an owner is able to check their account balance.

One Time Payment - Owners are able to pay with a credit card or by E-check.

Pay Dues

Recurring Payments - Owners are able to select between the 1st - 10th when money is auto drafted from their account into the Associations Account.

Online Directory

Owners are able to review a neighbors phone number, local address, email address, and name. Owners can choose not to participate by using the "My Profile" screen.

Documents, Meeting Minutes and forms

Owners have access to the Association Board Meeting Minutes, Association Documents and Forms along with other important Association information.

Submit Work Orders

If something is broken in the common area, owners are able to report it as a work order. Once that item repaired, the owner can see this information from their account.

Electronic Forms

Forms can now be submitted within your account on the website. Once reviewed and voted upon at a meeting, the owner can be notified through their account.

Violation Letters

Owners are able to review and respond to violation letters received from the Association.

Community Calendar

A Calendar that shows scheduled social events in the Community.

Frequently Asked Questions

Common Area Issue? Create a Work Order through your Account on the website. Instructions on how to do this can be found on the "Documents" page.

I want to make my Payment. Where can I mail it?

If you prefer to mail your payments, make checks payable to your association, include your account number on the memo line and mail to:

Your Association Name
C/O Keys-Caldwell
PO Box 20746
Tampa, FL 33622-0746

I want to make a Change on the outside of my house / unit. What do I need to do?

Please create and Modification Request (A.R.C.) through your Account on the Website. Instructions on how to do this can be found on the "Documents" page.

Do you have a question if something is or isn't allowed in your Association?

If something is broken in the common area, owners are able to report it as a work order. Once that item repaired, the owner can see this information from their account.

How can I Rent / Sale my unit?

All forms can be found through your account on the website. Once reviewed and voted upon, the owner will be notified through their account.

I received a violation letter from my Association, now what?

Owners are able to review and respond to violation letters through your Account. Instructions on how to do this can be found on the "Documents" page.

How do I find out what's happening in my Association?

A Community Calendar can be found on your account in the website. You can control the Calendar Notifications on the "My Profile" page.

If you are having trouble with any part of this online system, Please contact us at office@keys-caldwell.com