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# **ARCHITECTURAL REVIEW GUIDELINES**

**Revised May 2023**

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# WINDING CYPRESS

## ARCHITECTURAL REVIEW GUIDELINES

The purpose of these Architectural Review Guidelines is to allow the flexibility for individual identity while assuring the aesthetic integrity and uniform harmony for the entire community. These basic guidelines provide the framework for an ARCHITECTURAL REVIEW COMMITTEE (ARC) review of an application but do not guarantee an “approval.” All ARC applications will be reviewed on an individual basis using these guidelines. No exterior changes may occur prior to written approval from the ARC except as indicated below.

ARC reviews and approves applications based on compliance with the guidelines listed in the current Architectural Review Guidelines. However, it is the responsibility of each Homeowner to ensure that approved changes/modifications are within the home’s property lines and within the setbacks required by Collier County.

### APPLICATION PROCESS

The application process begins by contacting Winding Cypress Homeowners Association for a copy of the **ARCHITECTURAL CHANGE FORM** or by **downloading the forms [here](#)**. The Homeowner will submit **one (1) copy** of this form for all proposed additions, changes, modifications, etc., **along with the following as appropriate for the type of modification:**

- lot survey marked to show the location of the proposed addition, change or modification
- pictures of proposed items, proposed colors, and patterns, materials
- product specification sheets
- site plans (showing applicable setbacks, dimensions from property lines to proposed structures, etc.)
- floor plans
- exterior elevations (all views)
- additional information necessary for the ARC to make an informed decision

**IN ADDITION, A RETURNABLE DEBRIS AND DAMAGE DEPOSIT PAYABLE TO WINDING CYPRESS HOA MUST BE SUBMITTED AT THE TIME OF APPLICATION AS FOLLOWS:**

- Deposit of \$500.00 is required for projects that may impact grading, irrigation, common grounds including but not limited to:
  - Bahamian shutters
  - concrete work
  - exterior painting
  - garage air conditioning systems
  - generators
  - hurricane storm shutters
  - landscaping
  - patios and driveways
  - pool heaters
  - solar panels
  - stone façade
  - water filtration systems
- Deposit of \$1000.00 is required for projects that may impact grading, irrigation, common grounds and where the irrigation system is to be altered including but not limited to:
  - pools
  - screen enclosures
- Deposit of \$250.00 is required for other improvements.

The Debris and Damage deposit will be returned upon completion of the project if there is no debris or damage to common areas, roadways, sidewalks, landscaping, drainage, and grading, etc. If Collier County permitting was necessary for the modification, evidence that the permit has been **“FINALED”** by Collier County must be supplied before the Winding Cypress HOA will consider the project complete.

**IF ALL REQUIRED INFORMATION IS NOT RECEIVED WITH THE COMPLETED APPLICATION, THE COMMITTEE WILL AUTOMATICALLY REJECT THE APPLICATION UNTIL ALL REQUESTED INFORMATION IS RECEIVED.**

**NOTE: For projects requiring Collier County permitting,** permits must be obtained and put on display prior to any construction commencing.

All changes to the exterior of the home that have received ARC approval must install exactly as submitted and approved by the ARC. Any changes to plans or items will nullify and void the ARC approval and changes must be resubmitted to the ARC for approval.

The Homeowner is responsible for all maintenance and repairs of all Homeowner installed improvements, i.e., awnings, landscape, screen enclosures, etc.

**Attached Villa Units:**

- ALL ATTACHED VILLA UNITS should remain identical in appearance.
- Significant changes (i.e., pavers, paint, roof tile, etc.) MUST be done in tandem with adjoining unit.

**The Board of Directors reserves the right to alter, add or delete guidelines at their discretion. For a complete understanding of the community's restrictions please refer to the Declaration of Covenants, Conditions and Restrictions for Winding Cypress.**

**HOME DESIGN SERIES AND MODELS**

Home design series may determine certain guidelines due to differences in lot sizes. The following lists series of homes and models for future reference:

- **Villa Series: Cressida and Serenity**
- **Classic Series: Martin Ray, Abbeyville, Summerwood, Mystique, Prestige, Prosperity, Palmary**
- **Estate Series: Pinnacle, Tangerly Oak, Stonewater, Infinity**

# **THE FOLLOWING ITEMS REQUIRE ARC APPROVAL PRIOR TO INSTALLATION.**

ITEMS WHICH REQUIRE ARC APPROVAL PRIOR TO INSTALLATION  
INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING,  
LISTED IN ALPHABETICAL ORDER.

*For items not listed below, the Architectural Review Committee defers to the powers and duties assigned to the Architectural Reviewer in the Declaration of Covenants, Conditions and Restrictions for Winding Cypress.*

## **Air Conditioning**

- Window and wall air conditioning units are prohibited.
- House air conditioning units must be screened from view from the streets, common areas and other homes with hedge plantings ([see list of approved plants](#)) planted 30” high and 18” on center at installation and maintained at 42” high thereafter.
- Homeowner is responsible for maintaining and trimming all landscape materials approved by the ARC. No landscaping materials may encroach on neighboring properties or common areas.

## **Antennas:**

Application is required. OTARD (Over-the-Air Reception Devices) regulations apply. [Click](#) for more information.

## **Awnings:**

Awnings may be allowed with ARC approval as follows:

- RETRACTABLE TYPE AWNINGS ONLY made of canvas with aluminum frame are allowed on the REAR OF HOME ONLY.
- Awnings must be secured to the home and capable of withstanding a storm event according to Building Code standards. A “storm event” is defined as a meteorological event in which winds in excess of 40 mph and rainfall has occurred, or is expected to occur, within 5 days.
- The frame must be bronze.
- No more than two colors on the canvas; colors must be in the same color palette as the home.
- No awnings are allowed on the front of a home or over side windows.
- Awnings must be retracted when Homeowner is away.

### **Bahamian Shutters:**

Bahamian Shutters may be allowed with ARC approval as follows:

- Bahamian Shutters must be professionally installed.
- High Quality Aluminum shutters that can be secured during the event of a storm.
- Shutters must not be larger than the top half of the window.
- Must match home trim or front door color from the approved Sherwin Williams list of approved paint colors (see list).
- Front Windows and rear windows only.
- Shutters are not allowed to be installed on any side windows or above garage doors.

### **Design Changes:**

Modifications to the original design of a home may be allowed with ARC approval as follows:

- The exterior of the home with the modifications must conform exactly to the design options that were offered for the specific model of home by the builder at the time of construction, *including but not limited to*:
  - Size and placement of windows
  - Roof lines
  - Roof Height
- Homeowner, their contractors/designers/engineers, and Collier County building and permitting department are responsible for the structural process and structural integrity of the home.
- Homeowner is responsible for water intrusion and/or drainage issues that may occur on neighboring properties.
- After ARC approval is granted, Collier County permit is required prior to beginning installation.

### **Drainage Systems (Exterior):**

Exterior drainage systems which divert water from homes into storm drains or community retention ponds via underground piping may be allowed with ARC approval as follows:

- Homeowner must submit a detailed design of the drainage system provided by a licensed drainage installation contractor.
- Design must comply with criteria established by the engineering firm retained by the HOA and the CDD to ensure that installation of the drainage (continue on next page . . .)



**Drainage Systems (Exterior) (continued from previous page ...):**

system does not cause pond erosion or water intrusion on neighboring properties. ARC will forward the completed application to the Property Manager and CDD for final approval.

- Homeowner is responsible for water intrusion and/or drainage issues that may occur on neighboring properties.

**Exterior Colors/Exterior Painting/Stone Facades:**

Homeowners must obtain HOA approval for any exterior painting prior to starting any work, including using the original paint colors. Homeowners may select colors from the approved **Sherwin Williams** color list only ([click here](#)).

- Each color must be applied only to the areas of the home specified in the left column entitled "Package." For instance, "1st floor (Stucco or Siding)" colors may be applied to the first floor (stucco or siding) area of the home only. Trim colors may only be applied to the trim, and so forth.
- Gutters and downspouts must remain original bronze.
- Stone facades must be selected from the stone options on the approved Sherwin Williams color list.
- License and insurance information of the contractor must be submitted at the time of application.

**Fences:**

Fences are NOT allowed, except around pool heaters and equipment as follows. All other exterior equipment must be shielded with shrubbery.

Partial fencing is allowed between pool heaters and screened cages with ARC approval as follows:

- Fencing must be white with overlapping slats or must be solid.
- Lattice is not allowed.
- Fencing may not exceed 48 inches (or 4 feet) in height.
- All fencing must be screened from view with hedge plantings as per pool heater requirements. (See Pool Heaters on Page 17.)

### **Flagpoles or Brackets for Flag:**

Flagpoles or Brackets may be allowed to be installed in the front of the home or on either side of the garage door as follows:

- One flagpole no more than 20 feet high may be installed on any portion of the Homeowner's real property:
  - The flagpole must not obstruct sightlines at intersections and must not be erected in an easement.
- The following flags may be displayed in a respectful manner:
  - One (1) portable, removable OFFICIAL United States flag or one (1) OFFICIAL flag of the State of Florida not larger than 4 ½' by 6'.
  - **Or** on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, a portable, removable flag of the United States Army, Navy, Air Force, Marines or Coast Guard or a POW-MIA flag.
  - Sport flags may be displayed on event day only, not to exceed 24 hours, in lieu of an official US flag, state flag, or military flag. One 2'x3' decorative flag is allowed.
  - Only one flag may be flown at a time.
  - No other flags are allowed.

The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including and not limited to noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria in the governing documents.

No flags shall be hung from the doors, windows, or screened porches of a home, or placed upon the outside windowsills of a home without the prior written consent.

### **Fountains:**

Fountains may be allowed with ARC approval as follows:

- Homeowner must submit an ARC form with photo of the fountain to be installed, including the height, width, depth of the fountain, color, and location where the fountain is to be installed, clearly marked on a plan of the home, with detailed information regarding the power and water source of the fountain.
- If the power and water source is to be buried, location of wires and pipes must also be clearly marked on the plan and must comply with Collier County Code Regulations and depth and insulation requirements. (continue on next page . . .)

**Fountains (continued from previous page ...):**

- If the fountain is to be installed in a landscaped bed, the Homeowner is responsible for restoring the landscaped bed to the original condition after install.
- Homeowner is responsible for locating and identifying any irrigation or utility lines in the path of any excavation and shall be held responsible for any damage occurring to such lines due to fountain installation.
- Fountains installed at the front of the property may not exceed 48” in height and may not exceed 30” in width or circumference.
- Fountains on the lanai may not exceed 60” in height and may not exceed 48” in circumference. Power and water sources must be clearly marked on a plan of the home with the exact location of installation and must comply with Collier County Regulations.
- All fountains must be earth tone in color, unless otherwise approved by the ARC.
- All fountains must be removable. No fountains may be permanent installations anywhere on the home exterior. FOUNTAINS MUST BE REMOVED FOR PENDING HURRICANES UNLESS PROTECTED BY HURRICANE SHUTTERS.
- Certain fountains may require that they be screened from view with landscaping as a condition to their approval. Homeowner is responsible for maintaining and trimming all landscape material approved by the ARC. No landscape materials may encroach on neighboring properties.
- Fountains installed on the lanai along the privacy wall may not be attached to the privacy wall and must follow previous fountain guidelines.

Homeowner installs all exterior décor, including fountains, at Homeowner’s own risk. Neither the HOA nor any of the HOA maintenance vendors will be held responsible for damage to items placed in areas maintained by the HOA.

**Garage Air Conditioning Units:**

Garage Air Conditioning systems may be allowed with ARC approval as follows:

- Homeowner must submit an ARC form with a photo of the exterior unit including the location where the unit will be placed clearly marked on a plan of property.
- Homeowner is responsible for notifying the irrigation maintenance company prior to commencing any lot excavation to identify any irrigation or utility lines in the path of excavation. Only the Association’s irrigation maintenance company may cap, alter, or repair the Association’s irrigation system.
- Exterior unit must be installed at ground level and must be screened from view from the streets, common areas and other homes with hedge (continue on next page . . .)

### **Garage Air Conditioning Units (continued from previous page ...):**

plantings (see list of [approved plants](#)) planted 30” high and 18” on center at installation and maintained at 42” high thereafter.

- Homeowner is responsible for maintaining and trimming all landscape materials approved by the ARC. No landscaping materials may encroach on neighboring properties or common areas.
- After ARC approval is granted, Collier County permit is required prior to beginning installation.

### **Garage Doors:**

The design of the builder-installed garage doors may not be changed or altered.

- Décor or enhancements of garage door design is not allowed, including but not limited to faux hinges, handles, screen inserts.

### **Generators:**

Generators may be allowed with ARC approval as follows:

- Homeowner must submit an ARC form with a photo of the generator, including the generating capacity (i.e., 15KW), dimensions, color, and location where generator will be placed, clearly marked on a plan of the home and detailed information regarding the power source of the generator.
- Homeowner is responsible for notifying the irrigation maintenance company prior to commencing any lot excavation to identify any irrigation or utility lines in the path of excavation. Only the Association’s irrigation maintenance company may cap, alter, or repair the Association’s irrigation system.
- If approved, the generator must be screened from view from the streets, common areas and other homes with hedge plantings (see list of [approved plants](#)) planted 30” high and 18” on center at installation and maintained at 42” high thereafter.
- Homeowner is responsible for maintaining and trimming all landscape materials approved by the ARC. No landscaping materials may encroach on neighboring properties or common areas.
- After ARC approval is granted, Collier County permit is required prior to beginning installation.

Portable generators and fuel tanks/gas cans may not be stored on any portion of the exterior of the property.

### **Glass Door Inserts:**

Glass inserts for entry doors may be allowed with ARC approval. Glass must be clear or frosted, i.e., no colored glass or inlay is allowed, and must comply with hurricane/wind codes.

### **Hose Caddies:**

Hoses not stored within a caddy or coiled in an attached hose holder are not allowed to be left out on any part of the property except when in use. Hoses shall be stored out of sight of the streets and other homes when not in use. Neither the maintenance vendors nor the Homeowners Association shall be held responsible for any damage to hoses that are left out on the property regardless of how they are stored.

**Attached hose caddies/holders** may be allowed with ARC approval as follows:

- Must be mounted at the side of the home.
- May be mounted on the front of the home if the home has a side load garage if it is mounted no higher than three (3) feet so it is not readily visible from the streets and other homes.
- Mounting the hose holder at a height of three (3) feet to the front of a home will require the hose holder to be screened from view from the streets, common areas and other homes with hedge plantings (see list of [approved plants](#)) planted 30" high and 18" on center at installation and maintained at 42" high thereafter.

Homeowner is responsible for maintaining and trimming all landscape materials approved by the ARC. No landscaping materials may encroach on neighboring properties or common areas.

### **Hurricane and Storm shutters:**

#### ***Accordion Shutters, Roll-down Shutters, Hurricane Screening:***

Accordion shutters, roll down shutters and Kevlar-style hurricane screens may be allowed with ARC approval as follows:

- Homeowner must submit an example of the shutters and/or screens, and screens must be white or a color to coordinate with the exterior of the home.
- Exterior accordion or roll-down shutters may only be closed during a storm event\* or when a storm event is imminent. (continue on next page . . .)

### **Hurricane and Storm Shutters (continued from previous page ...):**

- Kevlar-style/fabric-style storm screens on the lanai (e.g., as provided by Storm Smart) may be closed on a regular basis as they protect against wind and rain in a storm event, as well as providing sun protection as needed.
- After ARC approval is granted, Collier County permit is required prior to beginning installation.

### ***Temporary Shutters Provided by Builder:***

Permanently installed brackets for hurricane shutters are to be painted the exterior color of the home.

- Temporary (builder-supplied) hurricane shutters may be installed seventy-two (72) hours in advance of a hurricane and remove within seventy-two (72) hours after the hurricane has passed.

\*A “storm event” is defined as a meteorological event in which winds in excess of 40 mph and rainfall has occurred, or is expected to occur, within 5 days.

### **Lanai Enclosures for Existing Covered Lanai (under roof):**

Lanai enclosures may be allowed with ARC approval as follows:

- Sliders must be installed at opening that will be opposite original sliders installation to maintain a uniform appearance.
- The side wall may be installed with a window to exactly match the rest of the home.
- After ARC approval is granted, Collier County permit is required prior to beginning installation.

## **Landscaping:**

When constructed, all homes were provided with landscaped beds and plantings to enhance the appearance of the homes and the neighborhood. It is incumbent on each Homeowner to ensure that all lawn and landscape areas are kept in good and living condition. Dead plants may be replaced with identical plants without ARC approval.

Landscaping additions, deletions, and revisions require ARC approval and may be allowed as follows:

- Large scale and extensive stone or marble chip ground cover is not allowed in yards.
- Border edging may consist of brown aluminum edging and/or the following rock or stone:
  - Brookstone - Multi color. No smaller than 2-4 inches
  - Beach Pebbles - Tan in color. No smaller than 2 -4 inches.
  - Mexican Beach Pebbles - Grey in color. No smaller than 2-4 inches.

A request for additional landscaping to be placed in the areas maintained by the Homeowners' Association will contain a condition that the additional landscaping be solely maintained by the Homeowner and not the Association. The association will not be responsible for any damage to these items.

- Plantings must be listed on the approved Winding Cypress plant list ([click here](#)).
- Mulch color must be Cocoa Brown.
- Tree removal and tree planting may be allowed with ARC review and approval, and in compliance with current state and county regulations. Collier County and the State of Florida have laws that may place individuals and the community in violation of current laws if trees are improperly removed.
- Only live plants are permissible on the exterior of the homes. No artificial plants.
- Trellises and arbors are not allowed. These items cannot be secured during hurricane and/or tropical storm winds.
- It is the responsibility of the Homeowner to contact the Winding Cypress landscaping provider to locate, cap, or add irrigation as needed, at the Homeowner's expense.

## **Lighting (Exterior):**

### ***Exterior Garage Lighting:***

- Exterior lights at garage should be between 18” and 28” in length.
- Exterior garage light finish may be black, bronze, brass, or silver.
- Exterior lights at garage should not be fixtured with lamps greater than 75 watts per fixture or an 11-watt LED bulb can replace the 75-watt incandescent bulb.
- All exterior lightbulbs must be clear or white in color.

### ***Exterior Landscape Lighting:***

Landscape Lighting may be allowed with ARC approval as follows:

All ground-based lighting may **not** exceed 18” in height.

- Ground-based lighting may not be installed in sodded areas or in any area where maintenance will be impeded.
- Up-lights must be placed so they shine directly up into the palms or trees and may not be placed so they shine toward any neighboring properties or common areas.

### **Electric Exterior Landscape Lighting**

- Ground based electric lighting must be neutral in color (black, bronze, brass, silver) and no more than 18” in height.
- Landscape lighting must be low voltage (12 - 15 volts) with bulb wattage not to exceed 30 watts or 5-watt LED.
- Must be mounted within planting beds to allow easy access for maintaining the lights.
- All wiring must be buried to protect it from mowers and trimming/edging equipment and per current Collier County codes.
- A photograph, advertisement, or an example of the lighting to be used must accompany the ARC request form along with a detailed plan showing the exact planned location of the lighting.

Once ground based electric lighting has been approved, the Homeowner must contact the Winding Cypress irrigation company prior to commencing any lot excavation to locate and identify any irrigation or utility lines in the path of excavation. Homeowner will be responsible for damages and cost to repair any irrigation or utility lines damaged as a result of installation. (continue on next page . . .)



**Lighting (Exterior)** (continued from previous page ...):

**Solar Exterior Landscape Lighting**

- Solar lighting fixtures must be neutral in color (black, bronze, brass, silver) and no more than 18” in height.
- A photograph, advertisement, or an example of the lighting to be used must accompany the ARC request form along with a detailed plan showing the exact planned location of the lighting.
- Solar lights must be kept neat and straight and in good working order once installed and may not be allowed to lean over.

**Outdoor Kitchens:**

Installation of outdoor kitchens in homes that do not have builder-supplied venting, gas, electric, and water connections already in place may be allowed with ARC approval as follows:

- Homeowners must obtain approval prior to installation of outdoor kitchens.
- Outdoor kitchen may be installed only in covered or screened portion of lanai.
- Plans must be submitted showing the placement of any gas, water, and electric lines to be installed.
- Proper permitting must be in place, as required by Collier County, for additional gas, water, and/or electrical access.

**Patios:**

Paver patios may be allowed with ARC approval as follows:

- All patios must comply with setback requirements.
- Homeowners installing after-market patios are responsible for contacting Winding Cypress’s irrigation maintenance company prior to commencing excavation to identify and cap any irrigation lines in the path of the patio installation. Construction companies may NOT use their own irrigation companies to cap these lines.
- If the location of patio faces water, the plan must include location of silt fence.
- Patios are allowed in the rear of the home only.

After ARC approval is granted, Collier County permit is required prior to beginning installation.

(continue on next page . . .)

**Patios (continued from previous page ...):**

The HOA will not be responsible for water intrusion nor drainage issues resulting from an after-market patio installation. The property must be returned to its original grade after install, and Homeowners are cautioned to have this discussion with the construction company prior to work commencing.

**Pavers:**

Paver borders around landscaped beds and paver expansions of driveways and walkways may be allowed with ARC approval with the following conditions:

- Pavers must match those installed by the builder in color, size, and pattern.
- Pavers must be 4" x 6", set at ground level in such a way that they do not interfere with or endanger maintenance or maintenance equipment.
- Pavers are installed at Homeowner's risk, and Homeowner shall be responsible for the maintenance of the border installed.
- All paver installations must be within property lines and must allow room for required plant screening of outdoor pool equipment, filters, generators, air conditioning units.
- Homeowner is responsible for water intrusion and/or drainage issues that may occur on neighboring properties.

## **Pools and Spas:**

Pools & spas may be allowed with ARC approval as follows. Collier County permit is required prior to beginning installation. **No above ground pools are allowed.**

### ***After-Market Pools and Spas:***

- Homeowners installing after-market pools are responsible for contacting the Association's irrigation maintenance company prior to commencing excavation to identify and cap any irrigation lines in the path of the pool installation.
- Pool sizes with cage allowances are as follow. A variance from these general rules will depend on the size and shape of the lot, the orientation of the home on the lot and potential view hindrance of adjacent homes. Approved variances from these ARC guidelines does not set precedent within in the community and should not be viewed as an automatic approval.
  - Villa Series: Villa Series homes shall not build a pool that extends more than 22' – 25' from the furthest rear corner of the home.
  - Classic Series: Classic Series homes shall not build a pool that extends more than 25' – 28' from the furthest rear corner of the home.
  - Estate Series: Estate Series homes shall not build a pool that extends more than 30' – 32' from the furthest rear corner of the home.
- A request to install a pool which includes a heat pump or other pool equipment with tops not to exceed 48 inches, and which is located outside of a screened enclosure, may contain an additional condition that additional hedging from the list of Winding Cypress approved plants be placed around the heat pump or pool equipment (see list of approved plants).
- All pool heaters are to vent away from the home and/or toward the lake as applicable.
- A silt fence is required along the common area from the street or other entrance to the excavation site and is to be installed along the top of the lake banks to protect the environment and to prevent erosion. Silt fence must run to the end of the property line and down each side of the lot where excavation is to take place in order to protect the neighboring properties. Silt fence must be maintained throughout the project and until the project is completed.
- If any catch basins are in or near the excavation site, they must be protected with a silt ring or other acceptable method of protection. (continue on next page . . .)

### **Pools and Spas (continued from previous page ...):**

- If entrance to the excavation site will bring equipment and/or materials across sidewalks and/or curbs, plywood must be laid to protect the sidewalk, and any damages to sidewalks or curbs shall be the responsibility of the Homeowner and the contractor to restore to the original condition.
- Pools which require repair and drainage of the pool's water are required to dewater onto the ground. Prior to discharge there needs to be a waiting period of 2 days or if chlorine level is at or below 0.1 mg/L and PH is between 6.5 and 8.5. No hose or device that channels pool water to the lakes is allowed.
- Neither the Developer nor the HOA will be responsible for water intrusion nor drainage issues resulting from an after-market pool installation. Land warranty will be voided.

### **Portable (Above-Ground) Spas:**

- Portable (above ground) spas/hot tubs are allowed but must be placed within a screen enclosure or covered lanai.
- Spas must be covered and protected with a locking lid or locking cover to prevent accidental entry without supervision.

### **Pool Heaters:**

Pool heaters may be allowed with ARC approval as follows:

- All equipment and landscaping screens must be installed within property lines.
- Pool heaters with tops no more than 48" above the slab are to be screened from view with hedge plantings from the approved Plant List planted 30" high and 18" on center at installation and maintained at 42" high thereafter.
- Homeowner is responsible for maintaining and trimming all landscape materials approved by the ARC. No Landscaping materials may encroach on neighboring properties or common areas.
- After ARC approval is granted, Collier County permit is required prior to beginning installation.

### **Satellite Dishes:**

Satellite Dishes supplied and installed by Dish Network, Direct TV, or HughesNet may be allowed with ARC approval ONLY AS FOLLOWS:

- Satellite Dishes are designed to receive direct broadcast satellite service, video programming services via multi-point distribution services, and receive television broadcast signal.
- Satellite dish must not exceed one meter in diameter (FCC regulation) and may not be mounted on the zero-lot easement side of a home.
- Satellite dishes must be installed at ground level and properly concealed from view and landscaped.
- Ground mounted satellite dishes should not exceed 40 inches above ground as measured to the highest point of the ground mounted dish.

If the Homeowner cannot comply with this policy, it is the responsibility of the Homeowner to provide evidence that compliance is not achievable without a degradation of reception. Evidence must be in the form of a written document from an authorized installer of satellite equipment.

### **Screen Enclosures for Lanais:**

Screen Enclosures may be allowed with ARC Approval as follows:

- Screen enclosures may not include kick plates. Screen must continue to lanai.
- All approved screen enclosures may not exceed the width of the home.
- All exterior aluminum must be bronze. All screens must be charcoal color.
- A variance from these general rules will be reviewed and will depend on the size and shape of the lot, the orientation of the home on the lot and potential view hindrance of adjacent homes. Approved variances from these ARC guidelines does not set precedent within in the community and should not be viewed as an automatic approval.
  - Villa and Serenity Series – screen enclosure shall not extend more than 22’ – 25’ from the furthest rear corner of the home.
  - Classic Series – screen enclosure shall not extend more than 25’ – 28’ from the furthest rear corner of the home.
  - Estate Series – screen enclosure shall not extend more than 30’ – 32’ from the furthest rear corner of the homes. (continue on next page . . .)

### **Screen Enclosures for Lanais (continued from previous page ...):**

- All screen applications must be accompanied with site plan & elevations.
- Screen wall height must match dwelling unit height. Roof must be Mansard style unless enclosure will be fifteen feet (15') or less from the rear wall of the home. When enclosures are fifteen feet (15') or less from the rear of the home, the roof of the enclosure may be A frame in style.
- Homeowner will be responsible for all drainage and/or irrigation issues resulting from this installation.
- If a plant bed is installed within the screened enclosure, Homeowner must install an independent irrigation system which does not connect to the Homeowner Association's irrigation system.
  - The Association must be able to service, maintain and repair the community irrigation system; neither the Association nor irrigation companies which provide these services may enter private property.
  - Homeowner must connect the irrigation system to the potable water system of the home.
- After ARC approval is granted, Collier County permit is required prior to beginning installation.

### **Screens - Front Entry, Garage Door Screening and Other Screens:**

Front entry, front porch, front door, garage door screening may be allowed with ARC approval as follows:

- Retractable screen door installed in the frame of the front door must be a color to match the door trim.
- Screen enclosure at entrance to the front alcove/portico must be bronze aluminum framing with charcoal screening.
- **Garage Door screening must be bronze aluminum framing with charcoal screening, and, when installed, may be used only from sunrise to sunset.**

### **Solar Heating:**

Solar heating may be allowed with ARC approval as follows:

- All framework panels on the roof must be black or painted to match the color of the roof tiles and the piping must be painted to match the surface to which it is attached, i.e., the roof, soffit, and wall.
- Any Homeowner who installs a solar panel is advised that the roof warranty may be voided or adversely affected as a result of the installation of solar panels on the roof.
- Solar panels may not be installed on the front elevation of the home.
- After ARC approval is granted, Collier County permit is required prior to installation.

### **Water Filtration Systems:**

Whole-house water filtration systems may be allowed with ARC approval as follows:

- Homeowner must submit an ARC form with a photo of the exterior tanks including the location where the tanks will be placed clearly marked on a plan of property.
- Homeowner is responsible for notifying the irrigation maintenance company prior to commencing any lot excavation to identify any irrigation or utility lines in the path of excavation. Only the Association's irrigation maintenance company may cap, alter, or repair the Association's irrigation system.
- If approved, the exterior must be screened from view from the streets, common areas and other homes with hedge plantings (see list of [approved plants](#)) planted 30" high and 18" on center at installation and maintained at 42" high thereafter.
- Homeowner is responsible for maintaining and trimming all landscape materials approved by the ARC. No landscaping materials may encroach on neighboring properties or common areas.

### **Window Tinting:**

Window Tinting may be allowed with ARC approval as follows:

- Material shall be clear, non-reflective and have a maximum of 20% exterior visible light transmission.
- Tinting must be neutral in color. Highly reflective, dark, or mirror-like tinting will not be approved.
- Installation must have no visible bubbles or scratches.
- Tinting must be consistently applied on any one side of a home.
- Homeowner is advised that window tinting may void or adversely affect window warranty.

**THE FOLLOWING ITEMS DO NOT REQUIRE ARC APPROVAL  
PRIOR TO INSTALLATION  
PROVIDED THAT ALL GUIDELINES AND RESTRICTIONS ARE FOLLOWED.**

**Decorations:**

Flowerpots, bird baths, statues, benches, and wall hangings are allowed without ARC approval provided all the following guidelines are followed. (Information regarding seasonal decorations and lighting may be found beginning on page 22.)

- Items not to exceed 36" in height.
- The total number of items in a yard is limited to six (6).
- Wall hangings are only allowed in entryways and alcoves.
- Items must be placed more than 12 inches from the end of the sod line.
- Items cannot be placed on any sodded areas.
- Items are installed solely at the risk of the Homeowner regarding damage from any maintenance provider contracted by the HOA to provide service.

**Driveway Coatings and Sealers:**

Driveway Coatings and Sealers are allowed without ARC approval provided all the following guidelines are followed:

- Only clear surface coatings/sealers are allowed on pavers.
- Homeowners may not change the actual driveway surface or color from the originally installed surface (i.e., Pavers).

**Hose Caddies (portable):**

**Portable hose caddies** are allowed without ARC approval provided all the following guidelines are followed as they are essential for home maintenance.

- Hoses not stored within a caddy or coiled in an attached hose holder are not allowed to be left out on any part of the property except when in use.
- Hoses shall be stored out of sight of the streets and other homes when not in use.

Neither the maintenance vendors nor the Homeowners Association shall be held responsible for any damage to hoses that are left out on the property regardless of how they are stored.



## **Recreational Equipment, Outdoor Furniture, Bar-b-Ques, Chargers for Electric Vehicles, and Other Materials:**

- Recreational equipment including but not limited to outdoor playgrounds, swing sets, slides, seesaws, trampolines, basketball hoops and other like outdoor playground equipment Is NOT Allowed.
- Outdoor furniture placed in areas maintained by the Association is not allowed, e.g., lawns, shrubs, beds, etc. Outdoor furniture is allowed only in lanais, entryways, and alcoves.
- Chargers for Electric Vehicles may not be mounted on the exterior of the home and must be installed inside the garage.
- Bar-b-ques may be stored only in lanai or in garage.
- Storage sheds are not allowed.
- Surplus pavers, roof tiles, other building materials, landscaping supplies and materials must be stored in the garage.

## **Seasonal Decorations and Lighting**

Seasonal Decorations and Lighting are allowed without ARC approval in accordance with the following guidelines:

- Decorations and/or Lighting should not be placed on any common areas or sodded areas that can interfere with landscaping maintenance.
- Items are installed solely at the risk of the Homeowner regarding damage from any maintenance provider contracted by the HOA to provide service. This is including, but not limited to: wires/extension cords left on top of shrubs or on the lawn, ropes and cables that hold up inflatable decorations etc. Landscapers may be fertilizing the lawns in the community; if there are fall/winter decorations on lawns, these areas won't receive any fertilizer, which may result in discoloration of the lawn in some areas.

### **Seasonal LIGHTING in celebration of Christmas, Hannukah, and Kwanzaa**

- **Seasonal lighting may be installed only from the day after Thanksgiving to January 10.**
- Seasonal lighting may not be installed on any tree, palm, or shrub in common areas.
- At the applicant's sole risk, if lighting placed on trees, palms, shrubs or in those areas which are maintained by the Association (yards) are damaged by maintenance personnel, the Association and its maintenance vendors will accept **no** liability for any such damage.
- Bulbs may not exceed 30 watts.
- Lights to be turned off no later than 10 PM. (continue on next page . . .)

**Seasonal Decorations and Lighting** (continued from previous page ...):

**Seasonal DECORATIONS in celebration of Christmas and Hannukah, and Kwanzaa**

- Seasonal decorations may be installed only from the day after Thanksgiving to January 10.
- Items not to exceed 72" in height.
- The total number of items in a yard is limited to six (6).
- Music is not allowed.
- Decorations may not be installed on roofs.
- Items must be placed more than 12 inches from the end of the sod line.

**Seasonal Decorations in celebration of other holidays (Halloween, Thanksgiving, Valentine's Day, St. Patrick's Day, Easter, etc.)**

- Seasonal decorations may be installed only from 2 weeks before the holiday to 2 days after the holiday.
- Items not to exceed 72" in height.
- The total number of items in a yard is limited to six (6).
- Music is not allowed.
- Decorations may not be installed on roofs.
- Items must be placed more than 12 inches from the end of the sod line.
- **No live or fresh plant items (e.g., pumpkins, gourds) are allowed since they may attract wildlife.**