McGregor Woods Homeowners Association, Inc.

Architectural Review Board Procedures, Design Guidelines, and Use Restrictions
Board approved 11.21.24

This document supplements, restates, or replaces parts or all of sections 5.3, 6.1, 6.3, 6.6, 8.5, 8.7, 8.8, 8.10, 8.11, 8.12 A, 8,12 D, 8.12 E, 8.12 F, 8.12 G, 8.13, 8.14, and 8.15 of the Certificate of Revived DECLARATION OF COVENANTS AND RESTRICTIONS FOR MCGREGOR WOODS and is effective December 1, 2024.

Introduction

The intent of the McGregor Woods Homeowner's Association Architectural Criteria and Use Restrictions is to ensure a consistent standard of design excellence and an elevated level of aesthetic quality throughout McGregor Woods. The specificity of the new guidelines and use requirements outlined in this document are to provide clear expectations to homeowners and equitable application of the Architectural Guidelines and Use Restrictions to all homeowners in McGregor Woods HOA.

Realizing the goal of an exceptional community depends on the cooperation of homeowners, designers, builders, and contractors to follow the architectural criteria standards set forth by the Architectural Review Board (ARB), herein after referred to as ARB, for use restrictions for McGregor Woods. From time to time, the Board of Directors may amend the architectural guidelines and use restrictions for McGregor Woods.

Any property or structure that is in compliance with the HOA rules and regulations at the time of its construction or installation, but which would not be permitted under current rules and regulations, shall be considered "grandfathered" and allowed to remain as is, provided that it is well-maintained and does not pose a safety hazard. This clause applies only to the specific property or structure in question and does not extend to any future modifications or replacements except for exterior paint colors and docks. Grandfathering for exterior paint colors and docks will be allowed for replacement or continuation when the replacement is an exact match to the existing use. Any modification in exterior paint or a dock will require adherence to the Architectural Guidelines and Use Restrictions outlined in this document.

In addition to this document, homeowners are expected to review and become familiar with all Governing Documents, including the Declaration of Covenants, established for McGregor Woods.

Architectural Review Board and the Review Process

The ARB performs the design review process for all changes on the exterior of lots and structures which covered by the Declaration of Covenants for McGregor Woods.

Applications or Requests for ARB review are on the website maintained by Alliant Property Management for McGregor Woods property owners. The link is Vantaca Home (alliantproperty.com). A blank application is located under Documents, Architectural Guidelines and Applications. The application form may be printed out and completed by hand or may be completed as a fillable PDF. Either method requires a wet signature of the property owner/s making the request. Typed signatures will not be accepted. For ease of submission, the completed application and all attachments may be submitted via regular mail, email or uploaded as an attachment on the Alliant Property website for McGregor Woods property owners.

Submission via regular mail should be addressed to:
McGregor Woods Homeowner's Association
c/o Alliant Property Management
13831 Vector Avenue
Fort Myers, FL 33907

Submission via email should be addressed to: APMsupport@alliantproperty.com

Submission can be made on the McGregor Woods portal maintained by Alliant Property Management at Vantaca Home (alliantproperty.com). On the portal, go to REQUESTS and select ARB. Complete the digital form and upload the hand-signed ARB Application with any supporting documentation including plan designs, color samples, photographs, etc.

Regardless of submission method, all ARB Applications must be hand-signed by the property owner/s of record in Lee County Florida (Property Data Search | Lee County Property Appraiser (leepa.org).

The Board of Directors and/or ARB are available to assist property owners in completing and submitting their ARB application. Failure to follow the proper submission requirements outlined above will result in a return of the ARB application to the property owner for correct submission.

"Improvements Requiring Approval: No building, structure, enclosure, fence, or other improvement shall be erected or altered, nor shall any grading, excavation, major landscaping, change of exterior color, or other work which in any way alters the exterior appearance of any structure or Lot, or portion of Common Area, be made, unless and until plans, specifications and location of same shall have been submitted to, and approved in writing by the Architectural Review Board." Declaration, 6.1.

Any repairs or modifications or replacements on the exterior of a home require review and approval by the ARB even when they are an exact duplicate of what was approved previously by an ARB. New approvals are required to ensure that modifications are consistent with current architectural guidelines and current governing documents for McGregor Woods HOA.

In the event of severe damage from a storm, the ARB will follow the same emergency procedures as the Board of Directors including holding emergency meetings to respond as quickly as possible to the needs of the property owners in McGregor Woods HOA.

The applicant (owner) is responsible for complying with these Procedures and Guidelines, initiating the reviews, and obtaining the required approvals. There are no exemptions or automatic approvals, and each application will be reviewed on an individual basis.

McGregor Woods Homeowner's Association does not require a contractor to be licensed or insured to perform work on behalf of a homeowner in McGregor Woods and makes no recommendation on the use of any contractor.

Review

The primary focus of the ARB review process is to ensure consistent adherence to the Architectural Guidelines and Use Restrictions for McGregor Woods. The ARB will consider all exterior elements of a project's design including size, bulk, organization, architectural style, detail, color, material, quality of workmanship and harmony of design and all other factors that, in the opinion of the ARB, affect the appearance and suitability of the project. The ARB review will consider the overall design elements of the community and the area where the project will take place. In all cases, the proposed project should be complementary to the aesthetics of McGregor Woods.

The ARB has a minimum of three (3) members appointed by the Board of Directors,

The ARB meets monthly to review and vote on ARB Applications. The ARB meetings are open to the community. ARB meetings are held with the same requirements as Board of Director meetings.

Alliant Property Management must receive ARB Applications at least five (5) business days prior to the scheduled ARB meeting to be reviewed at that meeting.

The first review by the ARB will be for completeness of the ARB Application. A fully complete ARB Application will have:

- A valid signature by hand of the property owner/s of record with Lee County, Florida.
- A brief description of the project.
- A site plan with drawings to scale showing the location, size, and style of the project on the property. The site plan should include measurements in inches and feet for all aspects of the project. This includes, but is not limited to, landscaping, decks, patios, driveways, decks, docks, pools, and any structural changes to the existing home or lot.
- Identification of materials to be used in the project with an explanation of how and where they will be used.

- Identification of colors to include manufacturer name, manufacturer's color number and color name with a sample of the color. If possible, a link to the manufacturer's website should be included.

Any Application that is incomplete will result in a denial. The homeowner will need to submit a new Application with complete information for further consideration.

"If an owner is delinquent in the payment of assessments, fines or other charges or has failed to correct a violation of these covenants of the rules of the Association for which they have been given notice, the approval of the ARB may be denied or withheld pending payment of the assessments, fines, or other charges or correction of the violation." McGregor Woods Declaration 6.3E.

The ARB will review and consider an ARB Application for repairs even when a property owner owes the Association money or has an open violation. The ARB will deny an ARB Application from a homeowner in violation or delinquent unless the project or plan involves an immediate need for a repair to the structure or removal of a tree that is diseased or hazardous. By submitting a signed ARB application, a property owner is allowing the ARB to disclose the reason for denial as related to money owed to the Association or due to an open violation.

Attendance at ARB meetings is open to all homeowners in McGregor Woods. The ARB, like the Board of Directors, is responsible for representing the best interests of the entire community of McGregor Woods in their decision-making. If a homeowner is unable to attend the meeting, minutes will be available for review at the McGregor Woods Owner's Portal maintained by Alliant Property Management.

The ARB will render a decision at the meeting and respond in writing with approval or denial of the Application within sixty (60) days after receipt of the fully completed ARB Application.

Any denial by the ARB will refer to this document or other McGregor Woods Governing Documents to show the basis for the denial.

Approvals

The ARB's approval of any proposed construction or modification will be based on whether the project /plan complies with the Architectural Guidelines and Use Restrictions outlined in this document as well as any other Governing Documents of McGregor Woods

The choice of contractor by the homeowner will not be considered in the approval or denial of the ARB Application.

Approval by the ARB is specific to the plan/project outlined in the ARB Application signed by the homeowner. The homeowner is responsible for adhering to the plan/project they

outlined in the Application. Any change in the plan/project approved by the ARB requires the homeowner to submit a new ARB application outlining the specifics of the new plan. Change in plan includes, but is not limited to, a change in material, color, location, or a delay in completion of the project beyond 180 days. ARB approval is valid only when given in writing and with the signatures of a majority of the ARB committee members on the ARB request form.

An ARB Application will be considered approved if no determination is made by the ARB and no denial is made by the Board of Directors within sixty (60) days from the date Alliant Property Management received the application.

An approval by the ARB or Board of Directors does not relieve the homeowner of the responsibility of obtaining all necessary approvals and permits required by Lee County, any other governmental entity, and/or any agencies having authority over the project or improvement. Lee county provides a listing of work typically requiring a permit (Guides and Forms (leegov.com)). Homeowners are solely responsible for reviews, permits, or approvals from other entities that have oversight of the plan/project.

Appeals
"Any party aggrieved by a decision of the ARB or Board of Directors shall have the right to make a written request to the Board of Directors of the Association within thirty (30) days of the decision, for a re-review thereof. The determination of the Board upon re-reviewing any such decision shall be in all events dispositive." Declaration, 6.3C.

Inspection and Compliance
A member of the ARB or other designated agent of the McGregor Woods Homeowner's Association may inspect the property within ninety (90) days of completion of the work to confirm that the work performed follows the approved plans as submitted on the ARB application. Periodically, the ARB or a designated agent of the McGregor Woods HOA may inspect McGregor Woods properties for compliance with these Architectural Guidelines and Use restrictions.

Violations
"If it is determined by the ARB that the improvement or work performed is not in compliance with the approved plans and specifications then upon written demand from the ARB the work shall be suspended until such time as the ARB authorizes the work to be recommenced." Declaration, 6.3D. Any work completed after the effective date of this document without ARB approval or that is not consistent with the ARB approval given using the process outlined in this document will be considered in violation of the governing documents and subject to the remedies for violations provided for in the McGregor Woods HOA By-laws.

"If an owner of a lot fails to maintain his lot as required by this Declaration, the Association shall have the right to institute legal proceedings to enforce the compliance or may take

any and all other steps necessary to remedy such violation, including but not limited to entering the lot, with or without the consent of the lot owner. Such entry shall not constitute trespass. The Association may repair, replace, or maintain any item which constitutes a hazard to other property or residents, prevents the Association from fulfilling its maintenance responsibilities, or which has a materially adverse effect on the appearance of the Properties. Any expense incurred by the Association shall be billed directly to the owner of the lot to which services are provided and shall be an individual assessment charged against the lot, secured by a lien against the lot as provided in Section 3 above." Declaration, 5.3.

Architectural Standards
This document provides the criteria used in reviews of ARB applications by the ARB committee. Any approval or denial of an ARB Application by the ARB will be based on this document and the Governing Documents of the Association.

New Construction/Reconstruction
New construction or reconstruction including, but not limited to, home additions, lanai enclosures or screening, swimming pools/spas, decks, docks, auxiliary structures (e.g., sheds), patios, fences, driveways, generators, underground storage tanks, retaining walls, lakeshore stabilization or major landscaping require prior review and approval of the ARB.

Second floor windows must be clerestory. The highest point of the roofline of a house structure, including the garage and any other structure on the lot cannot exceed forty (40) feet above mean sea level.

Paint Colors
Colors chosen for projects shall be appropriate in appearance and quality to the style and design of the house. Only paint designated by the manufacturer for exterior use should be applied. The paint sheen should be satin for the body of the house and garage doors. The paint sheen for trim and other doors should be satin or semi-gloss.

Exterior colors should be selected to enhance the appearance of the house as well as its relationship with surrounding properties and the natural environment. Allowable colors for exterior painting are allowed from a broad palette of colors. To maintain diversity in the appearance of the neighborhood, property owners are encouraged to choose a color for the body of the house that is different from houses nearby. Whatever body color is chosen, property owners may not repeat the same trim colors used on houses either side of them or the trim colors on the three houses across the street from their property.

Color numbers and color names are taken from Sherwin Williams to provide a consistent color match to the intended color allowed. Use of color names and color numbers from Sherwin Williams is not a recommendation, endorsement, or requirement for the use of Sherwin Williams products. Homeowners may choose a matching color from any paint manufacturer.

The color sample reproductions below may not be accurate. Color samples should be obtained from Sherwin Williams to correctly match color.

Sherwin Williams Color #	Color Samples for Anywhere on Home	Sherwin Williams Color Name	Light Reflective Value (LRV)
0050		Classic Light Buff	83
0052		Pearl Gray	61
6073		Perfect Greige	42
6119		Antique White	72
6204		Sea Salt	63
6206		Oyster Bay	44
6212		Quietude	48

Sherwin Williams Color #	Color Samples for Anywhere on Home	Sherwin Williams Color Name	Light Reflective Value (LRV)
6217		Topsail	75
6218		Tradewind	61
6219		Rain	49
6224		Mountain Air	73
6226		Languid Blue	46
7006		Extra White	86
7008		Alabaster	82
7014		Eider White	73

Sherwin Williams Color #	Color Samples for Anywhere on Home	Sherwin Williams Color Name	Light Reflective Value (LRV)
7015		Repose Gray	58
7016		Mindful Gray	48
7017		Dorian Gray	39
7029		Agreeable Gray	60
7070		Site White	73
7123		Yellow Beam	86
7551		Greek Villa	84
7637		Oyster White	72

Sherwin Williams Color #	Color Samples for Anywhere on Home	Sherwin Williams Color Name	Light Reflective Value (LRV)
7646		First Star	69
7661		Reflection	66
7666		Fleur De Sel	72
7668		March Wind	49
7757		High Reflective White	93
9136		Lullaby	65
9147		Favorite Jeans	35

Sherwin Williams Color #	Color Samples for Anywhere on Home	Sherwin Williams Color Name	Light Reflective Value (LRV)
9166		Drift of Mist	69
9173		Shitake	51

Sherwin Williams Color #	Color Samples for Trim and Doors	Sherwin Williams Color Name	Light Reflective Value (LRV)
0015		Gallery Green	22
0047		Studio Blue Green	20
2735		Rockweed	4
2739		Charcoal Blue	6

Sherwin Williams Color #	Color Samples for Trim and Doors	Sherwin Williams Color Name	Light Reflective Value (LRV)
6076		Turkish Coffee	5
6186		Dried Thyme	21
6229		Tempe Star	11
6991		Black Magic	3
7509		Tiki Hut	17
7520		Dark Brown	9
7619		Labradorite	19

Sherwin Williams Color #	Color Samples for Trim and Doors	Sherwin Williams Color Name	Light Reflective Value (LRV)
9177		Salty Dog	5
9179		Anchors Aweigh	3
9183		Dark Clove	5

Sherwin Williams Color #	Color Samples for Front Doors Only	Color Name	Light Reflective Value
6594		Poinsettia	10
6868		Real Red	13

Other than minor touch-ups, the entire house is to be painted at the same time.

Roofs
All roofing should be solid color and constructed using a roof system recognized by the Florida Building Code that meets current standards Homes and garages as well as any additions should have a pitched roof with a minimum of a 5/12 pitch. Flat roofs are allowed on enclosed patios, lanais, and patios.
Materials

- Composite Asphalt Shingles in Architectural/Dimensional style
- Clay (tile roofing only)
- Concrete (tile roofing only)
- Slate
- Copper
- Aluminum
- Zinc
- Steel (flat roofs only)
- Galvalume or galvanized steel (flat roofs only)
- Rolled Asphalt (flat roofs only)

Colors

- Shades of brown
- Shades of gray
- Shades of tan or beige
- Shades of light blue
- Shades of light green
- Black
- Copper
- Terracotta
- Natural aluminum
- Zinc
- Champagne

Windows/Doors
Windows and doors including sliding and French doors, shall be compatible in style with the structure of the house. All second-floor windows shall be clerestory. They shall be of quality material and workmanship and consistent in proportion, detailing and style. The type, style, material, color, detailing and installation of a new or replacement window must be consistent with that of existing windows and requires prior review and approval of the ARB.

Windows must have clear or lightly tinted glass. Any tinting should be green or gray. Reflective glass tinting is not permitted. Window frames should be color-matched to the framing color being replaced.

Gutters and Downspouts
The design, color and location of gutters and downspouts must be compatible with the architecture and color of the house. They shall match the existing gutter and downspout color on the house and/or match the color of the surface to which they are attached.

Rain chains are allowed in place of downspouts provided they are:

- Constructed of aluminum or copper.
- Black or Copper color.
- Use a receptacle placed to collect rainwater, which is a rain chain basin manufactured for that purpose. No other containers are allowed.
- Use a rain chain basin matching in color and material to the rain chain.

Gutters, downspouts, rain chains, and rain chain basins do not require review and approval by the ARB.

Driveways
All dwellings shall have driveways made of a hard surface. No shell or loose rock driveways are permitted. Asphalt driveways are not permitted.

- Materials
  - Concrete
  - Pavers
  - Slate
  - Brick
- Colors
  - Natural

Stains or sealants on driveways are allowed in shades of light tan, light gray, or light brown. Any driveway project is subject to review and approval by the ARB. Concrete stamping and other concrete refinishing techniques that create a pattern on the concrete are not allowed.

Pools
Swimming pools, spas, and swimming pool enclosures (cages only) must be set back at least twenty-five feet (25') from the lake edge (mean high water line) on all the lots abutting the lake. Pool cages or fences must be set back twenty feet (20') from the rear lot line of all lots not abutting the lake. Swimming pools and swimming pool enclosures (cages) on all lots must be set back at least ten feet (10) from the side boundary line of the lot. New pool installations or modifications to existing pools/spas including pool decking and enclosures require prior review and approval of the ARB.

Pool Decks, Decks, and Patios

Materials allowed:

- Wood – pressure treated pine, redwood, cedar, Ipe hardwood, mahogany.
- Stone.
- Concrete. Concrete must be left natural color if sealed. Concrete may not be stamped or stained.
- Pavers.
- Aluminum.
- Rubber.
- Composite/Plastic.
- Brick.

Wood decking must be finished with a clear sealant or a transparent stain in a natural wood tone or color matched to the body of the house using an opaque stain. Any elevated deck or patio must be enclosed below the patio or deck. Such enclosure may be wood or vinyl lattice work or a wall constructed of brick, concrete, pavers, or stone. Any base enclosure should be complimentary in color to the deck/patio and the home.

Decks and patios require prior review and approval of the ARB.

Above ground pools are not allowed. Prefabricated spas and/or above ground spas are not allowed.

Pool Cages

Pool cages must be either white, black, or bronze-tone and may not exceed the height of the roof. Pool cages must be constructed with screening above the pool deck. Pool cages must comply with any government regulations and permitting requirements and require prior review and approval of the ARB.

Pool Equipment

Refer to Mechanical Equipment.

Fences

Fences may be constructed on only non-lakefront lots. Fencing on non-lakefront lots in Unit III and Unit IV must follow the easement requirements of McGregor Woods HOA to allow at least a six-foot distance from the fence to any structure on an adjoining lot. Fencing must follow local ordinance or permitting requirements. Access to McGregor Woods HOA common areas cannot be blocked by fencing on any lot. Any fence blocking access to an HOA common area may be required to include a gate or gates or may be required to be removed to allow for access to the common areas. Fencing requires review and approval of the ARB.

Property Line Fencing.
All Fencing on or within three (3') feet of property lines must be 'see through' and is subject to review and approval by the ARB.

- Wrought iron or aluminum only.
- Minimum height of four (4') feet.
- Maximum height of four (4') feet.
- Vertical picket construction with spacing of pickets at a minimum of two inches (2") to a maximum of 3.875 inches
- Pickets should be a maximum of three-quarter (3/4") square.
- Gates must be of wrought iron or aluminum and should not exceed four (4') feet in width or four (4') feet in height.
- The colors allowed are black or bronze-tone.

Fencing or Walls for Mechanical Equipment and/or Trash and Recycling Receptacles.
Landscaping is the preferred method to hide equipment and receptacles. If a wall or fencing is used, it should consist of two panels. If a wall is used, it should have a stucco finish and be painted to match the color of the body of the house.

Any fencing used to hide mechanical equipment or receptacles may be:

- Wood, vinyl, or metal fencing or lattice panels may be used.
- Colors allowed are black, bronze-tone, white, wood with clear sealant, or color matched to the boy of the house.
- A maximum of four (4') feet in height.
- A maximum of four (4') feet in width.
- Fence style may be with vertical or horizontal slats.
- Privacy fencing is allowed.

Invisible fences are allowed with a minimum set back of six (6) feet from any road and three (3) feet from a side or rear property line or water abutment. Water abutments include the lake and drainage ditches. Regardless of where the invisible fence wire is located, no animal confined by the fence should be able to get within six (6) feet of any road.

Dog runs and dog tie-outs are not allowed.
Chain-link fencing is not allowed.
Fencing less than four (4') feet in height is not allowed anywhere on a lot.

Sheds
Free standing Rubbermaid or Suncast type prefabricated sheds are allowed when not visible from the road and must be:

- A maximum size of eighty-four (84") inches in height, seventy-two (72") inches in width, and forty-eight (48") inches in depth
- Placed on a concrete footing or foundation.

- Anchored to the concrete with a minimum of four (4) anchoring bolts placed in each corner of the shed.
- Anchoring bolts must be concrete anchors that are a minimum of four (4") inches in length and made of galvanized steel or stainless steel.

Sheds require review and approval by the ARB.

Landscaping and Tree Removal

The landscaping guidelines below give property owners in McGregor Woods the opportunity to implement water saving measures in their landscape designs and to follow Lee County, Florida guidelines for plant usage in creating a landscape plan that preserves the beauty of McGregor Woods. Homeowners are required to check the current lists from Lee County Environmental Services for protected trees, invasive plants, and native plants. Landscaping Requirements/Preserve Management (leegov.com) Use of native plants as defined by Lee County government is recommended, Native Plants for Landscaping (leegov.com)

Major Landscaping requiring review and approval of the ARB:

- Any removal of a tree or a palm with a trunk of over four (4) inches in diameter.
- Planting of any tree.

Trees

Removal of any tree with a trunk over four (4") inches in diameter must be reviewed and approved by the ARB. Any removal of a tree requires removal of the stump and planting a tree somewhere on the property as a replacement. Stump removal is required for any tree removal.

Removal of trees considered as protected by Lee County Florida as of the date of the ARB request will be approved only if the tree is a hazard or is diseased. If the tree is diseased, the homeowner should submit an attestation from an independent arborist who is not affiliated with a tree removal service specifying the disease and the prognosis for the tree. The list of protected trees is provided by Lee County at Protected Tree List (leegov.com).

Requirements for tree planting

- A seven (7) gallon container is the minimum size to be used.
- Trees must have a setback from any property line a distance equal to one-half (1/2) the estimated height of the mature tree or the one-half (1/2) the estimated width of the mature tree, whichever is greater.
- Invasive trees are not permitted.
- Use of native trees is recommended.

Landscaping:

Landscaping requirements:

- Artificial grass or turf is subject to the requirements below.
  - Backing must be permeable with a tuft bind strength of at least eight (8) pounds.
  - The drain rate must be a minimum of thirty (30”) inches per hour.
- Artificial grass/turf, mulch, landscaping stones or rocks or other non-living material may be used in lieu of grass lawns provided that one shrub or tree is planted for every twenty-five (25 square feet) covered by mulch, landscaping stone, rocks, etc.
- Ground covers may be used in lieu of grass subject to the guidelines for allowable plants.
- Water features are allowed including koi ponds, fountains, etc., subject to a maximum coverage of twenty-five (25’) square feet. Any water feature with a pond must be in the rear of the lot and be set back at least twenty (20’) feet from the rear property line on non-lake front property and be set back at least twenty-five (25’) feet from the lake edge (mean high water line) for lake-front property.
- Areca Palms or shrubs may be used as a living fence on a side and/or rear property line.
  - When placed in the front yard on the side property line, they must be maintained to a height of three (3’) feet.
  - When placed on the side property line in the front yard, they must be set back from the road a minimum of ten (10’) feet.
  - When placed on any side or rear property line they must be set back from the property line a minimum of two (2’) feet.
  - Any living fence must be fully maintained by the property owner planting the shrubs or Arecas.
  - Any living fence must be planted with the use of weed control materials like mulch, stone, etc.
  - Any placement of shrubs or Areca palms at the rear of lakefront lots must be set back from the lake edge a minimum of twenty-five (25’) feet.
  - Any placement of shrubs or Areca palms on a lakefront lot must not obstruct the view of the lake for an adjacent lot.

Vegetable gardens are allowed but must not be visible from the street, any common area, the lake, or an adjacent property.

Prohibited Landscaping:

- Any plants or trees designated by Lee County, Florida as invasive.
- Artificial plants and artificial flowers

- Any planting of trees, shrubs or placement of any other landscaping feature that interferes with access to a common area.
- Any planting of trees, shrubs or placement of any other landscaping feature that blocks the view of the lake for another lot owner.

Hurricane and Storm Protection Allowed

- Roll-down track storm shutters.
- Hurricane Screens
- Polycarbonate panels
- Wood slatted awning style shutters (Key West style)
- Impact resistant windows and doors
- Reinforced garage doors
- Erosion controls
- Exterior fixed generators
- Fuel Storage tanks – underground only.

The above protections require review and approval by the ARB prior to installation.

The following storm protections are allowed to be in place for a maximum of thirty consecutive days including the days both before and after a tropical storm warning or hurricane warning:

  - Sandbags. *
  - Plywood covering windows or other openings on a home. *
  - Storm shutters affixed to a window or door frame.
  - Tape on Windows. *
  - Roll Down Shutters or Screens whether electric or manual.
  - Accordion-style shutters.

*Temporary use of sandbags, plywood, and/or tape on windows does not require review and approval of the ARB.

Prior to a predicted hurricane with any impact possible to the Fort Myers area, homeowners should secure all lawn furniture and lawn ornaments and anything outside the home that could be airborne in the event of a high wind. Homeowners should keep trees trimmed with removal of any dead branches or dead trees as soon as possible to avoid damage to their property or a neighbor's property. Please refer to the landscaping portion of this document for guidelines on tree removals.

Docks

Docks may be constructed on lake-front lots and must be reviewed and approved by the ARB.

- Docks must be set back from the side property line at least ten (10') feet.
- The dock size will be a minimum of three (3') feet in width and a maximum of ten (10') feet in length.
- Docks may extend a maximum of ten (10') feet into the lake as measured from the natural shoreline or mean high water line.
- Construction should be of pressure treated lumber or a composite/plastic wood look product.
- Side railings shall not exceed thirty-six (36") inches above the deck of the dock and must be of open railing construction.
- No roofs or coverings are permitted.
- Stains or sealants applied to natural wood should be transparent.
- Colors allowed are shades of brown, tan, or gray.

Accessibility Ramps

Any homeowner may construct an access ramp if a resident or occupant of the parcel has a medical necessity or disability that requires a ramp for egress and ingress under the following conditions:

- The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as is practicable, and be sized to fit the intended use.
- Plans for the ramp must be submitted in advance to the ARB on an ARB application.
- The parcel owner must submit a sworn statement from a physician attesting to the medical necessity or disability of the resident or occupant of the parcel requiring the access ramp as part of the application for the required ARB review.

Mailboxes and Mailbox Posts

Mailboxes and posts do not require ARB review and approval. Any mailbox and post should meet current guidelines and requirements established by the United States Postal Service. Mailbox posts must be four (4") inches in diameter or a four (4") inch square.

Mailbox Covers and Decorations for Mailboxes and/or mailbox posts.

Mailbox covers and other decorations are allowed on mailboxes and mailbox posts provided they are not political in nature and are not offensive or obscene. ARB approval is not required for mailbox covers and decorations on the mailbox or post. The Board of Directors' decision is final on whether a specific mailbox cover or decoration is prohibited.

Exterior Lighting

All residences require an exterior light that operates on a photo-electric cell or timer for dusk to dawn operation. Exterior lighting must adequately light the area between the house structure and the street. Lighting in colors other than the standard shades of white (warm white, daylight, cool white, bright white) may be used for holidays only.

Holiday Decorations
Holiday decorations of any kind, including lighting, may be installed up to thirty (30) days prior to the holiday and must be removed within thirty (30) days after the holiday.

Flags and Flagpoles

In addition to garden flags outlined below, homeowners may display one portable, removable United States flag or official flag of the State of Florida in a "respectful" manner, and one portable, removable official flag that is not larger than four and one-half (4 ½') feet by six (6') feet, which represents the United States Army, Navy, Air Force, Marine Corps or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size or smaller than the United States flag.

Garden flags are allowed**.** Large garden flags may be displayed from a flagpole placed in a bracket on the dwelling or from a bracket on the mailbox post. Small garden flags may be displayed on a stand placed in the ground or suspended under a mailbox. Small garden flags should be placed at a minimum of twenty (20') feet from any roadway.

No flags are allowed that are political in nature, offensive, or obscene. The Board of Directors' decision is final on whether a specific flag is prohibited.

A homeowner may erect a freestanding flagpole no more than twenty (20') feet high on any portion of the property so long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. Freestanding flagpoles require review and approval by the ARB.

Window or wall air conditioning units
Window and/or wall air conditioning units are not allowed. Any area not serviced by central air conditioning must use Mini-split air conditioning units placed in the interior of the structure.

Awnings
Door or window awnings are prohibited except for Key West style wood window shutters/awnings.

Outdoor Play Equipment – Recreational Structures
Trampolines of any size or kind are not allowed.
Playground and Basketball Equipment. Fixed games and play structures are allowed on non-lakefront lots provided they are:

- Located at the rear of the dwelling where they are not visible from the road.
- Setback from the rear property line a minimum of ten (10') feet.

- A maximum height of twelve (12') feet.
- Constructed of wood or metal with other materials used only for accessory items.

Wood should be sealed with a clear sealant or a semi-transparent stain in colors of Sherwin Williams Mountain Ash (SW3540) or Sherwin Williams Chestnut (SW3524). Sherwin Williams is used as a color example but is not a recommendation or requirement to use Sherwin Williams stain.

Metal structures should be black, brown, dark green, gray, tan, or white.

Basketball backboards must be located on the driveway and be not less than twenty (20') feet from the road curb.

Construction and installation of any fixed recreational structures should follow current accepted safety standards. No ARB review or approval is required.

Mechanical Equipment
Mechanical equipment including central air conditioning units, pool equipment, irrigation systems, and generators must be shielded from view from the street using landscaping or using a wall or fence. See fencing for details of allowed fencing or wall enclosure.

Storage Tanks

Above ground storage tanks are not allowed. Underground storage tanks are allowed subject to any ordinance or permit requirement from a government or other agency with such responsibility.

Solar Structures
Solar collectors or solar pool heating panels require prior review and approval of the ARB. All framing, piping, control devices and wiring must be painted a dark color or the color of the roof. Ground mounted solar collectors are not allowed.

Antennas/Satellite Dishes
Antennas/satellite dishes shall be selected and located, to the extent possible, to minimize their appearance from the street and neighboring properties. They must be one meter (39") or less in diameter.

In all cases, all wiring must be secured and concealed as much as possible. Satellite dishes should be gray in color and no commercial advertising is allowed except for the brand name or the name of the satellite service provider.

Display of Signs

Any homeowner may display a sign of reasonable size provided by a contractor for security services within ten (10) feet of any entrance to the home.

No commercial signs of any kind are allowed on lots except one (1) “for rent”, “for sale” or other similar sign that is no larger than six (6) square feet may be erected, placed, or displayed on or from any lot or home when the lot/home is actively being marketed for sale or rent.

Political signage is not allowed. This includes flags, banners, pennants, or any other display of a political message, political symbol or candidate information placed in a window or in the yard where it is visible from the street, the lake, or any adjacent lot.

Clotheslines

Clotheslines are allowed provided they are not visible from the street, a common area, the lake, or a neighbor’s adjoining lot.

Garage Doors

“Garage doors shall be kept closed at all times except when a vehicle is entering or exiting the garage or when the garage is being actively used or cleaned.” Declaration 8.11

Trash/Rubbish and Recycling Receptacles

Trash, garbage and other waste shall be kept in sanitary containers that are closed or sealed. Containers should be screened from view from roadways or adjacent properties by landscaping or fencing except when placed at the curb for pick-up. Any household waste or recycling should be placed at the curb no sooner than 6 pm the day before the scheduled pick-up. Receptables should be removed from curbside by 8 am the day following the scheduled pick-up date. For large bulky items like furniture or appliances, the property owner should schedule a large trash pickup with the vendor. Large items should be outside for pick-up no longer than seven (7) days.

Yard/landscaping waste

Any yard or landscaping waste should be placed in the yard of the lot adjacent to the road. No materials should be placed in the street. To allow for pick-up at the weekly scheduled time, any large or bulky yard waste should be properly bundled or in containers to follow the requirements of the vendor performing the pick-up. No yard waste should be visible for more than one week except following a hurricane when special pickup schedules apply. No yard waste should be placed in any common area or in the lake.