

The Pelican Sound Architectural Review Committee Guidelines and Procedures

Exhibit “E” of the
Pelican Sound Declarations

Table of Contents

Page
ARC Jurisdiction and Authority 3
ARC Objectives 3
ARC Guidelines and Procedures 4
The Role of Pelican Sound Club Administration 5
The ARC Application Procedure 5
Violations 6
Enforcement 7

Architectural Review Committee Guidelines 8
- Pre-Approved ARC Items 8
- Air Conditioning Units 8
- Ancillary Equipment 8
- Artificial Vegetation, Decorative Objects and Sculptures 9
- Doors 10
- Driveways and Parking 11
- Energy Conservation Equipment 11
- Fences, Animal Pens, and Dog Runs 12
- Floors 12
- Fuel Storage....12
- Generators 12
- Gutter and Downspouts....12
- Hazardous Materials....12
- HVAC 12
- House Colors 13
- Hurricane Shutters / Roll Down Screens 13
- Lanais and Pool Cages 13
- Landscape / Trees and Palms 14
- Landscape, General 17
- Lighting 18
- Lightning Protection 18
- Mailboxes 18
- Maintenance 19
- Nuisances 19
- Pools and Spas....19
- Radon Mitigation Systems 19
- Real Estate Guidelines 19
- Recreational and Outdoor Equipment 20
- Roofs 20
- Satellite Dishes, Antennas and Aerial Devices 20
- Seasonal Decorations 20
- Security Bars and Residential Security Signs 21
- Septic Tanks 21
- Signs, Billboards, Flags and Banners 21
- Trash and Recycle....22
- Wells and Drainage 22
- Window Coverings, Film and Installation / Replacement 22

Exhibits 24
Change History Log....25

The Pelican Sound Architectural Review Committee

The Architectural Review Committee (ARC) is a committee of volunteer homeowners, required and authorized by Florida Statute 720.3035, the Declaration of Covenants, Conditions, Restrictions and Easements for Pelican Sound Golf and River Club (Article XIII) and the Bylaws of Pelican Sound Golf and River Club to establish and enforce guidelines and procedures which will ensure that long term architectural changes and landscape design remain consistent with the development theme of Pelican Sound.

The chairperson of the ARC is appointed annually by the President of the Board of Directors. The Committee Evaluation Panel (CEP) and the chairperson annually recommend a minimum of two, but no more than six members in good standing for BOD approval.

ARC Jurisdiction and Authority

The Declaration of Covenants, Conditions, Restrictions and Easements for Pelican Sound Golf and River Club and the Bylaws of Pelican Sound Golf and River Club establish that the ARC shall have exclusive jurisdiction (except as otherwise noted in this document) over the following:

a) All exterior alterations, improvements or modifications to any homeowner's property
b) Any interior installations which are visible from the golf course, common property or other homeowners' lots
~~c)~~ Any hard surface flooring, second floor and above in multi-family buildings.
d) All homeowner construction, clearing, excavating, grading or other site work
e) Any installation or removal of landscaping, including flowers, plants, trees or shrubs.

The Covenants and Bylaws further establish that the ARC, with the approval of the NVRs, has the sole and full authority to prepare and amend the Guidelines and Procedures as well as establish reasonable fees including post-application fees, to be charged for the review and processing of applications.

Notwithstanding the previous five provisions, the Board of Directors retains the authority to issue limited moratoria of up to six months in order to study the implications of an ARC decision where it has far reaching impact on the Pelican Sound Community.

In order to protect the integrity of the original development plan and preserve the values of all living units, no additional building or structure, that is not structurally attached to the original living unit shall be allowed or constructed.

ARC Objectives

In order to maintain architectural consistency and compatibility within Pelican Sound, the ARC has established the following objectives:

a) To promote residents' awareness and understanding of the Architectural Guidelines and Procedures
b) To maintain and enhance the property values and aesthetics within Pelican Sound
c) To assist residents in the preparation of the ARC application
d) To maintain appropriate ARC Guidelines and Procedures

ARC Guidelines and Procedures

These Guidelines and Procedures have been prepared by the ARC, approved by the PS BOD, and ratified by the Neighborhood Voting Representatives (NVRs) to provide direction to all residents and property owners for any landscaping, exterior structural changes, or interior installations as outlined in this document.

All residents and property owners are subject to these guidelines. It is their responsibility to familiarize themselves with and abide by them. The submission of an Architectural Review Application form and the written approval of the Pelican Sound ARC are required prior to the initiation of any architectural or landscape work. Failure to do so will result in a notice of violation and subsequent sanctions as described herein. If exterior architectural or landscape changes have been made without ARC approval, a homeowner still is obligated to file an ARC application.

Changes which DO NOT require ARC approval are:

a) Exterior repairs, replacement or maintenance that are *exactly* the same as current features
b) Any interior changes that are not visible from common property, a neighbor's lot or the golf course with the exception of flooring, plumbing or electrical changes. See Table of Contents: Floors.

It is the ARC's responsibility to review each application for compliance with the established guidelines. It should be noted that any architectural or landscaping condition or material not specifically defined herein shall, nevertheless, become a matter for the consideration and determination of the ARC. The ARC shall have the authority to secure the services of specialists, consultants or experts in the event support is required from professional engineers, attorneys or others in the performance of its duties.

Amendments to the Guidelines and Procedures

The ARC Guidelines and Procedures may be amended from time to time to provide clarification, or to reflect changing conditions, regulations, laws or technology. The ARC will conduct an annual review of the documents to evaluate potential amendments. These reviews are to be completed each calendar year on a rolling 12-month basis. The ARC Guidelines and Procedures are not intended to be all inclusive or exclusive but rather to serve as a benchmark.

ARC Guidelines and the Neighborhood Associations' Guidelines

Individual Neighborhood Association documents may include additional rules or guidelines which may be more restrictive, but not less restrictive, than ARC Guidelines. Neighborhood rules will be enforced by the neighborhood BOD/ARC or their property manager. Each homeowner should review Neighborhood Association documents for their specific requirements.

The Role of Pelican Sound Club Administration

The Pelican Sound Club Administration is responsible for the routine implementation of the guidelines and procedures. These duties consist of the following:

a) Approval of any applications for pre-approved items
b) Correspondence in regard to approved or unapproved applications
c) Inspections
d) Violation notices
e) Record keeping

Inspections

The ARC and/or the Pelican Sound Club Administration have the right to enter upon any property to inspect for compliance.

a) Club Administration/ARC will conduct on-going quarterly inspections.

b) Inspections may be made at other times if a violation has been noted or a complaint has been filed.
c) The NVRs and Property Managers will be notified of the dates and times of inspections.

Record Keeping

Club Administration will maintain an up-to-date set of comprehensive records that will include, but not be limited to the following:

a) A log by neighborhood of all non - compliance
b) A log by neighborhood of all applications and their status
c) A file of original copies of all ARC applications
d) A summary of ARC applications processed by year and by neighborhood
e) A Change of History Log to identify changes to the ARC Guidelines and Procedures

The ARC Application Procedure

Application forms (Exhibit A) are available on the Pelican Sound website and at the Pelican Sound Club Administration office. When filing an application, please keep in mind that Pelican Sound was designed as a planned community; therefore, the latitude for exterior changes is limited. The detailed procedure for submitting an application (Exhibit B) can be obtained at the Club Administration office or on the Pelican Sound website at www.pelicansoundgrc.com.

The basic steps are as follows:

a) The homeowner or NVR/Property Manager submits a completed application to the Pelican Sound Club Administration office.
b) The application is filed in the Club Administration office and then forwarded to the Architectural Review Committee and the NVR and Property Manager of the neighborhood in which the work is to be done. The NVR will acknowledge receipt and signify neighborhood compliance or non-compliance.
c) Once the ARC has met and reviewed the applications, copies of the completed paperwork are forwarded to the homeowner, NVR and the Property Manager.

The ARC must review each application. An individual member of the ARC must abstain from any decision involving their own property. The ARC can waive the submittal and approval process in the case of emergency repairs.

An approved application from the Pelican Sound ARC does not waive the following:

a) The requirement to meet any applicable local, county or state code requirements.
b) The requirement to meet any applicable technical or engineering specifications or governmental requirements.

Contractors and Permits

a) **Prior to the commencement of any work, it is the homeowner's responsibility to obtain all necessary permits and to meet the Village of Estero Building Codes.** To ensure compliance, the homeowner may wish to assign this responsibility to the contractor. A homeowner who has questions about permitting and codes should contact the Village of Estero at (239-221-5036).
b) Any contractor, subcontractor, agent, employee or invitee who fails to comply with the ARC Guidelines and Procedures may be excluded from the Pelican Sound property without liability to any Club employee, the Board or any ARC member. Prior to exclusion, the above shall have the right to the Appeal Process outlined in this document.
c) All contractors must be licensed and provide proof of insurance to include Worker's Compensation and Liability Coverage. The use of an unlicensed, uninsured contractor could result in a homeowner being held liable for any injuries, unpaid sub-contractors, or damages to the homeowner's, the Club's or ~~a~~ neighbors' property.

Changes Made Without an Application

a) Club Administration, via written notice, will inform the homeowner of a forty-five (45) day grace period during which they must file an ARC application for unapproved property changes.
b) Residents who don't submit timely applications will be considered in violation and subject to the violation procedure.

Violations

Violations of ARC Guidelines and Procedures can occur in the following ways:

- A project begins without ARC Approval
- A project is approved by the ARC, but the ensuing work is not as approved
- A project has been rejected by the ARC, but the homeowner proceeds with the project

Violations of ARC Guidelines and Procedures will be handled as follows:

- **Unapproved Project(s)** – Club Administration will contact the homeowner informing them of a forty-five (45) day grace period during which time they must file an ARC application to bring unapproved project(s) into compliance with the ARC Guidelines and Procedures. If the homeowner fails to respond to this notice within the forty-five (45) days, the ARC may refer the matter to the Pelican Sound Board of Directors for further action.
- **Approved Project(s) not done in accordance with approval -** Club Administration will contact the homeowner informing them of a forty-five (45) day grace period during which time they must file an ARC application to bring unapproved project(s) into compliance with the ARC Guidelines and Procedures. If the homeowner fails to respond to this notice within the forty-five (45) days, the ARC may refer the matter to the Pelican Sound Board of Directors for further action.
- **Rejected Project(s) that are implemented by homeowner –** Club Administration will contact the homeowner informing them of a forty-five (45) day grace period during which time they must file an ARC application to bring the rejected project(s) into compliance with the ARC Guidelines and Procedures. If the homeowner fails to respond to this notice within the forty-five (45) days, the ARC may refer the matter to the Pelican Sound Board of Directors for further action.

Non-Compliance Letter

- The Neighborhood Voting Representative (NVR), the homeowner, and the neighborhood Property Manager will receive a non-compliance letter (Exhibit D) from Pelican Sound Club Administration which will request that the violation be corrected within forty-five (45) days after receipt of the letter. If the homeowner wishes to appeal the violation notice or extend the timeline for completion, the appeal or timeline request must be submitted in writing within the forty-five (45) day timeframe. (See Appeals below)
- If the violation is not corrected by the end of the forty-five (45) day period, Pelican Sound Club Administration will notify the Architectural Review Committee, Property Management Company, NVR and Accounting Office.

The ARC will review the violation and make a recommendation to the Pelican Sound Board of Directors. The Board will decide what action will be taken based on the ARC recommendation and in accordance with the process described in "Enforcement" below. If the violation requires investigation, the Board of Directors will refer the matter to the Investigations Committee and will decide what action needs to be taken based upon the Investigation Committee's recommendations. The homeowner, the Neighborhood Voting Representative (NVR) and the neighborhood Property Management Company will be notified that the complaint has been filed.

Outstanding Violations

a) Any application for the sale, rental or lease of a home will be denied if the resident has any outstanding violations. Club privileges will not transfer until the violation is corrected.
b) When Club Administration receives notification that a home is to be sold, the property will be inspected to ensure there are no outstanding violations.

Violations Created by Previous Owners

a) Current homeowners are responsible for their property being in ARC compliance, even if violations were created by previous owners.
b) Homeowners found in violation will be allowed *forty-five* (45) days to submit an ARC application.
c) The ARC will review and resolve this violation on an individual basis. No precedent will be established.
d) As a condition of approval, the homeowner may be required to make future modifications that will bring the violation into compliance.

Enforcement

Upon the written request of Pelican Sound Club Administration, the homeowner will, at his cost and expense and within the allotted time frame, be required to correct the non-conformance to the satisfaction of Pelican Sound Club Administration and the ARC. This correction must include the restoration of the property to substantially the same condition as existed prior to the non-conforming work or to comply with current ARC requirements as documented in these Guidelines and Procedures. Should the homeowner fail to comply, the Club shall have the right to enter upon the property, remove the violation, and restore the property as stated above. All costs, including interest, administrative fees, an administrative surcharge equal to ten percent (10%) of the total costs, fines and loss of Club amenities may be assessed by the Board against the homeowner and/or Neighborhood Association.

Any violation involving a safety hazard will require immediate resolution. Violations reported while the unit/residence is in litigation, with respect to that violation, will be stayed until the litigation has been resolved. Quarterly updates, or updates of material changes, regarding the litigation will be provided to the Architectural Review Committee.

The Board of Directors has the authority on the behalf of the Club to enforce the ARC decisions in a court of law. The BOD has the right to lien lots for actionable violations of these Guidelines and Procedures and the decisions of the ARC. Liens shall include, but not be limited to, remedial action taken by the Club as well as costs and prevailing party recovery of all court costs, expenses, and reasonable attorney's fees incurred by the Club in prosecuting its claim. The Club shall indemnify and hold harmless each member of the ARC from all costs, expenses, and liabilities, including attorney's fees, incurred by virtue of any service by a member of the ARC.

Appeals Procedure

If a homeowner wishes to appeal an ARC decision or an ARC Violation Notice, the following steps should be taken:

a) A written request for an appeal of an ARC decision or violation notice must be received by the ARC *no later than forty-five* (45) *days* from the date the decision was made, or Club Administration's violation notice was issued. The homeowner must also send a copy of the request to the Neighborhood Association. The appeal will be heard at the next scheduled ARC meeting (see Exhibit E).
b) If a homeowner wishes to appeal the reasonableness of any fine or suspension of membership privileges that the BOD proposed to impose as part of its enforcement of an ARC decision, a written appeal must be submitted to the Appeals Committee, and the normal appeal procedure set out in the

Club's bylaws shall apply. Except for the foregoing, the Appeals Committee shall have no authority to review any other aspect of the Board's enforcement of the ARC decision or the ARC decision itself, provided ARC has complied with the Club documents and that due process was followed.

Variances

The ARC can authorize variances from any of these Guidelines and Procedures when they are required by such circumstances as aesthetics, the environment, hardship, topography, or natural obstructions.

The Pelican Sound Architectural Review Committee Guidelines

As a homeowner of property in Pelican Sound, it is your responsibility to adhere to the guidelines provided below when considering any landscape or architectural changes to your property. An ARC application and approval is required before the commencement of any work. You may contact Club Administration with any questions or requests for clarification on these guidelines.

Some guidelines vary based on home-type (single family, condo, coach, or carriage) so please check the listing that coincides with your specific unit.
Please be reminded that your neighborhood may have more restrictive guidelines. In such cases, homeowners are obligated to abide by those guidelines as they supersede the ARC guidelines.

Pre-Approved Items

The standard items listed below are considered "pre-approved," but an ARC Application is required to demonstrate adherence to community standards. Once the application is received and reviewed by Club Administration, you will receive an email with your pre-approval.

a) Gutters and downspouts
b) Lanai & pool cage re-screening (exact same for same only)
c) Radon Mitigation
d) Screen storm doors and screened entry / screened enclosure doors
e) Solar energy collectors

Air Conditioning Units

a) Window air conditioning units are prohibited on any home except during long-term power outages.
a) Air conditioners and associated equipment are to be concealed as well as possible. (Additional information –page 12)

Ancillary Equipment

The following are not allowed on homeowners' lots:

a) Patios, trash or compost containers, water storage tanks, storage units and similar equipment, other than pool, spa and filter equipment.
b) Portable storage units (i.e., PODS and Dumpsters) must be removed after 7 days. The time restriction may be extended upon request to the Club Administration office.
c) Tents, utility sheds, trailers, storage buildings or any other such structures.
d) Overhead utility lines of any kind with the exception of temporary lines for emergency purposes.
e) Clothing, household fabrics or beach towels may not be hung, dried, or aired on walkways, or railings of multi-family homes.
f) Any exterior sound emitting devices, speakers, sound players, insect or animal repellents, chimes or similar equipment that creates a nuisance.

Artificial Vegetation, Decorative Objects and Sculptures in Yards and Entrance Areas, visible from the street, access streets, common areas and golf course:

Entrance door wreaths of artificial materials are allowed and do not require an ARC Application.

The following items are prohibited:

Birdbaths, fishponds, artificial vegetation/turf, mirrors, flower boxes, flowerpots/planters in the shape of animals.

Due to space restraints and disparity between private and common property, guidelines for different neighborhoods will vary. Please consult your neighborhood documents for further clarification.

Specific guidelines, as shown below, pertain to the various types of neighborhoods with Pelican Sound.

Single Family Homes

The following do not require ARC approval (front door entry area):

Decorative items (sculptures, benches, chairs, decorative pots, decorative ironwork, and plaques) may be displayed. Items are to be consistent in size, color, and design with the landscaping and architecture of Pelican Sound.

The following do require ARC approval (in front yards and entrance areas):

a) Fountains, bird feeders, butterfly houses, bird houses, driftwood, rock gardens, plaques, weathervanes, lattices, trellises, and any other decorative items. Birdhouses and bird feeders are restricted to the rear of the property.
b) A single decorative object or garden sculpture is permitted in the planting beds close to the home. The ARC has sole discretion whether items are consistent in size, color, and design with the landscaping and architecture of Pelican Sound.

Multi-Family Homes: Hammock Greens, Island Sound II and Turnberry

a) No more than four small decorative items/flowerpots may be displayed in the alcove near the front door. These items must not be visible from the street or parking areas.
b) Items may not be hung on exterior walls where visible from the street, golf course or common areas.
c) Lanais are exempt from this restriction.

Coach Homes: Edgewater, Island Sound I and Southern Hills

a) No more than four small decorative items/flowerpots may be displayed among the plantings in the "courtyard" area beyond the entrance. These items must not be easily viewed from the street.
b) Lanais are exempt from this restriction.

Carriage Homes: Oak Run, Palmetto Dunes and Seaside

a) No more than four small decorative items/flowerpots may be displayed among the plantings in the "courtyard" area beyond the entrance. These items must not be easily viewed from the street.
b) Lanais are exempt from this restriction.

The following are allowed and do not require ARC approval, but may need Neighborhood Association approval:

a) Standard flowerpots/planters at garage front used as a 'community' design.

All decorative items/flowerpots must be kept in good repair. Lattices and trellises must be painted black, bronze, or to blend with the exterior of the building. **Any of the above not in use (i.e., trellises, flowerpots/ planters, etc.) are to be removed.**

Window boxes are not allowed, and pots/planters may not be placed on exterior windowsills.

Doors

Door Colors

a) Any exterior door or garage door color change requires ARC approval.
b) All door replacements must meet or exceed current state and local code.
c) A color chip or color brochure, as well as the current color scheme and color numbers, must accompany each application.
d) On multi-family homes, all exterior doors must be consistent in style and color by neighborhood, according to ARC standards.
e) On single-family homes, all doors must match color schemes on file in the Club Administration Office. Every house has a designated door color.

Garage Doors

a) Screen enclosures on garage doors require ARC approval.
b) Doors are to be kept closed unless owners are present and working (woodworking, painting etc.) inside.
c) Doors may not be removed or altered unless being replaced.
d) Garage door replacement requires ARC approval unless they are being replaced exactly 'same for same.'

Glass or Etched Doors

Any glass or etched glass doors require ARC approval.

Screened Home Entry Doors

The standard front entry screened doors listed below are pre-approved, but an ARC Application is required to demonstrate adherence to community standards (HVH2 code required).

General Guidelines:

a) All screened doors must by of 18 X 14 (standard), 17 X 20 (super screen) or 20 X 20 (no-see-um) mesh.
b) Screened doors with decorative motifs (i.e., animals, trees, plants, fish, golfers, (etc.) may NOT be installed (Feb. 2015).
c) Screened doorframes must be white, off-white, bronze or painted to match the color of the doorframe.

Turnberry I, Turnberry II, Hammock Greens I, II, III and IV; Island Sound II

a) Anderson HD 2500
b) Anderson HD 3000
c) Larson Tradewinds full view model
d) ODL Entry Point retractable model
e) Phantom Screen retractable model
f) Suntech Gateway model
g) Unique Technology Industries Inc., West Wind model

Carriage, Coach, Single-Family Homes

a) Anderson HD 2500
b) Anderson HD 3000
c) ODL Entry Point retractable model
d) Phantom Screen retractable model
e) Suntech Gateway or Heritage Sun model
f) Unique Technology Industries Inc. West Wind model

Screen Enclosure Doors at the front entrance areas of coach/carriage homes

The following standard screen doors for coach and carriage home screen enclosures have been pre-approved. A PS ARC application is required to demonstrate adherence to community standards.

a) Suntech Seaview model
b) Unique Technology Industries Inc., Bayview model
c) Transoms on screen enclosures must be plain
d) The door screen and other screening must be of 14 X 18 mesh or 20 X 20 mesh.
e) The framing on new enclosures must be bronze. (2/15)

Screen Enclosure Doors at the front entrance areas of single-family homes

The following standard screen doors for single family homes screen enclosures have been pre-approved; PS ARC application is required before work may begin to demonstrate adherence to community standards.

a) Suntech Heritage Sun model or Stingray model with plain mesh sides or with one plain horizontal or one plain vertical support.
b) Unique Technology Industries, Inc., Boca or Longboat model
c) Transoms on screen enclosures may be plain or have a sunburst design
d) The screen door and other screening must be of 14 X 18 mesh or 20 X 20 mesh.
e) The screen door on new enclosures must be of the same height as the front entry exterior door (2/2015)
f) The framing on new enclosures must be bronze. (Installed after 2/2015)

Driveways and Parking

Driveways must be well maintained and must not become unacceptable in appearance.

Pavers, Painted and Coated Driveways

a) Clear coating (sealing) does not require ARC approval.
b) Due to maintenance problems, effective February 1, 2014, painted driveways are prohibited. Driveways painted prior to February 1, 2014, must be maintained. In the event that painted or coated driveways become a maintenance problem, the homeowner will be required to replace the driveway with pavers or resurface the driveway to bring it back to an acceptable state or color.
c) Painting, installing pavers, or replacing concrete driveways requires ARC Approval. The pavers are to be neutral in color. A paver sample is to be included with ARC application.

Parking

Residential parking spaces in multi-family homes may not be expanded.

Energy Conservation Equipment

a) Solar energy collectors are preapproved, but an ARC application is required.
b) All applications for solar energy collectors must include a site plan plus elevations of the house showing the integration of the collector with the roof. Details must show how the collector edges will meet the roof and how the piping will be concealed. Any freestanding collector is to be located on the rear or side of the home and concealed from the golf course, common property or other homeowners' lots to the maximum extent possible.
c) Solar energy collector panels, attendant hardware or other energy conservation equipment are to be constructed and installed as an integral and harmonious part of the architectural design of a structure.
d) Large roof collectors are to appear to be flush with the roof.
e) Small roof collectors may be laid on top of a roof and finished to look like a skylight. Roof mounted solar collectors are to be oriented to the south or within 45 degrees east or west of due south.
f) Collectors must be constructed of plastic/polyurethane with the metal trim painted black or bronze.
g) Piping must be concealed to the extent possible and/or painted to match the house color.

Fences, Animal Pens, and Dog Runs

a) Dog runs, animal pens or fences (including invisible fencing) are prohibited.
b) Permanent fences around the pool area require ARC approval.

Floors, Multi-Family Homes:

Interior and lanai, wood or tile flooring, installed above the first floor after April 16, 2015, requires an approved sound absorbing system to minimize noise transfer (Contact the Administration Office for the current approved material). The following procedure must be followed: the baseboard may or may not be removed; a perimeter insulation barrier must be attached to the wall OR a caulk / acoustical caulk must be spread along the junctions of the wall and the concrete floor; an underlayment of an approved sound absorbing material must be laid down followed by the tile or wood flooring; then the baseboard can be reinstalled if necessary. **Photos of the underlayment installed must be taken before the flooring is installed for adherence to Club documents.**

Fuel Storage

Propane Storage

a) Per unit propane storage in condominiums, coach homes and carriage homes are limited to individual cylinders with a maximum water capacity of 2.7lb (1.2kg), and an aggregates number of cylinders not to exceed a maximum water capacity of 5.4lb (2.4kg). (NFPA 1, Chapter 69.5.3.5 - 2018)
b) Approved cylinders must be disconnected from cooking devices when stored inside a garage.

Single Family Homes

a) Up to 10 gallons of fuel may be stored for emergency purposes and/or operation of lawn equipment.
b) Up to 2 small (20lb) UL Listed propane bottles for outdoor grills may be stored by the homeowner. Storage is permitted on the lanai outside the enclosed area.
c) Above ground and underground permanent fuel tanks are prohibited on any homeowner's lot.
d) Lanais enclosed with shutters may not be used to store fuel of any type.
e) Any type of grill, hibachi or cooking device, when used, must be 10 feet or more from any structure.

The Club

The Club shall be allowed to store fuel for equipment operation and community grills.

Generators

a) Portable power generators are to be used only during emergency power outages and require ARC approval.
b) Permanent power generator installations are prohibited.
c) For safety reasons, no generator may be operated in any enclosed area.

Gutters and Downspouts

Gutters and downspouts are preapproved (if per ARC Guidelines), but an ARC application is required before work may begin to demonstrate adherence to community standards. Color must blend with the building.

Hazardous Materials Stored by the Club

a) Hazardous materials shall only be stored, if necessary, for the Club's maintenance of the property or for Club operations.
b) Hazardous materials must be stored and accounted for in accordance with governmental requirements.

Heating, Ventilation, and Air-Conditioning (HVAC)

For All Units:

a) Replacement of HVAC equipment in single and multi-family units is pre-approved but requires an ARC Application to demonstrate compliance.
b) All plantings must be replaced if damaged during the installation process.

c) Any excess foaming agent must be removed, and any residue painted the color of the building.
d) Chases must be painted to match the building.

Multi-Family Homes
When replacement HVAC lines are needed, the following must be observed:

a) The neighborhood property manager must be informed as to the proposed configuration.
b) All lines must be buried their entire length, if at all possible, and mulch or bark replaced over the lines.
c) If chases (covers) are needed in multi-storied buildings, they must be primed and painted the color(s) of the building they travel. Dependent upon the association, the priming and painting of the metal chase may be the responsibility of the homeowner.
d) On the first floor of buildings requiring the HVAC line to enter the garage, it must enter at the lowest feasible level. If the entry point to the garage is above ground level, a chase, painted the color of the building, must be installed to conceal the line and the area planted to conceal the chase as much as possible.

House Colors

a) Any changes to exterior colors require ARC approval.
b) A color chip or color brochure, as well as the current color scheme and color numbers, must accompany each application.
c) No single-family adjacent houses are permitted to have the same color schemes.
d) Lanai walls in multi-family homes must be painted the same color as the building exterior.
e) Color schemes for single-family homes are available, by neighborhood, in the Club Administration office.
f) All lattice work around electrical panel enclosures in multi-family homes must be painted or color impregnated to match or blend with the color of the building.

Hurricane Shutters / Roll Down Screens

a) Hurricane shutters for windows, doors and lanais ~~are pre-approved (if per ARC Guidelines) but~~ require an ARC application.
b) Lanai shutters must be placed on the interior (inside of screen enclosure) of lanais in multi-family homes.
c) Rolling shutters, accordion shutters, storm panels, or hurricane fabric curtains/screens are allowed.
d) Hurricane shutters are to be clear (polycarbonate), white, off-white or blend with the color of the building.
e) Shutter supports are to match the shutter color.
f) Bahaman hurricane shutters are prohibited.
g) Hurricane fabric curtains / roll down storm screens need neighborhood approval for color.

Plywood and galvanized hurricane shutters are allowed under the following conditions:

a) They may be installed no earlier than five days prior to a hurricane.
b) They are to be removed no more than five days after the storm has passed.

Lanais / Pool Cages

Definitions for the purpose of PS ARC Rules & Regulations:

- A *lanai* is defined as a patio or balcony attached to a dwelling.
- A *pool cage* is a screened structure adjacent to the rear of single-family dwelling and/or connected to a lanai, which encloses a pool, spa and/or deck area. (Guidelines for Pool & Spa installations are covered in Exhibit J).

Lanais

a) Enclosing a lanai requires ARC approval.
b) Lanai enclosures may be of screening, glass, Plexiglas, or acrylic. They must meet current Florida Building Code, Lee County Building Code**,** the Village of Estero building code, and be properly permitted. Plexiglas and acrylic enclosures are not code compliant; therefore, interior glass sliders cannot be removed if either of these products is installed.
c) Lanai screening must be 18 X 14, 17 X 20 or 20 X 20 mesh and must be charcoal or bronze.
d) Fire code: Any multi-family unit, with a fire sprinkler system, must extend the sprinkler to the lanai when the lanai is enclosed with permanently installed sliders.

The following lanai features require an ARC application:

a) Any lanai screen, curtain, blind, shutter, awning, hurricane fabric curtains, sunscreen, canopy or other sun-blocking device that is visible from the golf course, common property or other homeowners' lots. An ARC approved covering must be white, off-white, brown or a color that blends with or complements the exterior of the building. These items must be installed inside the screening.
b) Anything permanently attached to the wall of a lanai or anything that changes the color of the wall (such as a mural) that is visible from the golf course, common property or other homeowners' lots.

The following lanai features do not require ARC approval, but may need Neighborhood Association approval:

a) Sculptures, artificial vegetation, decorative objects (natural or man-made), flowerpots/planters in the shape of animals, etc.
b) Removal of any of these objects may be required if they can be seen from the golf course, common property, or other homeowners' lots.

Pool Cages

a) Building, replacing or expanding a pool cage or deck requires ARC approval.
b) All pool cage projects must meet current Florida, Lee County and Village of Estero Building Code, local zoning laws and be properly permitted.
c) The size of the cage must blend with others in the neighborhood.
    - Setback from the rear of the house is determined by the Village of Estero and varies by neighborhood.
    - The completed installation should minimize the blocking of neighbors' views.
    - The plan must provide for the customary plantings beyond the pool deck.
    - The homeowner is to provide a sample or brochure of the pavers or concrete color for approval.
d) The frame for the pool cage is to be bronze color to match the existing cages in the neighborhood.
e) Pool cage screening must be either 18 x 14, 17 X 20 or 20 X 20 mesh and must be charcoal or bronze.
f) Golf ball proof screens require ARC approval.
g) Any items or objects within a pool cage or lanai that are determined to be objectionable or in poor taste are prohibited and the ARC will require their removal.

Landscape, Trees and Palms

Proper tree/palm care and landscape management are important to the health, longevity, sustainability and beauty of Pelican Sound and the greenspace contained therein. Failure to maintain Trees/Palms and landscaping is a violation of the ARC Guidelines and Procedures. As our trees/palms and landscape mature, alterations may be required to update the original landscape footprint, address their health and vitality, and deal with conflicts from tree/palm canopies and roots. Contained in the following Guidelines and Procedures are the means to accomplish those alterations and maintain the trees/palms and landscape design development theme of Pelican Sound and / or the Pelican Sound Tree and Landscape Plan.

In addition to the Procedures and Guidelines described here, supporting information can be accessed on the Pelican Sound website under Governance/Club Documents, then click on the exhibit link.

a) Exhibit C – Tree or Palm Removal and Replacement Application Form

b) Exhibit F – Lee County Protected Tree and Palm List
c) Exhibit G – Lee County Exotic and Invasive Trees and Plants
d) Exhibit H – Lee County Native Plant List
e) Exhibit M – Tree and Palm Conflicts and Mitigation Procedures
f) Exhibit N – Tree and Palm Trimming Guidelines
g) Exhibit O – Pelican Sound Original Landscape Design Theme and Community Development Orders
h) Exhibit P – ISA Certified Arborist List
i) Exhibit Q – Florida Friendly Palm and Tree Guide

Replacement of landscape, other than trees / palms, with like-sized plantings does not require ARC approval. Replacements must be of varieties commonly used in Pelican Sound and be noninvasive. The shape of the original bed must be maintained.

A Pelican Sound ARC tree/palm removal and replacement application and approval is required for all tree / palm removals and replacements in residential areas. Additionally, following ARC approval, multi-family residential HOAs must acquire a Village of Estero "Vegetation Removal Permit" for all protected trees/palms. River Ridge CDD must be notified if a tree/palm is removed or replaced in the street 'right of way.' These guidelines comply with The Village of Estero Department of Community Development Regulations. Trees/palms contained within single family lots are not required to obtain a Village of Estero "Vegetation Removal Permit; however, they are required to maintain a minimum of two native trees in compliance to the Lee County Land Development Code.

Application Process

a) Any individual/ HOA wishing to plant, remove, or replace a tree/palm shall first submit Exhibit C - ARC Tree/Palm Removal and Replacement Application.
b) Complete all the required fields on the application form and submit online or in paper copy with any supporting documentation to the ARC via the Club Administration Office.
c) When removal is approved, a replacement tree/palm may be required. If so, it will be noted in the approved application. In the event a replacement tree is required, complete the tree replacement fields.
d) Following ARC approval to remove a tree that is identified as "protected," an HOA must apply for a "Vegetation Removal Permit" through the Village of Estero and submit an approved copy to Club Administration. To determine if a tree is protected, refer to Exhibit O – Pelican Sound Original Landscape Design Theme and Community Development Order.
e) Single family lots are not required to obtain a Village of Estero "Vegetation Removal Permit," however, they are required to maintain a minimum of two native trees in compliance to the Lee County Land Development Code.
f) Trees may not be trimmed merely to improve views.

Tree and Palm Removal Guidelines

Approval to remove a tree or palm MAY be considered when:

a) A new landscape or remodeling plan is approved
b) There is substantial evidence that a tree is structurally unstable or presents a high degree of hazard due to poor health and disease; or
c) The tree/palm is adversely affecting the health of adjacent more desirable trees/palms or thinning is warranted due to crowding of a maturing canopy; or
d) The tree/palm is causing substantial conflict and mitigation options have been utilized without success or mitigation efforts are likely to have a short-term effect on the tree/palm conflict. (Please reference Exhibit M Tree / Palm Conflicts and Mitigation Procedures).
e) In the event that the ARC or the applicant are not in agreement with the risk or the effectiveness of conflict mitigation, or the cost to mitigate exceeds the cost to remove and replace, either can request an impartial ISA certified arborist's evaluation that contains a risk assessment and states mitigation efforts are unlikely to have a beneficial effect or only short-term effect on the tree/palm conflict. The

arborist would be mutually selected from the list of ISA certified arborists in Exhibit P. The cost of the evaluation would be shared equally between the club and the applicant; or

f) All costs for dealing with tree and palm removal will be borne by the jurisdiction closest to the issue; homeowner, association, Pelican Sound community or River Ridge CDD; whichever is appropriate except as set forth in (e) above; or
g) Tree/palm removal must be done by a properly insured tree contractor.

Approval to remove a tree/palm WILL NOT be considered when:

a) A tree/palm is shedding "excess" seeds, flowers or leaves.
b) The intent is to improve the view.
c) A tree/palm is causing minor damage and mitigation efforts have not been applied.

Tree or Palm Replacement Guidelines

a) A protected tree/palm approved for removal must be replaced for compliance to the Lee County Development Order. The same species is preferred; however, any tree listed in Exhibit F – Lee County Native Tree and Palm List or Exhibit Q – Florida Friendly Palms and Trees can be selected as a replacement. The replacement must conform to the description for the classification of the tree/palm removed. Refer to Exhibit O – Pelican Sound Original Landscape Design Theme and Community Development Orders.
b) A non-protected tree/palm approved for removal shall be replaced; however, ARC can waive a replacement. The decision to replace a non-protected tree/palm should be based on maintaining the original landscape design theme which can be referenced in Exhibit O – Pelican Sound Original Landscape Design Theme and Community Development Order. Replacement trees/palms may be native or non-native species. Exotic and invasive trees/palms are prohibited; refer to Exhibit G – Lee County Exotic and Invasive Tree List.
c) The location of the replacement tree/palm should be in the original locations(s); however, another location can be approved by ARC so that it minimizes potential conflicts, provides a healthier location for the tree/palm or it maintains the Pelican Sound landscape design theme.
d) A replacement tree shall be at least 4" in diameter at 1 foot above the ground, have a 4-foot crown spread and be a minimum over all height of 10 feet.
e) A replacement palm shall be 12 feet over all in height.
f) Minimum grade quality for replacement tree and palm must be Florida Fancy or Florida #1 by the Florida Grades and Standards for nursery plants 2015.
g) A minimum of 2" of wood mulch must be provided to the newly planted tree or palm at a minimum of 3 foot out from the tree or palm trunk.
h) Ensure the tree or palm is provided adequate irrigation water for good establishment.

Tree and Palm Trimming

a) Tree and palm maintenance is regulated by the Lee County Land Development Code and Lee County Tree Maintenance requirements. The requirements and standards for tree trimming are described in Exhibit N – Tree and Palm Trimming Guidelines.
b) A citation and fine can be issued by the Village of Estero to an HOA or homeowner for violations to the tree and palm trimming standards. Make sure in the contract with your tree service contractor that those standards are understood and complied with. A samples tree and palm maintenance contract is included in Exhibit N – Tree and Palm Trimming Guidelines.

Tree and Palm Loss due to Storms or Natural Disasters

a) If, in the event of a storm or natural disaster, a tree or palm is downed or sustains significant damage that creates a hazard to buildings or safety to people, an approved ARC tree Removal and Replacement Application is waived. A vegetation removal permit with the Village of Estero for protected tree / palm (if required) may also be waived. This should be confirmed with the Village of Estero. These exceptions allow for the removal of downed and hazardous trees in the most efficient manner.

b) Trees / palms that sustain canopy damage or the root plate has yield and are leaning and don't pose a hazard, an approved ARC application or Village of Estero permit is waived if a ISA certified arborist verifies the non-viability of the tree/palm or its unlikely the tree/palm would survive after straightening. The Village of Estero requires that, for removal of a protected tree under these conditions, the Village inspector is notified afterward and accompanied with a photo of the tree. This should be confirmed with the Village of Estero (if required).
c) The ARC shall be notified of all protected trees / palms lost due to storms or natural disasters.
d) Protected trees / palms identified in the Community Development Order and / or Pelican Sound Landscape & Tree Plan are still required and may have to be replaced.

Fruit Trees

a) The planting of fruit trees requires ARC approval.
b) Fruit trees may be planted only in the side or back yards of a single-family home.
c) Fruit trees must be maintained, and the droppings must be picked up to avoid attracting wildlife and rodents.
d) The ARC will require improperly maintained fruit trees to be removed at the owner's expense.

Landscape, General

Landscaping applications should include the following:

a) A list of proposed plants, trees or shrubs and their height at maturity
b) The scientific and common names, variety, quantity, size and spacing of all proposed plants, trees or shrubs.
c) The existing vegetation to be removed or relocated as well as the proposed replacements.
d) A detailed lot diagram of the proposed changes.

The following require ARC approval:

a) Installation, removal, modification or addition of landscaping
b) Modifications of sprinkler and irrigation systems
c) Decorative edging or curbing of any material.

The following are prohibited:

a) The use of hedges or shrubs to delineate a homeowner's property in order to create a "privacy fence."
b) Outdoor gardens other than approved flower gardens
c) Private irrigation systems that draw water from creeks, streams, rivers, lakes, ponds, wetlands or any other ground or surface water within Pelican Sound.

Flowers

a) The removal, replacement, or relocation of flowers, with the exception of annuals, requires only Neighborhood Association approval.
b) The planting of annuals requires neither ARC nor Neighborhood Association approval.

Landscape Design

a) Landscape design should reflect the softening of architectural forms and the continuity of the community 'greenscape' in which you live, i.e., curvilinear bed lines, plant clusters and/or groupings. Formal clipped hedges should be kept to a minimum.
b) Proper horticultural practices should be followed to reduce dependence on irrigation water.
c) Plants to be used in landscaping should be selected with care. Plants which aggressively spread, aggressively seek water, and attract insects, rats or undesirable birds are discouraged.
d) Artificial Turf is not allowed.
e) Only wood chips or pine straw may be used as mulch unless the area is subject to soil or landscape material erosion. In those cases, a mixture of 1 to 3-inch rocks that blend with the building may be used. In single-family neighborhoods, 1" – 3" stones are allowed at the base of the mailbox in a 16" by 30" rectangle with the long edge facing the curb. If a circle is preferred, the diameter must be no

larger than 16" (4" post and out 6" from that). An ARC Application is required to demonstrate adherence to community standards.

Exotic and Invasive Trees and Plants

Many exotic plants are invasive and may not be used. The Lee County List of Exotic and Invasive Trees and Plants (Exhibit G) can be viewed on the Pelican Sound website.

Native and Protected Trees and Plants

a) Native plants are the preferred plants of Lee County.
b) The Lee County List of Native and Protected Trees and Plants (Exhibit H) can be viewed on the Pelican Sound website.

Landscape and Safety

a) All property located at street intersections must be landscaped so as to permit clear visibility.
b) No fence, wall, hedge or shrub shall be placed, or permitted to remain, where it could create a traffic or visibility problem.

Lighting

a) Post lights and similar mounted lights are not allowed on any homeowner's property.
b) All exterior and landscape lighting, including solar, must be low-voltage and requires ARC approval.
c) Exterior lighting must be a minimum of 5 feet apart and have black or bronze housing.
d) Low voltage ground lighting may not exceed 225 lumens. Up lighting for trees may not exceed 350 lumens. Housing must be black or dark bronze. There must be a minimum of 5 feet of separation between fixtures.
e) Only white bulbs are permitted in low voltage lighting. Low voltage lighting should be wholly or partially concealed by plantings.
f) Lighting, other than low voltage bulbs, must be white or yellow.
g) Lighting that has an adverse visual impact on any other property as a result of location or wattage must be corrected or removed.
h) Replacement exterior garage light fixtures shall be in keeping with the Architectural integrity of Pelican Sound; it shall incorporate a maximum total of 9wLED, 850 lumen lamp(s).

Seasonal decorative lights do NOT need ARC Approval. See "Seasonal Decorations" for display guidelines.

Lightning Protection

a) A device integrated with the circuit breaker box and located in the garage is the preferred system to be used and does not require ARC approval.
b) A rod air termination system requires ARC approval.
c) A lightning rod concept (Exhibit I) can be viewed on the Pelican Sound website.

Mailboxes

a) The installation, relocation or modification of any mailbox must receive ARC approval.
b) Mailboxes and mailbox posts must be kept in good repair. Examples of unacceptable conditions include rust, deteriorated paint, leaning or crooked mailbox posts, improper height and broken mailbox doors or flags.
c) The attachment of permanent bulletin boards to the cluster mailboxes in multi-family home neighborhoods requires ARC approval. Approved bulletin boards may not interfere with the delivery of mail.
d) Newspaper tubes, decals, reflectors, notices, signs, posters, announcements, including Neighborhood Associations' announcements, or similar items are not allowed on any multi-family or single-family mailbox or mailbox post.

Maintenance

a) It is the responsibility of each homeowner and the Neighborhood Association to prevent any unclean, unhealthy, unsightly, or unkempt condition on home exteriors, lots or common property.
b) No lumber, grass, shrub or tree clippings, plant waste, metals, plastic, bulk material, scrap refuse or trash shall be kept, stored, or allowed to accumulate on any lot.
c) The individual homeowner is responsible to ensure the safeguarding of property and to prepare for severe weather.
d) Roof cleaning: Individual homeowners and condominium associations must maintain clean roofs as needed, but in no case will ARC require roof cleaning within three years of the last cleaning. Owners and associations must document the last cleaning, if requested to clean their roof(s).

Nuisances

No portion of the Properties shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean, untidy or unacceptable appearance; nor shall any substance, thing or material be kept upon any portion of the Properties that will emit foul odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding property.

Pools and Spas

a) ARC approval is required for the construction or replacement of swimming pools. All swimming pools must be in-ground.
b) ARC approval is required for the construction or replacement of above ground spas within the lanai of single-family homes and on the first floors of multi-family homes.
c) Criteria for approval to add a pool and/or spa include, but are not limited to, the potential construction impact on or disruption of a neighbor's property.
d) Pools and spas are to be drained through the street gutter to the storm drains.
e) Pool and Spa installation guidelines (Exhibit J) can be viewed on the Pelican Sound website.

Radon Mitigation Systems

Radon mitigation systems are pre-approved by Club Administration. A Pelican Sound ARC application is required before work may begin.

Real Estate Guidelines

When a property is listed for sale, the agent or homeowner must notify the Club Administration office.

Open House Criteria

a) Open Houses may be held on Saturdays and Sundays from 1:00pm. to 5:00pm
b) The homeowner or agent must notify Club Administration of the dates and of an open house no later than 12:00 noon the preceding Thursday.
c) Open house signs are allowed on the day of the open house between 12:00 noon and 5:00pm only.
d) An agent or homeowner must be present for the duration of the open house.
e) Club Administration will provide the security gate with an open house listing and Pelican Sound community map.
f) A special entrance pass will be provided to open house visitors for easy identification by the Roving Guard.

Real Estate Signs

Real Estate Sign Parameters (Exhibit K), the specifications of “For Sale” signs and the Guidelines for Realtors (Exhibit L) can be viewed on the Pelican Sound website.

The following, from which there may be no deviation, are the specifications for real estate signs:

a) Only one real estate sign per residence is permitted.

b) The sign must be placed in the mulch area parallel to the street in front of the home or unit (as close to the building as possible) with the metal stake completely in the ground.
c) Unit numbers, riders, information boxes, balloons, email addresses, company or agent logos, "pending," "under contract," or "sold" signs are prohibited.
d) Signs, including their paint and lettering, must be kept in good condition or may otherwise be removed by Club Management.
e) The real estate "For Sale" sign must be removed at transfer of title.

Recreational and Outdoor Equipment

a) The use of any gas grill, charcoal grill, hibachi or any device used for cooking, heating, or other purpose is prohibited on all lanais and overhangs in multi-family units. (National Fire Protection Association (NFPA) 1, Chapter 10, Section 10.10.6.1 - 2018)
b) The use of electric grills (portable / tabletop) is permitted on lanais provided the cooking surface does not exceed 200 square inches.
c) Any type of gas grill, hibachi or cooking device, when used in a multi-family unit, must be 10 feet or more from any structure. (NFPA 1, Chapter 10, Section 10.10.6.1 - 2018)
d) When they are not in use, all barbecue grills, strollers, bicycles, tricycles, scooters, skateboards, chairs (lounge, beach and lawn), umbrellas, hammocks and similar items are to be removed from the homeowner's lot or common property and stored so as not to be visible from the golf course, common property or other homeowners' lots. EXCEPTION – stored neatly on lanais
e) Swing sets, playhouses, wading pools, trampolines, and similar sporting or playground equipment are not allowed outside the lanai or pool cage.
f) Portable basketball goals may only be used in the front of the home. When they are not in use, they must be removed from the homeowner's lot and stored so as not to be visible from the golf course, common property or other homeowners' lots.
g) "Not in use" means duration of two or more hours, or overnight.
h) Hoses and hose caddies used for watering, washing vehicles or similar use must be stored in a neat and orderly fashion, out of sight when not actually in use.

Roofs

Complete roof replacements only; tile harvesting is not permitted in Pelican Sound. See additional information on Roofs under Exhibit R. Vents must be painted to match / blend with the roof.

Satellite Dishes, Antennas and Aerial Devices

a) Satellite dishes must be 36” or less in diameter and require ARC approval.
b) The ARC application must include a sketch of where and how the installation is planned.

Multi-family Homes

a) Exterior antennas, aerials, satellite dishes or other similar equipment are prohibited on the exterior or common area of any building.
b) An antenna, aerial, satellite dish or other similar equipment may be installed *within* the confines of a lanai or interior of a unit providing it is not visible from the golf course, common property or other homeowners' lots.

Single Family Homes

Exterior antennas, aerials, satellite dishes or other similar equipment require ARC approval.

Seasonal Decorations

a) The Club and neighborhood common areas (monuments) may display outdoor seasonal decorations between Thanksgiving and January 7th.
b) Homeowners may have outdoor religious or seasonal decorations on their property between Thanksgiving and January 7th.

c) Decorations for Easter, Halloween, Thanksgiving, Valentine's Day, Memorial Day, Independence Day and other recognized holidays may be displayed no more than two weeks before the holiday. They must be removed no more than one week after the holiday.
d) Outdoor seasonal decorations shall not be excessive or create a nuisance as determined by the ARC or the Neighborhood Association.

Security Bars and Residential Security Signs

a) The use of security bars, grates or grills on windows or doors is prohibited.

Residential Security Signs

a) One exterior security sign, not to exceed 100 sq. in. (10x10) of the type supplied by security companies, may be placed in the front and rear yards of a homeowner's residence.
b) These signs must be securely planted and must be taken down or replaced when they become worn and/or unsightly.
c) Window decals not exceeding *sixteen* square inches (4" x 4") may be placed in a window of a home.

Septic Tanks

Septic tanks are prohibited.

Signs, Billboards, Attachments, Flags and Banners

The following do not require ARC approval:

a) Those signs that may be required by proceedings or law.
b) Signs used by the Club and their replacements.
c) Homeowners nameplate plaques on the ground proximate to owner's front door.
d) Two signs advertising a club or neighborhood association activity may be placed in the monument / landscape bed near the River Club or association entrance one week prior to the event. These must be removed the day after the event.
e) Booster signs may be placed on the golf course during charity events.
f) Support signs and remembrance signs may be placed on the racquet court screens during a club sponsored initiative.

Miscellaneous:

a) Nameplates, house numbers, access holes to garages and long-term hangings from coach lamps are forbidden from being placed on the outside of multifamily buildings' common walls.
b) Banners, team symbols, alumni flags and house identifying symbols, in reasonable number and size, may be displayed only on the day of the game or event. If associations wish to add attachments to all common area homes, the NVR must submit an ARC application for them.

Appropriate display of the American, State or Military Service Flags is as follows:

a) All proscriptions in the Federal and Florida State Flag Code must be followed (FS 720.304).
b) In all cases, the bracket must be painted the color of the building or the color of the iron railing in the condominiums.
c) The flag shall preferably measure three (3) feet by five (5) feet but must not exceed four and a half (4 ½) feet by six (6) feet. If an American flag and a military service flag are both displayed, the military flag must be of equal size or smaller.
d) There must be at least eight (8) feet distance between adjacent flags.

Required location and specifications for each of the following Units must be followed:

Coach and Carriage Homes

a) The bracket holding the Flag must be affixed to the garage of Coach and Carriage Homes approximately five (5) feet above the ground and the flagpole should extend out from the building at a forty–five (45) degree angle.

Condominiums:

Ground Floor

The bracket must be affixed to the stanchion proximate to the owner's unit and the flagpole must extend out from the building at a forty– five (45) degree angle.

Upper Units

The bracket must be affixed to the iron railing, proximate to the owner's unit and the flagpole must extend out from the guardrail at a forty – five (45) degree angle.

Single Family Homes

For community consistency, flags affixed to the garage or at the side of the front entry, must extend out from the building at a forty-five (45) degree angle.

Team Logos and Flags

Team logos and alumni flags may be displayed on game days only.

Sign Stipulations

a) Pelican Sound Club Administration will remove any signs, including real estate signs, which do not meet ARC Guidelines and Procedures, are improperly placed or do not have ARC approval.
b) No sign may be nailed, wired or otherwise attached to trees or other landscaping.
c) No signs may be placed on, to the rear of, or on the side of any common or Club property including the golf course, lakes, Estero River, paths, common areas or pool bulletin boards.

The following signs are prohibited:

a) Advertisements of any kind, including posters and political information
b) Banners including, but not limited to, circulars, billboards, celebrations and announcements
c) Flags other than the appropriate display of the American flag, service flag or State flag
d) Garage sales, rental, lease or directional signs or banners
e) Unapproved real estate signs
f) Contractors, subcontractors, and construction advertising signs
g) Any items similar to the above in nature or intent

Trash and Recycle

a) Trash receptacles may be placed curbside no earlier than dusk of the day before trash collection.
b) Empty receptacles must be removed by dusk on the day of collection.

Wells and Drainage

a) No private water system shall be constructed on any lot.
b) Catch basins and drainage areas are for the purpose of the natural flow of the water; no obstructions or debris shall be placed in these areas.
c) With the appropriate governmental approvals, the Club may obstruct or re-channel drainage swales, drainage flows, storm sewers or storm drains.
d) The Club reserves a perpetual easement across the properties for the purpose of altering drainage and water flow, provided the same shall not unreasonably interfere with an owner's use of the property.

Window Coverings, Film, Installation/Replacement

a) *All window installations require ARC approval*
b) *All window replacements must meet or exceed current Florida wind mitigation standards*

Interior Blinds, Shutters and Curtains

a) All windows visible from the golf course, common property or other homeowners' lots, shall have window coverings or treatments with the exception of small accent or decorative and 2nd floor stairwell windows.

b) Window coverings, treatments or linings must be white, off-white, bamboo, and brown or blend with or complement the exterior color of the dwelling.

Window Coverings - Exterior

a) Exterior awnings, canopies, Bahaman, and decorative shutters are prohibited.
b) Reflective window coverings are prohibited on any home

Window Film

a) Light shades of gray, green or blue are permitted.
b) Non-reflective window films that transmit a minimum of 46% light are permitted.
c) Reflective window film is prohibited.

Windows - Garage

Garage window coverings will be determined by the Neighborhood Association.

Window Installation / Replacement – Multi-family Homes

a) Any replacement windows must be as close to the current style as possible.
b) Exterior window frames must match the others in the same building.
c) Window screens must be black or bronze and must be either 18 x 14, 17 X 20, or 20 x 20 mesh.

Window Installation / Replacement – Single-family Homes

a) Exterior window frames must be white, off-white, bronze or black.
b) Window screens must be black or bronze and must be either 18 x 14, 17 X 20, or 20 x 20 mesh.

EXHIBITS

For clarification of some of the requirements in these guidelines, a homeowner should refer to the ARC Exhibits on the Pelican Sound website.

Exhibit	Description
A.	Architectural Review Application Form
A1.	Welcome to the Community Letter
B.	ARC Application Procedure
C.	ARC Tree Removal or Replacement Application Procedure
D.	ARC Non-Compliance Letter
D1.	ARC Awareness Notice of Potential Violation
E.	ARC Appeal Procedure
F.	Lee County Protected Tree List
G.	Lee County Exotic and Invasive Trees
H.	Lee County Native Plants list
I.	Lightning Rod Standards
J.	Pool and Spa Installation Guidelines
K.	Real Estate Sign Parameters
L.	Guidelines for Realtors
M.	Trees and Palm Conflicts and Mitigation Procedures
N.	Tree / Palm Pruning Trimming Guidelines
O.	Pelican Sound Original Landscape Design Theme and Community Development Order
P.	ISA Certified Arborist List
Q.	Florida Friendly Palm and Tree Guide
R.	Roof Replacement

CHANGE HISTORY LOG

REVISION	DATE	REVISION DESCRIPTION
00	**1/26/05**	**Neighborhood Voting Representatives approval of the revised ARC** Guidelines & Procedures Document by the 2004-2005 Architectural Review Committee. Chairman, Larry Pointelin with Bob Clemons, Rusty Demeules, Kay Ebetino and Valerie Warren
	2/10/05	ARC Guidelines & Procedures Document adopted by Board of Directors
	2/23/05	ARC Guidelines & Procedures Document filed with Lee County
01	**02/01/06**	**ARC Guidelines & Procedures Document revision**
	03/22/06	Neighborhood Voting Representatives approval of the revised ARC Guidelines & Procedures Document
	03/28/06	ARC Guidelines & Procedures Documents filed with Lee County
	08/02/06	Final Editing
02	**04/18/07**	**Neighborhood Voting Representatives approval of the revised ARC** Guidelines & Procedures Document
	04/19/07	ARC Guidelines & Procedures Document adopted by Board of Directors
03	**1/20/09**	**Neighborhood Voting Representatives approval of the revised ARC** Guidelines & Procedures Document
	03/26/09	ARC Guidelines & Procedures Document adopted by Board of Directors
04	**3/15/12**	**ARC Guidelines and Procedures approved by Board of Directors**
	3/27/12	ARC Guidelines and Procedures ratified by the Neighborhood Voting Reps.
05	**12/13/12**	**ARC Guidelines and Procedures approved by the Board of Directors**
	01/29/13	ARC Guidelines and Procedures ratified by the Neighborhood Voting Reps.
06	**1/23/14**	**ARC Guidelines and Procedures approved by the Board of Directors**
07	**3/17/15**	**ARC Guidelines and Procedures presented to the Board of Directors**
08	**021219**	**ARC Guidelines and Procedures approved by the Board of Directors**
	040919	**ARC Guidelines and Procedures approved by the NVRs**
09	**121520**	**ARC Guidelines and Procedures accepted by the Board of Directors**
	012721	**ARC Guidelines and Procedures approved by the NVRs**
10	**031522**	**ARC Guidelines and Procedures approved by the Board of Directors**
	033122	**ARC Guidelines and Procedures approved by the NVRs**