

**ARCHITECTURAL REVIEW COMMITTEE (ARC) STANDARDS
FOR NAPLES LAKES COUNTRY CLUB**

1.01 ARCHITECTURAL REVIEW COMMITTEE ("ARC")

The architectural review and control functions of the Association shall be administered and performed by the ARC, which shall consist of up to seven (7) Committee Members. The ARC may have up to three (3) outside Committee Members who need not be Owners. All of the Committee Members of the ARC shall be appointed by and shall serve at the pleasure of the Board of Directors of the Association (hereafter known as the "Board"). A majority of the ARC shall constitute a quorum to transact business at any meeting of the ARC, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the ARC. Any mid-term vacancy occurring on the ARC shall be filled by Board appointment.

A. Definitions

1. "Declaration" refers to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions of Naples Lakes Country Club.
2. "Plot" means an Owner's measured piece or parcel of land.
3. Refer to Article I of the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions of Naples Lakes Country Club for a definition of the other terms described hereto.

B. The ARC shall have the following powers and duties:

1. To recommend, from time to time, to the Board, the adoption of modifications or amendments to the Architectural Standards. The Standards for any item not contained in the written Architectural Standards shall be whatever already physically exists within the Community for such an item unless and until such item is added to the written Architectural Standards. If any item does not already exist within the Community and is not contained in the written Architectural Standards, then such item may not be used or placed within the Community unless and until such item is added to the written Architectural Standards. Any modification or amendment to the Architectural Standards shall be consistent with the provisions of the Declaration, and shall not be effective until adopted by a majority of the members of the Board at a meeting duly called and noticed and at which a quorum is present. Notice of the adopted modification or amendment to the Architectural Standards, including a verbatim copy of such modification or amendment shall be delivered to each

Member. However, receipt of notice of a Board Meeting concerning the Architectural Standards or of a copy of any adopted modification or amendment to the Architectural Standards shall not affect the validity of such adopted modification or amendment.

2. To require submission to the ARC for its approval or rejection, a complete set of all plans and specifications for any improvement, modification, or addition of any kind or any other work which in any way alters the exterior appearance of any structure, parcel or Common Area, including, without limitation, to any building, fence, wall, swimming pool, driveway, enclosure, sewer, drain, disposal system, landscaping, exterior lighting, or other improvement, the construction or placement of which is proposed upon the Plot. The ARC may also require submission of samples of building materials proposed for use in any Residential Unit, and may require such additional information as may reasonably be necessary to completely evaluate the proposed improvement, modification or addition in accordance with the Declaration and the Architectural Standards. All requests for improvement, modification, or addition shall be submitted using an ARC Request form.
3. To submit, in writing, all decisions of the ARC to the Board and maintain as an official record for the Association. Any Owner aggrieved by a decision of the ARC shall have the right to make a written request to the Board within thirty (30) days of such decision for a review thereof. The determination of the Board upon reviewing any such decision shall be final and binding.
4. To evaluate submissions for improvement, modification or addition. This evaluation relates to matters of judgments and taste which cannot be reduced to a simple list of measurable criteria. It is possible, therefore, that a proposed improvement, modification or addition might meet individual criteria delineated in the Architectural Standards and still not receive approval if, in the sole judgment of the ARC, its overall aesthetic impact is unacceptable. The approval of an ARC Request for one proposed improvement, modification or addition shall not be construed as creating any obligation on the part of the ARC to approve ARC Requests involving similar design for proposed improvements, modifications or additions pertaining to different Plots.
5. To demand that if any Owner alters the approved ARC Request without prior approval of the ARC of such alteration, the Owner shall be required to restore the alteration to comply with the ARC Request originally approved by the ARC, and shall bear all costs and expenses of such restoration, including costs and reasonable attorney fees of the Association and the ARC. The Board shall

have the authority and standing on behalf of the Association and the ARC to enforce in courts of competent jurisdiction its decisions and decisions of the Association and the ARC.

6. To require any Owner making or causing to be made any proposed improvement, modification or addition to the Plot to hold the ARC, Association, and all other Owners harmless from any liability, damage to the Plot, and expenses arising from the construction and installation of any proposed improvement, modification or addition, and require the Owner to be solely responsible for the maintenance, repair and insurance of any improvement, modification or addition and for assuring that the proposed improvement, modification or addition meets with all applicable governmental approvals, rules, and regulations.
 7. To adopt a schedule of reasonable fees from time to time at the discretion of the Board for processing requests for ARC approval. Such fees, if any, shall be payable to the Association at the time an ARC Request is submitted.
 8. To adopt a procedure for inspecting approved improvements, modifications or additions during and after construction to ensure conformity with approved plans.
 9. To engage the services of professionals for compensation for the purpose of aiding the ARC in carrying out its functions. Committee Members of the ARC shall receive no compensation for services rendered, other than reimbursement for reasonable expenses incurred by them in the performance of their duties.
 10. To grant variances from the Architectural Standards upon a majority vote of the ARC at which a quorum is present.
- C. The ARC shall approve or reject an ARC Request and all supporting information for a proposed improvement, modification or addition within thirty (30) days after submission. If the ARC Request is not approved within such period, it shall be deemed rejected. All ARC Requests shall be submitted to the ARC and contain the following information:
1. Required Building Plan Information:
 - a. Residence floor plan
 - b. Building elevations
 - c. Materials and colors proposed for exterior walls, roof and driveway

2. Required Site Plan Information:

- a. Plot Plan
- b. Phone
- c. Address
- d. Date
- e. Name
- f. Building location with dimensions to property lines
- g. Drives, walks, walls, pools and enclosures, terraces and docks
- h. Areas to be grassed and irrigated; type of grass planted
- i. Irrigation system design
- j. Landscape planting plan
 - (i) The Board reserves the right to alter submittal requirements from time to time in accordance with needs that arise from requests outside the scope of the Architectural Standards.
- k. Any and all additional lighting

1.02 ARCHITECTURAL AND AESTHETIC CONTROL

- A. The Association may establish, and from time to time modify, standards for the control and design of all structures and other work within the Community.
- B. Subject to, but not limited by, the Use Restrictions of Article VIII, the Association hereby seeks input from the ARC.
- C. No building, structure, enclosure or other improvement shall be erected or altered, nor shall any grading, excavation, landscaping, change of exterior color, or other work which in any way alters the exterior appearance of any structure parcel or Common Area, be made, until the plans and specifications showing the nature, kind, shape, height, color, materials, and location of the same, have been submitted to and approved in writing by the Village Association and/or ARC. Improvements, modifications or additions which are specifically subject to architectural approval include, without limitation, the construction of structures on a Plot and the painting or alteration of a dwelling (including doors, windows, roof), installation of solar

collectors or other devices, construction of fountains, swimming pools, Jacuzzis, addition of awnings, shelters, gates, flower boxes, shelves and statues. To comply with the Architectural Standards, each Owner or Village Association shall, prior to the commencement of any construction, submit in sequence to the Association the following materials: (i) a "preliminary concept plan" which shall include schematic site plans, floor plans and exterior elevations and materials; (ii) "design proposals" which shall include more detailed building and site plans and specifications sufficient and definite in detail so that there can be determined the character, exterior appearance, exterior materials and colors, and the quality and kind of building and landscape materials proposed; and (iii) "construction plans and specifications" which shall be a true extension of the preliminary concept plan and design proposals, including a sealed plot plan, in detail and to scale. The ARC shall, in writing, within thirty (30) days after receipt of each required submittal which it deems complete, approve or reject such plans, proposals and specifications as required above. If no written notice is sent by the ARC within thirty (30) days, the submittal shall be deemed rejected. After approval, any change in location, plot plan, exterior color or exterior material must be re-submitted for approval. Failure to obtain approval from the Village Association and/or ARC of all such plans, proposals, specifications and plot plan prior to the commencement of any construction shall be deemed a material breach hereof and the ARC shall then have the right, in addition to any other rights permitted by law or in equity, to proceed in the courts to obtain a mandatory injunction requiring any construction done without said approval to be torn down or removed forthwith.

- D. The approval, rejection, or withholding of any approval by the ARC of the plans, proposals and specifications, and the location of all structures, and every alteration of any structure shall not be construed or interpreted as a representation or determination by the ARC that any building, plumbing, electrical code or other applicable governmental regulations or requirements have or have not been properly met by the Owner, it being understood that the approval of the ARC relates only to the aesthetics of the improvements shown on the plans and specifications, and not to their sufficiency or adequacy. Each Owner shall be responsible for obtaining all necessary technical data and for making application to and obtaining proper permitting from Collier County and any other appropriate governmental agencies prior to commencement of any work or construction.
- E. The ARC shall have no duty, responsibility nor liability to an Owner or any other persons whomsoever in respect to the exercise of its rights or the failure to exercise its rights. The ARC may reject plans, proposals and specifications based on any grounds or reason whatsoever, including purely aesthetic grounds, in its sole and absolute discretion. The ARC's decision to approve, reject or withhold its approval

of such work may, in the sole exercise of its discretion, be based upon: (i) the harmony of its exterior design including color and location in relation to, and its effect upon, surrounding structures, vegetation, topography, and the overall community design; (ii) the character of the exterior materials; (iii) the planned quality of the exterior workmanship; (iv) ARC's design and construction standards; (v) the Master Development Plan; and/or (vi) any other materials and relevant factors.

- F. The ARC nor their respective successors or assignees shall be liable for damages to anyone submitting plans to them for approval, or to an Owner affected by this Architectural Standard, by mistake of judgment, negligence or nonfeasance arising out of or in connection with the approval or rejection to approve any such plans or specifications. Every Owner who submits plans for approval agrees, by submission of such plans and specifications, that he will not bring any action or suit against the ARC or Association to recover any such damages.
- G. No decision of the ARC shall be deemed to construe any future decision. The ARC, at its sole discretion, may choose to reject a submission that has been previously approved elsewhere in the community.

1.03 AIR CONDITIONERS

No window or wall air conditioning units shall be permitted.

1.04 ANTENNAS AND OTHER DEVICES

- A. No exterior radio or television antenna, antenna poles or towers, satellite television reception devices (satellite dish), electronic devices, citizen band (CB) or amateur band (HAM) antennas, or other receiver transmitting device or similar exterior structure or apparatus shall be permitted unless approved in writing by the ARC.
- B. Upon ARC approval, an Owner may install a satellite dish provided the satellite dish complies with size, depth and location.
- C. It is the intent of this provision to protect Owners from unreasonable interference with television reception, electronic devices, and the operation of home appliances caused by the operation of HAM radios, CB radios and other high-powered broadcasting equipment.

1.05 CLOTHESLINES

- A. Clotheslines, although allowed, must be temporary and removed when not in use.
- B. Clotheslines must be in the rear of the property and not visible from the street.

1.06 COLORS

- A. The ARC and Association have a Paint Book which displays the approved exterior paint colors for the Community. Changes to the exterior paint color must be approved in writing by the ARC prior to painting.
 - 1. The ARC may request that a small color sample be painted on the exterior of the Residential Unit prior to approval.
 - 2. Owners may submit exterior paint samples that are not already approved for consideration by the ARC. In this case, the Owner must provide two (2) sets of samples.
 - 3. No two (2) single-family homes, side by side, may be painted with the same exterior paint scheme.
 - 4. All requested exterior paint must coordinate with existing hurricane/storm protection on the Residential Unit.
- B. No exterior colors on any structure shall be permitted that, in the judgment of the ARC, would be inharmonious, discordant or incongruous with Naples Lakes.

1.07 DRIVEWAYS AND PARKING

- A. Only the number of motor vehicles exceeding occupied garage space shall be parked in the driveway.
- B. Owners shall park their motor vehicle(s) only in their garage, in the driveway servicing the Residential Unit, or in an appropriate parking space as determined by the Association or Village Association.
- C. Recreational vehicles, including but not limited to boats, watercraft, boat trailers, golf carts, mobile homes, trailers (either with or without wheels), motor homes, vans over fourteen (14) feet in length, tractors, trucks in excess of three-fourths (3/4) ton, all-terrain vehicles, commercial vehicles of any type, moving vans, campers, motorized campers, motorized go-carts or any other related transportation device may only be stored outside any Residential Unit a maximum of eight (8)

hours but not overnight, unless fully garaged. No recreation vehicle shall be parked on any portion of the Common Area or Limited Common Area.

- D. Vehicles shall not block sidewalks, bike paths or cart paths. Parking by an Owner, Owner's immediate family member, guest or lessee within the street right-of-ways is prohibited and the Association is authorized to tow vehicles parked in violation hereof.

1.08 DWELLING ROOFS

All roofing material(s) must be approved by the ARC. The type of material proposed for the roof must be included in the plans submitted to the ARC for approval. Asphalt roofs or materials of a similar nature are not allowed.

1.09 ELECTRONIC MONITORING SYSTEMS

In order to preserve the tranquility and peacefulness for the Owners, no audible siren, horn, bell, klaxon or other noise-making device shall be permitted in connection with an electronic monitoring or alarm system unless such device is equipped with an automatic shut-off mechanism. All electronic monitoring or alarm systems shall provide for electronic notice to a central station.

1.10 ENCLOSURES AND POOLS

- A. All enclosures, including spa, hot tub and swimming pool enclosures (screened or otherwise), shall be constructed and maintained with compatible design, color and material as the Plot for which it utilized. All screen enclosures shall be mansard style design. No flat screen enclosures are permitted, unless part of an approved mansard screen enclosure. The sloped portions of the screen enclosure shall have a pitch compatible with the pitch of the roof of the Plot to which it is attached. Bronze is the only allowable color for any enclosure and structural framework.
- B. The location of all swimming pools, enclosures and screens must be approved by the ARC, in writing, prior to construction or re-construction. All plans shall be submitted in accordance with these Standards. A warranty bond in the value of \$20,000 must be submitted with any private pool and lanai area. The bond shall name the Association as covered.
- C. All enclosures of any type shall be required to be reviewed by the ARC prior to installation.

- D. Modifications to an Owner's pool lanai area require approval from the ARC prior to commencement.

1.11 ENTRY RIGHTS

- A. Each Owner shall permit the Association, any employee of the Association, and Committee Members of the ARC to enter upon Common Areas and upon the Owners Plot at reasonable times, to carry out the provisions of this Standard, and the same shall not constitute a trespass.
- B. Any damage arising from the entry to a Common Area across a privately owned Plot shall be repaired/replaced to its original condition by the Owner.

1.12 EXTERIOR LIGHTING

- A. All exterior lighting of a Plot shall be accomplished in accordance with a lighting plan approved in writing by the ARC prior to installation.
- B. Except as may be installed by the Association, no spotlights, seasonal and special effect or neon lights, floodlights, landscape lights, pool lights, security lights or high intensity lights shall be placed or utilized upon any Residential Unit or Plot in any way which will allow light to be reflected on any other Residential Unit or the improvements thereon or upon the Common Area, Limited Common Area or any part thereof without prior written approval of the ARC. Time clocks or other controls shall be used whenever possible.

1.13 EXTERIOR MAINTENANCE

To ensure a continuity of first class appearance within the community, the exterior of all Residential Units (including both roofs and driveways) shall be maintained and periodically cleaned. Residential Units will be inspected no less than annually by the ARC for signs of excess mold and dirt. Owners deemed by the ARC to be out of compliance will be required to correct the condition within a specified period of time.

1.14 FLAGS AND FLAG POLES

- A. A flag pole for display of the American flag shall be allowed if first approved by the ARC.
- B. An approved flag pole shall not be used as an antenna.

- C. Sports/Team flags shall only be allowed to be on display during the time of the sporting event.

1.15 FUEL STORAGE TANKS

- A. The Association may maintain storage tanks for maintenance needs.
- B. No underground fuel or gas storage tanks shall be permitted on a Plot.
- C. Underground fuel or gas storage tanks may not be buried on a Plot.
- D. An Owner may keep and maintain small gas tanks for gas barbeques, fireplaces and hot tubs, provided they are maintained in accordance with the Architectural Standards, as well as the laws of Collier County and the State of Florida.

1.16 GARAGES

- A. No garage shall be erected which is separated from the Residential Unit.
- B. Each Residential Unit shall have a garage which accommodates no less than one automobile.
- C. All garage doors shall include an automatic closing device and remain closed except when motor vehicles are entering or leaving the garage.
- D. Repair of vehicles shall be permitted only inside the garage.
- E. All garage doors shall be kept closed when not in use.
- F. No garage may be converted to living space, an office or workshop.
- G. Carports shall not be permitted.
- H. With prior ARC approval, a garage door fan(s) and/or vent(s) may be installed to reduce garage temperatures, decrease garage humidity, and remove accumulated gases from charging golf carts.
 - 1. The noise level of the fans shall be 47 decibels or less when running.
 - 2. The exterior exposed portions of the fan(s) and/or vent(s) must be painted to match the existing garage door color.

1.17 GARBAGE

- A. No garbage container, including but not limited to trash and recycle bins, shall be placed curbside prior to 6 p.m. the evening before the scheduled pick-up, and the container shall be removed by 7 p.m. the evening of the scheduled pick-up. Owners are responsible for any blown debris generated from the placement of curbside pickup materials.
- B. Trash, garbage and other waste shall be kept only in sanitary containers, which shall be kept in a clean and sanitary condition, kept inside the garage or other suitable interior areas, except when out for pick-up.
- C. No incinerator or any outdoor burning shall be permitted.
- D. No lot shall be used as a dumping ground for rubbish, trash, garbage and other waster matter.

1.18 GENERATORS

- A. Portable generators may be used on a temporary basis if power is interrupted for an extended period of time.
- B. Portable generators may only be used between the hours of 7 a.m. and 10 p.m.
- C. Portable generators shall never be used indoors, including inside a garage, parking garage or partially-enclosed area due to the potential for carbon monoxide poisoning.
- D. Portable generators shall not be positioned in the front of a Residential Unit.
- E. Per Collier County Code, generators shall be no closer than fifty (50) feet from a neighbor and no more than fifty-five (55) decibels in sound.

1.19 HEALTH AND SAFETY HAZARDS

Any condition which is deemed by the Association to be a hazard to public health or safety must be corrected immediately as an emergency matter and the cost thereof shall be charged to the responsible Owner. Payment may be enforced by a lien against the Plot with the same force and effect as if the charge were part of the Association's assessments.

1.20 HURRICANE/STORM PROTECTION

- A. Storm impact and panel shutters shall comply with all governmental guidelines and shall be approved by the ARC prior to installation.
- B. Reference Exhibit C (Hurricane/Storm Protection Standards for Naples Lakes Country Club) for additional Standards.

1.21 LANDSCAPING AND LAWN ART

- A. Any and all landscaping additions and replacements shall be reviewed by the ARC in accordance with the Approved Plant List (Exhibit A) prior to installation.
- B. Minimum requirements for submittal shall include:
 - 1. Plot Plan
 - 2. Plant List
 - 3. Drawings indicating existing and proposed plant material
- C. No stone, gravel or paving of any type shall be used as a lawn unless approved as part of the final landscape plan.
- D. St. Augustine grass is the only approved type of grass which may be installed in the residential areas of the Community.
- E. Should the irrigation system at a Residential Unit need to be modified as a result of landscaping, the Owner is responsible for the cost of such modification.
- F. Seasonal plantings (annuals) shall be pulled and lawn art removed in those cases where the Owner does not live in residence for the summer.
- G. The installation of lawn art (including tchotchkes), benches and fountains must be approved in writing by the ARC prior to installation.
- H. Lanais shall be kept free of weeds.
- I. Groundcover (e.g., wood chips, mulch, pine straw) must be installed and maintained by the Owner/Village Association.
 - 1. Decorative stone may be used as a ground cover to border existing flower beds, but no more than eighteen (18) inches in width may be used as the border. The stone and project must be approved by the ARC prior to commencement.

- J. Reference Exhibit E (Tree Removal, Relocation and Replacement Standards for Naples Lakes Country Club) for additional Standards.

1.22 MAILBOXES AND MAILBOX PLANTINGS

- A. No mailbox, paperbox, or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar materials shall be erected on any Plot other than that approved by the Association.
- B. The approved mailbox standard for single-family and estate homes is gloss black or satin black with high gloss finish, along with Robin's egg blue or white speckles. Mailboxes in the multi-family villages may be repainted to match the original mailbox color, postal gray, or to match the existing exterior body color of the buildings. If the exterior body color of the buildings were to change, the mailboxes must be repainted to postal gray or to match the new exterior body color.
 - 1. Preparation, priming and new address labeling are a required part of the repainting and/or refurbishing process.
- C. All mailboxes and poles must be kept in good condition and must be replaced or refurbished if discolored or rusty.
- D. Only the use of reflective address numbers on the door of the mailbox is allowed. Address numbers are not allowed on the sides of the mailbox. Reflective numbers shall be 1¼ inches in height and be white or off-white in color. No decals, reflectors, reflective tape or other attachments are allowed on the mailbox or mailbox supports.
- E. Any and all plantings by mailboxes must be approved by the ARC prior to planting and must comply with the list of approved plantings described in Exhibit A (Approved Plant List for Naples Lakes Country Club).
- F. Mailbox plantings may not exceed a height of the bottom of the mailbox on the front, left and right sides. On the back side of the mailbox, the height shall not exceed the top of the mailbox post. The width shall not exceed four (4) feet and shall not protrude over the curb or sidewalk. Owners are required to maintain these limitations year round, and shall make their own arrangements to do so, even during their absence.
- G. The use of decorative stone around the mailbox pole is not allowed.

- H. Mailbox decorations used to celebrate a holiday may only be installed for a period of two (2) weeks, except for the holiday season beginning December 1 and ending January 1 of each year.

1.23 NUISANCES

No activity shall be permitted to exist or operate in a Residential Unit or on a Plot which constitutes a nuisance, annoyance or is detrimental to the Community, the Association or to any other Residential Unit or Owner within Naples Lakes. No obnoxious, unpleasant or offensive activity shall not be carried on, nor may anything be done, which can be reasonably construed a nuisance, public or private in nature. The determination of a nuisance shall be made by the Association, who may exercise legal action to correct any nuisance, annoyance or detriment and shall charge the respective Owner the costs of any legal fees incurred which shall be a special assessment on the respective Plot and shall be a continuing lien upon the Plot foregoing. The ARC and the Association reserve the right and the power to determine what activities or use constitutes a nuisance or offensive activity.

1.24 OUTDOOR EQUIPMENT AND SERVICE YARDS

All electric meters, swimming pool equipment, air conditioning equipment, heating equipment and other such outdoor equipment, materials and supplies stored outside shall not be visible from the street or adjacent Plots. Adequate landscaping shall be installed around these facilities so they cannot be visible from adjacent streets or Plots.

1.25 PETS

- A. Section 5 of Article XI of the Declaration shall be referenced relating to pets.
- B. If, in the opinion of the ARC, any pet becomes a source of unreasonable annoyance to others, or the owner of the pet fails or refuses to comply with the pet restrictions, the pet owner, upon written notice, may be fined or required to remove the pet from the Community.
- C. A pet not on a leash shall be deemed a nuisance.
- D. Failure to clean the waste material from a pet shall be deemed a nuisance.
- E. Commercial activities involving pets shall not be allowed.

1.26 RECREATION EQUIPMENT

All portable basketball courts, backboards, volleyball nets, swing sets, sandboxes and other outdoor recreational equipment shall be properly maintained and stored in the garage when not in use.

1.27 SIDEWALKS

The repair and maintenance of the sidewalks shall be the responsibility of the Association. No engine driven motor vehicle, motorcycle, scooter or moped shall be used on the sidewalks. Golf carts shall only be driven on the dedicated sidewalks that are 8 feet in width or greater. The Association shall assess an Owner for any and all damages caused by or derived from any activity related to improper use of sidewalks.

1.28 SIGNS

- A. In accordance with Article XI, Section 6 of the Declaration, no sign, advertisement or notice of any type, freestanding or otherwise installed, shall be erected or displayed on any Residential Unit, Common Area, Limited Common Area and/or Owner's Plot, unless prior written approval of the size, shape, content and location is obtained from the ARC. The Association may display reasonable and appropriate signs on any portion of the Common Area and/or Limited Common Area for the betterment of the Community.
- B. All signs must conform with governmental codes and regulations and to any master design plans for signs, as established by the Association and the ARC.
- C. Reference Exhibit B (Sign Specification for Naples Lakes Country Club) for additional Standards.

1.29 SOLAR COLLECTORS

- A. The location of and materials used in the construction of solar collectors shall be approved in writing by the ARC. When a solar collector is used, it shall not be visible in general from any place off the Plot.
- B. All solar panels and hardware shall be black in color.

1.30 STORAGE AREAS

- A. No unenclosed storage area shall be permitted.

- B. No enclosed storage area shall be erected which is separate from the Residential Unit.
- C. Storage pods may only be stored outside a Residential Unit a maximum of eight (8) hours but not overnight, unless fully garaged.

1.31 SWIMMING POOLS

Any swimming pool to be constructed on a Plot shall be subject to the requirements of the ARC, which include, but are not limited to, the following:

- A. Composition shall be of material thoroughly tested and accepted by the industry for construction.
- B. Swimming pools, pool decks, and patio and terrace slabs may not extend into the minimum front yard and side yard setbacks. The rear yard setback for the pool edge coping of an open swimming pool shall require prior approval of the ARC. The rear yard setback for pool decks and patio and terrace slabs shall require prior approval of the ARC.
- C. Swimming pools shall not be constructed or erected above ground.
- D. All pool additions shall be covered by a \$20,000 warranty bond prior to ARC approval.

1.32 UTILITY AND OTHER EASEMENTS

A. Utility Easement Areas

1. Within the utility easement areas, no structure, planting or other material (other than sod), which may interfere with the installation and maintenance of underground utilities, shall be placed or permitted to remain unless such structure, planting or other material was installed and/or approved by the Association.
2. Maintenance of the plantings within a utility easement area on a Plot is the responsibility of the Owner.

B. Non-Exclusive Easements

1. All Common Areas are hereby declared to be subject to a perpetual non-exclusive easement in favor of the Association and employees and agents of the

Association in order that such employees and agents may carry out their duties on behalf of the Association.

2. Notwithstanding anything else to the contrary set forth herein, the Association reserves the right to grant perpetual non-exclusive easements over the Common Areas for utilities, water, sewer, cable television, drainage or other purposes for the benefit of certain parcels of land in accordance with the P.U.D. governing the Community. Provided, however, in connection with any such grant of easement, the Owners, Association, or other such entity benefitting from such grant of easement shall pay a pro rata share of the cost of maintaining the Properties subject to the easement based upon the relative use thereof.
3. A non-exclusive easement is hereby granted for ingress and egress over, across and through all streets for access to and from the Community by all Owners.

C. Enforcement Easements

Each Owner hereby grants to the Association and the ARC a non-exclusive easement for ingress and egress over the Common Areas and over the Owner's Plot, to enter upon the same at reasonable times to enforce the provisions of the Architectural Standards, and the same shall not constitute a trespass.

D. Emergency Right of Entry

In case of any emergency originating in, or threatening any Plot, regardless of whether the Owner is present at the time of such emergency, the Board of Directors, or any other person authorized by it, shall have the right, but not the obligation, to enter such Plot for the purpose of remedying or abating the cause of such emergency and such right of entry shall be immediate.

1.33 UTILITY LINES

All electric, telephone, cable television, gas, water, sewer and other utility lines must be installed underground.

1.34 WALLS

- A. No wall shall be constructed, and no hedge or shrubbery abutting the Plot lines shall be permitted without prior written approval of the ARC. No wall shall be constructed on any Plot until its height, length, type, design; composition, material, and/or location have been approved in writing by the ARC. The height of any wall shall be measured from the existing property elevations.

- B. No fencing, including chain link fencing, shall be allowed on any Plot.
- C. No walls, hedges, shrubs or other materials, which materially obstruct the view of a lake, shall be permitted or approved.
- D. Invisible pet fences are allowed but must be approved by the ARC prior to installation.

1.35 WATER MANAGEMENT, DRAINAGE AND CONSERVATION AREA RESTRICTIONS AND MAINTENANCE

- A. No structure, planting or other material (other than installed by the Association), shall in any way change, alter, impede, revise or otherwise interfere with the flow and the volume of water in any portion of a water management and drainage area reserved for, or intended by the Association to be reserved for, drainage ways, sluice-ways or for the accumulation of runoff waters, as reflected in any Plot or instrument of record, without the specific written permission of the Association.
- B. an Owner shall in no way deny or prevent ingress and egress by the Association to any water management and drainage areas for maintenance of landscape purposes. The right of ingress and egress, and easements therefore, are hereby granted in favor of the Association or any appropriate government or quasi-governmental agency that may reasonably require such ingress and egress and easements therefore are hereby specifically reserved and created.
- C. No Plot shall be increased in size by the filling in of any water retention or drainage areas on which it abuts. Owners shall not fill, dike, and rip-rap, block, divert or change the established water retention and drainage areas that have been or may be created by easement without the prior consent of the Association. No Owner may draw water for irrigation or other purposes from any lake, pond or other water management area nor is any boating or swimming in such areas allowed.
- D. The Conservation and Conservation Buffer Easement areas, including but not limited to wetlands and upland buffer areas, may not be altered from their natural condition other than to remove exotic or nuisance vegetation or to provide the utilities and drainage as shown on the Plat. Each Owner of a Plot containing a Conservation Buffer Easement shall retain exclusive use of the Conservation Buffer area, but the Owner may in no way alter such area from its natural state as noted above. Activities prohibited within the Conservation and Conservation Buffer areas include, but are not limited to, construction or placing of buildings on or above the ground, dumping or placing soils or other substances such as trash, removal or destruction of trees, shrubs or other vegetation, with the exception of exotic

vegetation removal, dredging or removal of soil material, diking or fencing, and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

- E. All surface water management systems within Naples Lakes will be the ultimate responsibility of the Association. The Association may enter any Plot or Common Area and make whatever improvements or repairs are deemed necessary to restore proper water management. The cost shall be an expense of the Association.
- F. Nothing in this Section shall be construed to allow construction of any new water management facility or alteration of water management systems without first obtaining the necessary permits from all governmental regulatory agencies having jurisdiction and the Association.

1.36 WELLS AND SEWERS

- A. No well shall be drilled or installed without the prior written approval of the ARC.
- B. Any wells for irrigation purposes shall have a mineral extraction system capable of preventing discoloration of structures, and the system shall be kept in proper operating condition at all times.
- C. No septic tanks or other collection tanks shall be permitted within the Community.

1.37 WINDOW TREATMENTS

All window coverings shall be lined with white or off-white lining on the side exposed to the public, unless otherwise approved by the ARC.

1.38 MEMBER COMPLIANCE

Pursuant to the Declaration, every Owner, their immediate family member, guest and lessee shall at all times comply with all Bylaws, Covenants, Rules and Regulations, Architectural Standards, and Use Restrictions.

Revised 6/25/13

EXHIBIT A

Approved Plant List for Naples Lakes Country Club

BOTANICAL NAME	COMMON NAME	NATIVE	WATER	LIGHT	COLOR	GROWTH	TYP. HT.	COMMENTS
PALMS								
<i>Acoelorrhaphes wrightii</i>	Paurotis Palm	*	M-H	PS-FS		S	20'-30'	Multiple trunks
<i>Adonidia merrillii</i>	Christmas Palm		M	PS-FS		M	15'-20'	Red berries
<i>Bismarckia nobilis</i>	Bismarck Palm		M	FS	Y	M	30'-40'	Specimen; silver leaves
<i>Carpentaria acuminata</i>	Carpentaria Palm		M	FS		F	25'-35'	Upright; thin trunks
<i>Chamaedorea cataractarum</i>	Cat Palm		M	PS-S		M	5'	
<i>Chamaerops humilis</i>	European Fan Palm		M	PS-FS		S	10'	Multi-trunk accent
<i>Chrysalidocarpus lutescens</i>	Areca Palm		M	PS-FS		M	20'	Clumping
<i>Phoenix canariensis</i>	Canary Island Date Palm		L	FS		S	40'	Specimen palm
<i>Phoenix dactylifera</i>	Date Palm		L	FS		S	50'-60'	
<i>Phoenix reclinata</i>	Senegal Date Palm		L-M	FS		M	20'-30'	Broad spreading
<i>Phoenix roebelenii</i>	Pygmy Date Palm		M	PS-FS		S	10'	Accent palm
<i>Rhapis excelsa</i>	Lady Palm	*	M	PS-S		M	8'	Multiple trunk; compact
<i>Roystonea elata</i>	Royal Palm	*	M	FS		M	70'-80'	
<i>Sabal palmetto</i>	Sabal Palm, Cabbage Palm	*	L-M	FS-S		S	30'-40'	Very adaptable; low care
<i>Washingtonia robusta</i>	Washington Palm	*	M	FS		F	80'	
<i>Wodyetia bifurcata</i>	Foxtail Palm		M	FS		F	30'	
<i>Veitchia montgomeryana</i>	Montgomery Palm		M	FS		F	25'-35'	
LARGE TREES								
<i>Acer rubrum</i>	Red Maple CA	*	M-H	PS-FS	Y	M	50'	Deciduous
<i>Bauhinia spec.</i>	Hong Kong Orchid		M	FS	Y	F	30'	Attractive flowers; can be messy
<i>Bucida buceras</i>	Black Olive, Shady Lady CA		M-H	PS-FS		M	40'x35' spr	Moderate leaf drop
<i>Bursera simaruba</i>	Gumbo Limbo CA	*	L-M	FS	Y	F	40'	Attractive bark; deciduous
<i>Callistemon viminalis</i>	Weeping Bottlebrush		M-H	FS	Y	M	30'	Drooping red flowers
<i>Magnolia grandiflora</i> 'D.D.B.'	DD Blanchard Magnolia CA	*	M-H	PS-FS	Y	M	30'	Typically leaves full to ground
<i>Magnolia virginiana</i>	Sweet Bay or Swamp Bay Magnolia	*	H	PS-FS	Y	M	40'x15' spr	Cylindrical growth
<i>Pinus elliotii</i>	Slash Pine CF, CA	*	L-M	FS		F	80'x30' spr	Moderate needle and cone drop
<i>Quercus virginiana</i>	Live Oak CA	*	L-M	FS		S	60'x40' spr	Moderate leaf drop
<i>Quercus laurifolia</i>	Laurel Oak CA	*	L-M	FS		M	70'x45' spr	Moderate leaf drop

BOTANICAL NAME	COMMON NAME	NATIVE	WATER	LIGHT	COLOR	GROWTH	TYP. HT.	COMMENTS
<i>Swietenia mahagoni</i>	Mahogany CA	*	L-M	FS		F	50'x40' spr	Fruit drop
<i>Taxodium distichum</i>	Bald Cypress CF, CA	*	M-H	PS-FS		F	60'-70'	Moist locations; deciduous
SMALL TO MEDIUM TREES								
<i>Cassia surattensis</i>	Cassia		M	FS	Y	M	15'	Yellow flowers
<i>Citharexylum spinosum</i>	Fiddlewood	*	L	PS	Y	F	20'	Small flowering accent
<i>Coccoloba diversifolia</i>	Pigeon Plum CA	*	L	PS-FS		F	25'	Compact form
<i>Coccoloba uvifera</i>	Sea Grape	*	L-M	FS		M	30'	Broad spreading
<i>Conocarpus erectus</i>	Green Buttonwood CA	*	M-H	PS-FS	Y	M	35'	Low leaf litter
<i>Cordia sebestena</i>	Geiger Tree	*	M	FS	Y	M	20'	Orange flowers
<i>Cupressus sempervirens</i>	Italian Cypress		M	FS		S	20'	Upright cylinder habit
<i>Eriobotrya japonica</i>	Japanese Plum, Loquat		M	FS	Y	M	20'	Small shade tree
<i>Ilex x attenuata</i>	East Palatka Holly	*	M	FS	Y	M	30'	Red berries
<i>Ilex cassine</i>	Dahoon Holly	*	M-H	PS-FS	Y	M	25'	Red berries
<i>Lagerstroemia indica</i>	Crape Myrtle		M	FS	Y	M	20'	Many flower colors; deciduous
<i>Magnolia grandiflora</i> 'L.G.'	Little Gem Magnolia	*	M-H	PS-FS	Y	M	15'	Dense upright habit
<i>Myrcianthes fragrans</i>	Simpson Stopper	*	L	PS-FS	Y	M	15'	Fragrant flowers
<i>Myrica cerifera</i>	Wax Myrtle	*	M-H	PS-FS		F	15'	Multi-trunked
<i>Tabebuia argentea</i>	Golden Trumpet Tree		M	FS	Y	M	25'	Yellow flowers in spring; deciduous
<i>Tabebuia impetiginosa</i>	Tabebuia "purple"		M	FS	Y	M	15'	Purple flowers
MEDIUM & TALL SHRUBS								
<i>Acaylpha wikesiana</i>	Copperleaf spec (protected area)		M	PS-FS	Y	M	4'-5'	Variegated leaves
<i>Allamanda schottii</i>	Dwarf Allamanda, Golden-Trumpet Bush		M	FS	Y	M	4'-5'	Yellow flowers
<i>Bauhinia punctata</i>	Red Hong Kong Orchid		M	FS	Y	M	3'-4'	Trailing shrub
<i>Bougainvillea spec. **</i>	Bougainvillea spec.		M	FS	Y	F	Varies	Thorns; variety of colors
<i>Breynia disticha</i>	Snowbush, Foliage Flower		L-M	FS	Y	M	4'	Variegated leaves
<i>Brunfelsia grandiflora</i>	Yesterday-Today-and-Tomorrow		M	PS-FS	Y	S	6'	White – purple flowers
<i>Calliandra haematocephala</i> 'Nana'	Dwarf Powder-Puff		M	FS	Y	M	3'	Pink flowers
<i>Carissa macrocarpa</i>	Natal Plum		L-M	FS	Y	M	5'	Thorns; deep green leaves
<i>Chrysobalanus icaco</i>	Cocoplum (red leaf)	*	M	PS-FS	Y	F	10'-12'	Maintains well as hedge
<i>Clerodendrum</i>	Species		M	PS-FS	Y	M	Varies	Variety of colors
<i>Clusia guttifera</i>	Pitch Apple	*	L-M	PS-FS	Y	M	8'-10'	Screening

BOTANICAL NAME	COMMON NAME	NATIVE	WATER	LIGHT	COLOR	GROWTH	TYP. HT.	COMMENTS
<i>Codiaeum variegatum</i>	Croton spec		M	FS	Y	M	2'-3'	Variety of colors
<i>Conocarpus erectus sericeus</i>	Silver Buttonwood	*	M	PS-FS		F	6'-10'	Silver leaves
<i>Duranta erecta</i>	Gold Mound Duranta	*	M	FS	Y	M	3'-5'	Yellow gold leaves
<i>Dizygotheca elegantissima</i>	False Aralia		M	S-PS		F	6'	Protected areas
<i>Eugenia myrtifolia</i>	Eugenia		M	FS		M	5'	
<i>Ficus microcarpa</i>	"Green Island" Ficus		M	FS		M	3'	Low evergreen
<i>Galphimia gracilis</i>	Thryallis		M	FS	Y	F	5'	Yellow flowers
<i>Gardenia jasminoides</i>	Gardenia "Miami Supreme"		M	FS	Y	M	6'	Fragrant white flowers
<i>Hamelia patens</i>	Firebush	*	M	FS	Y	M	6'-10'	Wildlife plant
<i>Hibiscus rosa-sinensis</i>	Species		M	FS	Y	M	4'-5'	Variety of flower colors
<i>Ilex vomitoria</i>	Yaupon Holly	*	M	FS	Y	S	8'-10'	Large shrub or small tree
<i>Ilex vomitoria 'Schilling's Dwarf'</i>	Dwarf Holly	*	M	FS		S	3'	Low evergreen
<i>Ixora coccinea</i>	Ixora Spec		M	FS-PS	Y	M	4'-5'	Red flowers
<i>Jasminum multiflorum</i>	Downy Jasmine		M	FS-PS		M	3'-4'	White flowers
<i>Jatropha integerrima</i>	Jatropha		M	FS	Y	F	5'-6'	Large shrub or small tree
<i>Juniperus 'Torulosa'</i>	Twist Juniper		M	FS		S	8'-10'	Upright evergreen
<i>Leea coccinea</i>	Leea, West Indian Holly		M	FS	Y	M	4'-5'	Reddish leaves
<i>Ligustrum japonicum</i>	Privet		M	PS-S	Y	M	6'-8'	Large shrub or small tree
<i>Monstera deliciosa</i>	Tree Philodendron		M	FS		F	5'-6'	Large fleshy leaves
<i>Myrica cerifera</i>	Wax Myrtle	*	M-H	PS-FS		F	6'-12'	Large shrub or small tree
<i>Myrcianthes fragrans</i>	Simpson's Stopper	*	M	FS-PS	Y	M	6'-12'	Large shrub or small tree
<i>Philodendron selloum</i>	Split Leaf Philodendron		M	PS-S		F	5'-8'	Large fleshy leaves
<i>Philodendron 'Xanadu'</i>	Xanadu		M	PS		M	3'-4'	
<i>Pittosporum tobira</i>	Pittosporum		M	FS		M	4'-5'	
<i>Plumbago auriculata</i>	Plumbago		M	FS	Y	M	4'-5'	Blue flowers
<i>Podocarpus macrophylla</i>	Podocarpus (Japanese Yew)		L-M	FS		M	5'-6'	Upright; screening
<i>Polyscias pinnata 'Marginata'</i>	Balfour Aralia		M	PS	Y	F	4'-5'	Upright habit
<i>Psychotria nervosa</i>	Wild Coffee	*	M	PS-S		M	4'-6'	Thick clumping
<i>Raphiolepis indica</i>	Indian Hawthorn		M	FS-PS	Y	M	3'	Low evergreen
<i>Schefflera arboricola</i>	Dw. Schefflera spec.		M	FS-PS	Some	M	4'-6'	Green or yellow variegated
<i>Tibouchina urvilleana</i>	Glory Bush		M	FS	Y	M	6'-8'	Purple flowers
<i>Viburnum odoratissimum</i>	Sweet Viburnum		M	FS-PS		M	6'-8'	Screening hedge
<i>Viburnum obovatum</i>	Walter's Viburnum	*	L-M	FS-PS	Y	S	4'-6'	White flowers

BOTANICAL NAME	COMMON NAME	NATIVE	WATER	LIGHT	COLOR	GROWTH	TYP. HT.	COMMENTS
ORNAMENTAL GRASSES								
<i>Muhlenbergia capillaris</i>	Muhly Grass	*	L	FS	Y	M	3'	Attractive pink plumes
<i>Pennisetum setaceum</i>	Fountain Grass		L	FS	Y	M	3'	Green or dark red leaves
<i>Spartina bakeri</i>	Sand Cordgrass	*	M	FS-PS		F	4'-5'	Clump forming habit
<i>Tripsacum dactyloides</i>	Fakahatchee Grass	*	L-M	FS		M	4'-5'	Clump forming habit
<i>Tripsacum floridanum</i>	Gama Grass	*	L-M	FS-PS		M	2'	Dwarf variety of dactyloides
GROUNDCOVERS								
<i>Begonia</i>	Species		M-H	S-FS	Y	M	1'	Borders, color accent
<i>Carissa macrocarpa</i> 'E.M.'	Emerald Blanket Carissa		M	FS-PS	Y	M	1'	Low care groundcover
<i>Cuphea hyssopifolia</i>	False Heather		M	FS	Y	M	1'	Purple flowers; perennial
<i>Dianella tasmanica</i>	Flax Lily		M	FS-PS	Y	F	2'-3'	White variegated leaves; clumping
<i>Euphorbia spec</i>	Crown of Thorns		L	FS	Y	M	2'-3'	Spines
<i>Evolvulus glomeratus</i>	Blue Daze		M	FS	Y	M	1'	Accent with blue flowers
<i>Juniperus spec</i>	Species		L-M	FS	Y	S	1'-3'	Low care infill
<i>Lantana</i>	Species		L-M	FS	Y	F	1'-3'	Color accents
<i>Liriope evergreen giant</i>	Emerald Goddess		L-M	S-FS	Y	M	1.5'	Low care groundcover
<i>Ophiopogon japonicus</i>	Mondo Grass "Dwarf"		M	FS-PS	Y	M	0.5'	Borders
<i>Peperomia obtusifolia</i>	Baby Rubber Plant	*	M	PS-S	Some	M	1'	Spreading groundcover
<i>Trachelospermum asiaticum</i> 'minima'	Asiatic Jasmine		M	FS	Y	F	1'	Vine which forms mat cover
VINES								
<i>Allamanda cathartica</i>	Allamanda		M	FS	Y	F		Yellow flowers; trellis
<i>Clerodendrum thomsoniae</i>	Bleeding Heart Vine		M	PS-FS	Y	M		Red-white flowers; trellis
<i>Ficus repens</i>	Creeping Fig		M	S-FS		F		Climbs to walls/support; aggressive
<i>Mandevilla spec</i>	Mandevilla		M	FS	Y	F		Red/ pink flowers; trellis
<i>Passiflora</i>	Passion Flower	*	M	FS	Y	F		Red/ purple flowers; trellis; high leaf drop
<i>Petrea volubilis</i>	Queen's Wreath		M	FS-PS	Y	F		Large woody vine; trellis
<i>Pyrostegia venusta</i>	Flame Vine		M	FS	Y	M		Orange-red flowers; trellis
<i>Trachelospermum jasminoides</i>	Confederate Jasmine		M	FS	Y	F		Fragrant white flowers; trellis
ACCENT PLANTS								
<i>Agapanthus africanus</i>	Lily of the Nile		M	FS	Y	M	1.5'	Purple-blue flowers
<i>Alpinia zerumbet</i>	Variegated Shell Ginger		M	FS	Y	M	3'	Tropical variegated leaves

BOTANICAL NAME	COMMON NAME	NATIVE	WATER	LIGHT	COLOR	GROWTH	TYP. HT.	COMMENTS
<i>Aspidistra elatior</i>	Cast Iron Plant, Iron Plant		M	S-PS		M	2'	Spreads in clumps
<i>Bromeliads</i>	Species		L-M	FS	Y	S	0.5'-3'	Low care; many varieties
<i>Capsicum annuum</i>	Ornamental Pepper Plant		M	PS-FS		M	2'-3'	Produces peppers
<i>Colocasia esculenta</i>	Elephant Ear		M	PS-FS	Y	M	4'-5'	Large fleshy leaves
<i>Cordyline fruticosa</i>	Red Ti Plant		M	PS-S	Y	M	4'-5'	Upright with deep red leaves
<i>Crinum amabile</i>	Queen Emma Crinum Lily		M	FS-S		M	5'-6'	Large accent with spreading leaves
<i>Crinum asiaticum</i>	Giant Crinum Lily		L-M	FS-PS	Y	M	5'-6'	Large accent with spreading leaves
<i>Crossandra infundibuliformis</i>	Firecracker Flower		M	FS	Y	M		Orange flowers; perennial
<i>Dracaena arborea</i>	Dracaena Tree		M	FS	Y	M	20'	Tropical specimen
<i>Dracaena reflexa</i>	Pleomele "Song of India"		M	S-PS	Y	M	10'	Green or variegated
<i>Epidendrum</i>	Ground Orchid – Orange		M	FS-PS	Y	F	1.5'	Sprawling accent
<i>Furcraea foetida 'variegata'</i>	Variegated False Agave		M	FS	Y	M	5'-6'	Large accent with spreading leaves
<i>Helianthus debilis</i>	Beach Sunflower	*	L	FS	Y	F	2'-3'	Spreading with yellow flowers
<i>Heliconia</i>	Heliconia (Protected area)		M	PS	Y	F	4'-6'	Upright; fast spreading
<i>Neoregelia spec</i>	Bromeliad		M	Varies	Y	S	0.5'-3'	Low care; many varieties
<i>Orchidaceae</i>	Orchid		L-M	Varies	Y	M	1'-3'	Protected areas; many varieties
<i>Protasparagus densiflorus</i>	Foxtail Fern		M	FS-PS	Y	F	1'-2'	Borders; potted plant
<i>Salvia</i>	Species		M	FS-PS	Y	M	1'	Perennial
<i>Spathiphyllum spec</i>	Peace Lily		M	PS-S	Y	M	3'	Protected areas
<i>Stachytarpheta jamaicensis</i>	Porterweed		M	FS-PS	Y	F	1.5'	Sprawling groundcover
<i>Strelitzia nicolai</i>	White Bird of Paradise		M	FS-PS	Y	M	15'	Large accent; needs space
<i>Strelitzia reginae</i>	Orange Bird of Paradise		M	FS-PS	Y	M	5'	Upright compact growth
<i>Zamia pumila</i>	Coontie	*	L-M	S-PS		M	3'	Low care infill
PROHIBITED SPECIES								
<i>Ardisia elliptica</i>	Shoe Button Ardisia							
<i>Bischofia javanica</i>	Bishopwood							
<i>Dalbergia sissoo</i>	Indian Rosewood							
<i>Enterolobium cyclocarpum</i>	Ear Tree							
<i>Ficus microcarpa nitida</i>	Cuban Laurel Fig							
<i>Melia azedarach</i>	Chinaberry Tree							
<i>Sapium sebiferum</i>	Chinese Tallow Tree							
<i>Scaevola frutescens</i>	Australian Inkberry							

Codes:

CF Conifer: Trees that have needles

CA Canopy: (Shade Trees) Regarded by Collier County as a tree with canopy size (min. 20' spread) suitable for code requirements

***** Native

WATER: Water Requirements: H=High M=Medium L=Low

LIGHT: Light Requirements: S=Shade PS=Partial Shade FS=Full Sun

COLOR: Y=Yes (Flowers or Leaf Color)

GROWTH: Growth Rate: F=Fast M=Moderate S=Slow

TYP. HT.: Typical Height (estimated)

**** Bougainvilleas:** Different varieties have different growth habits

Some areas of Naples Lakes are cooler than others so temperatures should be a consideration in selecting plant material.

Plant Type refers to the general characteristics of a plant:

Annual refers to plants that usually live for one year.

Biennial refers to plants that usually live for only two years.

Broadleaf refers to a tree with a wide/broad leaf which is usually deciduous.

Canopy refers to the layer of leaves, branches and stems of a tree that cover the ground when viewed from above.

Deciduous refers to plants that drop their leaves during the winter.

Epiphyte refers to plants that naturally grow on other plants rather than in the soil.

Evergreen refers to plants that retain their leaves year round.

Herbaceous refers to plants that do not have woody stems.

Palm refers to woody or herbaceous plants in the family Palmae. They may be either single- or multi-stemmed.

Perennial refers to plants that live for several to many years.

Shrub refers to plants that are woody, multi-stemmed, and do not usually have exposed trunks.

Succulent refers to plants that have thick fleshy leaves and are usually very drought-tolerant.

Tree refers to large woody plants that typically have one or a few trunks and a larger crown.

Vine refers to plants that require some kind of support for their flexible stems.

Revised 6/23/15

EXHIBIT B

Sign Standards for Naples Lakes Country Club

- A. The Association reserves the right to install and maintain signage at all times on any portion of the Community.
- B. All signs not possessed by the Association shall be temporary in nature. Signage shall only be permitted to be on site and in view while a particular event is taking place.
- C. Authorized uses for temporary signage may include the following: Parties, Open Houses and other uses that may become apparent to the ARC such as postings for meetings or other informational pieces.
- D. All signs shall be maintained in good condition at all times.
- E. Signs shall comply with these Standards and be set plumb and straight.
- F. No signs other than those previously approved by these Standards, shall be permitted to be on site for any reason.
- G. Open House signs shall comply with the following Standards:
 - 1. Open House signs shall only be posted during the hours of the Open House and in no case be posted for more than six (6) hours at any given time.
 - 2. Open House signs shall be set directly in front of the property for sale. Signs shall not face the golf course.
 - 3. No additional Open House signs shall be posted in association with the property for sale.
 - 4. Open House signs shall have a red background with white lettering. This is the same sign available at the local Board of Realtors Office.



5. Open House signs shall be made of corrugated plastic and staked into the ground in a manner to properly hold the sign plumb and straight.
6. Attachments (e.g., balloons, tassels, flyer boxes, ribbons, flags) are not allowed to be placed or hung on Open House signs.

Revised 6/25/13

EXHIBIT C

Hurricane/Storm Protection Standards for Naples Lakes Country Club

- A. Hurricane/Storm protection (of any type) shall be installed on homes only upon approval from the ARC. This does not apply to galvanized steel protection which was provided by the Developer to all new Owners.
 - 1. The current minimum standards for hurricane/storm protection are galvanized 24 gauge steel panels installed with recessed bolt assemblies. No lesser assembly shall be permitted to be installed. Other types of shutters must be approved by the ARC as to material of construction and color.
- B. The approved colors for hurricane/storm protection are white, off-white (cream or ivory as defined by the ARC and not necessarily as defined by the manufacturer), beige (as defined by the ARC and not necessarily as defined by the manufacturer) and clear.
 - 1. Owners in single family and estate homes, desirous of painting the exterior of their home, must abide by the current color standards for hurricane/storm protection.
 - 2. Exterior paint must coordinate with the existing hurricane/storm protection on the Residential Unit.
- C. Requests for installation of hurricane/storm protection for Owners in the multi-unit Villages must first be submitted to the respective Village Board before being submitted to the ARC for final review.
 - 1. Each multi-unit Village Board has adopted white as the approved color for hurricane/storm protection. Clear hurricane/storm protection is allowed.
- D. Owners are responsible for obtaining all permits and clearance as may be required by local and state codes. These include, but are not limited to, building permits, inspections and fire department review. Even with ARC approval, failure to obtain proper permits and inspections could result in a violation of these Standards and require removal of said hurricane/storm protection system.
- E. **Hurricane/Storm protection may only be used from May 1 to November 30 of each year. This Standard is strictly enforced.**
- F. Attachment-type hurricane/storm protection, when not in use, shall be stored in the garage of the Residential Unit.
- G. The use of plywood, Styrofoam, or other temporary forms of hurricane/storm protection is only allowed on an emergency basis immediately prior to the threat of a hurricane. Once

the threat has passed, this temporary protection must be removed and repair to the Residential Unit caused by this application must begin immediately. In the event that storm damage was incurred, temporary protection can be used for longer periods of time providing permanent repairs are forthcoming.

NOTE: Storm and window protection became mandatory in Collier County in March of 2002. As such, all homes permitted after that time shall automatically have some acceptable form or window and door protection. Residential Units constructed pursuant to the new code have already received permit review and inspection. These prior acceptances do not supersede the restrictions listed herein in the event the originally installed system is altered in any fashion.

Revised 6/28/11

EXHIBIT D

Non-Compliance Procedures for Violations of the ARC Standards

Every Owner, Owner's family members, guests, invitees, and lessees shall at all times comply with the ARC Standards. Following are the action steps to be taken for Owners who fail to comply with the ARC Standards:

1. At the recommendation of the ARC, the ARC Chairperson shall send a "Non-Compliance Warning" to the Owner or Village Association Board President, in writing, describing the alleged violation, reasonable time frame for correction, and the proposed sanction being recommended by the ARC if the alleged violation is not corrected.
 - a. This step shall be omitted for repeat violators of the Hurricane/Storm Protection Standards for Naples Lakes Country Club (Exhibit C).
 - b. The Owner or Village Association Board President has the responsibility of informing the ARC Chairperson when the violation has been corrected.
2. If the alleged violation is not corrected within the time frame allowed in the "Non-Compliance Warning" letter, a "Non-Compliance Notice" will be sent to the alleged violator by the ARC Chairperson. The "Non-Compliance Notice" shall describe the alleged violation, the proposed sanction being recommended by the ARC, and explain that the Owner has up to fourteen (14) days from the receipt of the "Non-Compliance Notice" to contact the General Manager/Chief Operating Officer (GM/COO), in writing, to request a Hearing before the Enforcement Committee.
 - a. The Owner or Village Association Board President has the responsibility of informing the ARC Chairperson when the violation has been corrected.
 - b. If the Owner or Village Association Board President does not request a Hearing before the Enforcement Committee within fourteen (14) days from the receipt of the "Non-Compliance Notice", and there continues to be lack of compliance, the Master Board of Directors (Master Board), upon written notification to the Owner or Village Association Board President:
 - (1) Shall impose the sanction of a fine being recommended by the ARC which can range up to \$100 per day and up to \$1000 in aggregate. Fines may accrue on a daily basis or in aggregate; and/or
 - (2) May if recommended, suspend an Owner's use of any common area and/or the golf course; and/or
 - (3) Hire a licensed and/or bonded Contractor to perform the work necessary to bring the property into compliance with the ARC Standards. The cost for this

work shall be billed to the Owner's account or Village Association Board/Property Management Company; and/or

- (4) Turn such matters over to the Master Board's counsel for legal action to enforce compliance. If legal action becomes necessary, and the Master Board prevails, the Owner or Village Association Board/Property Management Company shall be responsible for the Master Board's prevailing party attorney's fees as well as their own.
3. If requested in a timely manner, a Hearing on the alleged violation shall be held by the Enforcement Committee on the date and time of the next Board Meeting, in a separate meeting room, unless a different date and time are agreed to by the parties involved.
4. A written decision of the Enforcement Committee shall be submitted to the Owner or Village Association Board President within twenty-one (21) days after conclusion of the Hearing, with a copy to the ARC Chairperson and ARC Board Liaison. If the decision is against the Owner or Village Association Board, and no appeal is taken to the Master Board, the sanction recommended by the ARC will be imposed. If the ARC sanction recommended was suspension of privileges, the decision shall state that privileges be suspended for a specific period of time.
5. The decision of the Enforcement Committee may be appealed to the Master Board. An Appeal to the Master Board must be in writing and delivered to the GM/COO within fourteen (14) days of receipt of the Enforcement Committee's written decision.
6. A written decision of the Master Board shall be submitted to the Owner or Village Association Board President within twenty-one (21) days after conclusion of the Master Board Hearing, with a copy to the ARC Chairperson, ARC Board Liaison, and Enforcement Committee Chairperson. The Master Board's decision shall be final.
 - a. If the Owner or Village Association Board President still does not correct the violation, the Master Board may, in addition to the sanction already imposed:
 - (1) Fine an Owner or Village Association/Property Management Company. Fines can range up to \$100 per day and up to \$1000 in aggregate. Fines may accrue on a daily basis or in aggregate; and/or
 - (2) Suspend an Owner's use of any common area and/or the golf course; and/or
 - (3) Hire a licensed and/or bonded Contractor to perform the work necessary to bring the property into compliance with the ARC Standards. The cost for this work shall be billed to the Owner's account or Village Association Board/Property Management Company; and/or
 - (4) Turn such matter over to the Master Board's counsel for legal action to enforce compliance. If legal action becomes necessary, and the Master Board prevails,

the Owner or Village Association Board/Property Management Company shall be responsible for the Master Board's prevailing party attorney's fees as well as their own.

7. Fines shall be collected by the Naples Lakes Country Club Accounting Department.

a. Application: All monies received from fines shall be allocated as directed by the Board.

Revised 6/25/13



NON-COMPLIANCE WARNING

Date:

To: Owner/Village Association Board President

Re: Violation of Rules and Covenants at _____

(Description of the violation along with a reasonable time frame for correction)

To avoid further action with regard to this violation, please notify the General Manager/Chief Operating Officer, in writing, that the situation has been corrected by (date). If the violation has not been corrected by (date), a sanction of (define the sanction; e.g., fine/suspension of privileges) may be imposed, and should the violation not be remedied, the Master Board of Directors may exercise its right to correct the violation, impose additional sanctions, and/or refer the violation to legal counsel for action.

Pursuant to the *Declaration of Covenants, Conditions and Restrictions*, every Owner, their immediate family member, guest, and lessee shall at all times comply with the Declaration, Bylaws, Rules and Regulations, Architectural Standards, and Use Restrictions.

For the Architectural Review Committee,

ARC Chairperson

cc: ARC Board Liaison
Village Association President (if applicable)
Property Management Company (if applicable)
Member/Village File



NON-COMPLIANCE NOTICE

Date:

To: Owner/Village Association Board President

Re: Violations of Rules and Covenants at _____

(Description of the violation described in the Non-Compliance Warning Letter dated ____ and proposed action).

If you wish to Appeal this violation and proposed action, you must request, in writing, a hearing before the Enforcement Committee. This request must be delivered to the General Manager by (date - no less than fourteen (14) days of receipt of "Non-Compliance Notice"). Your Appeal will be heard by the Enforcement Committee at the next Board Meeting, scheduled for (date & time), in a separate meeting room, unless a different date and time can be agreed upon.

If you do not request a hearing by (date), the proposed sanction of (description of fine/suspension of privileges) may be imposed. The Board of Directors, in their discretion, may exercise its authority to fine an Owner or Village Association, suspend an Owner's use of any common area and/or the golf course, hire a licensed and/or bonded contractor to correct the violation, and/or turn this matter over to the Master Board's legal counsel for legal action. Please be aware you will be responsible for all costs associated with bringing the property into compliance, to include the Association's prevailing party attorney's fees as well as your own.

Pursuant to the *Declaration of Covenants, Conditions and Restrictions*, every Owner, their immediate family member, guest, and lessee shall at all times comply with the Declaration, Bylaws, Rules and Regulations, Architectural Standards, and Use Restrictions.

For the Architectural Review Committee,

ARC Chairperson

cc: ARC Board Liaison
Enforcement Committee
Village Association President (if applicable)
Property Management Company (if applicable)
Member/Village File

EXHIBIT E

Tree Removal, Relocation and/or Replacement Standards for Naples Lakes Country Club

The Architectural Review Committee (ARC) desires to preserve the beauty of the landscape at Naples Lakes Country Club, but realizes there may be legitimate reasons for tree removal, relocation and/or replacement. It is the general policy that any tree which is removed in the common grounds or residential areas of Naples Lakes be replaced with an accepted tree as listed on the Approved Plant List (Exhibit A), and in compliance with the Collier County requirements (see www.colliergov.net/Index.aspx?page=853). The replacement tree must be placed in a location approved by the ARC, in consultation with the Landscape Committee.

It is possible that some lots have adequate trees and have no place for a replacement as determined by the ARC, in consultation with the Landscape Committee. In this case, the Owner or Village may remove the tree without replacement, but only upon approval by the ARC and Landscape Committee. Should the ARC and the Landscape Committee determine that the lot does not have an adequate number of trees after removal, and the Owner believes they do, the Owner, at their expense, may hire a Florida licensed Landscape Architect to render a written opinion whether the lot has an adequate number of trees. That written decision will be binding.

- A. All requests to remove, relocate and/or replace a tree, dead or alive, must be submitted to the respective Village Association Board (first, if applicable) and/or to the ARC, through an ARC Request Form. The Request must include type of tree being removed, relocated and/or replaced, reason for change, and type of replacement tree, if applicable.
 1. The ARC will consider the following when evaluating tree removal requests:
 - a. Is the tree causing damage to structures?
 - b. Does the tree represent a safety hazard?
 - c. Is the tree damaging utilities?
 - d. Is the tree causing other site-specific damage or hazards?
 - e. Is there sufficient room for a replacement tree?
- B. The process of reviewing a Request and rendering a decision to approve or disapprove a Request will take no longer than thirty (30) days.
 1. In those cases where an Owner in a multi-unit Village is requesting to remove, relocate and/or replace a tree, the ARC may ask that a quorum of Village Association Board Members approve a Request prior to ARC consideration.
- C. When a Request is approved by the respective Village Association (if applicable) and/or the ARC, the following must be adhered to by the Owner receiving the approval:

1. The Owner is responsible for all costs associated with the tree removal, relocation and/or replacement on the Owner's property, unless such expense is paid for by the Village Association (if applicable).
 2. The Owner or Village Association (if applicable) is responsible for securing all proper permits with Collier County, if required.
 3. Removal, relocation and/or replacement of a tree must be completed within thirty (30) days of the official approval.
 4. Replacement trees must:
 - a. be a minimum of 10 feet in height from the soil surface;
 - b. have a minimum caliper of 1¼ inches;
 - c. have a minimum spread of 4 feet; and
 - d. be a Florida #1 tree or better per the Florida Grade Standards.
- D. If a Request is denied by the respective Village Association Board (if applicable) and/or the ARC, the Owner submitting the Request has the right to submit a written request to the Board of Directors within thirty (30) days, asking to appeal the Village Association Board (if applicable) and/or the ARC's decision.

Revised 6/25/13