
AUTUMN WOODS

HOMEOWNERS MANUAL

JANUARY 2008

AUTUMN WOODS COMMUNITY ASSOCIATION, INC.

2008 Community Association RULES AND REGULATIONS

The following is a revised list of rules and regulations applicable to the Autumn Woods Community and each of its Neighborhoods. For your convenience, this list includes brief summaries of many of the use restrictions contained in the recorded covenants, copies of which were provided to you at the time of purchase. Section references to the recorded documents are provided where applicable in the event further guidance is needed. However, all of the provisions contained in the recorded documents still govern the Autumn Woods Community, even though not summarized in this list, or in the case of any inconsistency. In addition, the Master Association Board has attempted to address other areas of concern raised by homeowners by providing for rules and guidelines in this consolidated list with the intention of benefiting the entire Community by maintaining its originally developed standards. In so doing, the Master Board has referred not only to the recorded documents, but also to the Collier County Land Development Code, in order to provide rules that will help maintain the Community in such a way that complies with their respective requirements. Unless the context provides otherwise, all initially capitalized terms shall have the meanings ascribed to such terms in the Master Declaration.

APPROVAL GUIDELINES.

All modifications to home and or lots which were previously properly approved in writing by the ARC, the Board of Directors or Centex homes prior to January 15, 2008 remain approved and are "grandfathered" as of January 15, 2008. It shall be the responsibility of each homeowner to provide a written copy of such approval if requested to do so by the Board of Directors.

All modifications which were not previously properly approved in writing by the ARC, the Board of Directors or Centex Homes and which were in violation of existing rules at the time they were installed and are less than one year old as of January 15, 2008 must be removed.

All modifications which were not previously properly approved in writing by the ARC, the Board of Directors or Centex Homes and which were in violation of the existing rules at the time they were installed and are more than one year old as of January 15, 2008 may be reviewed by the ARC upon the written request of the homeowner. After such review the ARC shall submit its findings and recommendations to the Board of Directors. Should the board require that the modification be restored to its condition prior to the change, the homeowner shall be required to remove such modification.

1. ARCHITECTURAL STANDARDS.

No construction, site work, exterior alteration or modification and no plantings or removal of plants, trees or shrubs shall take place without prior written approval by the appropriate entities. ARC requests should be submitted to the Property Manager. *(Master and Neighborhood Dec. Section 8.1; see rule no.18 for Planting Exceptions)*

2. SINGLE FAMILY RESIDENTIAL USE ONLY.

All dwellings shall be used and occupied for single-family residence purposes only. Dwellings may not be used for non-residential purposes, which may diminish the residential character of the neighborhood except “garage sales” may be conducted with prior written consent of the Neighborhood Association. Refer to the community documents for additional details. *(See Neighborhood Dec. Section 9.1)*

3. RENTAL OF UNITS.

All rentals of Units shall be documented by written leases, and the Unit Owner shall deliver a copy of each lease along with a \$150.00 administrative fee and reference check to the Secretary of the Neighborhood Association. Refer to the community documents for additional details. Sections 9.3 and 9.4 of the Neighborhood Declaration cover subjects unique to the Maple Brooke Association, to which Owners of villas belong. Common maintenance, Owner obligations, Association responsibilities, reserves and party walls along with other details are included. *(See Neighborhood Dec. Section 9.2)*

4. USE AND OCCUPANCY.

No Unit may be used as a rooming house, rented for less than thirty (30) days, nor rented more than three (3) times within any twelve (12) month period. *(See Neighborhood Dec. Section 9.2)*

5. NUISANCES.

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. *(See Neighborhood Dec. Section 10.1)*

6. TEMPORARY STRUCTURES.

No structure of temporary character such as a trailer, tent, shack, garage, barn, motor home, mobile home, or other outbuildings of prefabricated nature shall be used on any Lot at any time as a residence, either temporarily or permanently. *(See Neighborhood Dec. Section 10.3)*

7. SIGNS.

No sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Unit, fence or other improvement upon such Lot so as to be visible

from public view or mounted on any vehicle or trailer, parked or driven in the subdivision except the following:

- a) For Sale Sign – Any Owner may erect one sign not exceeding 2' x 3' in area, fastened only to 2 stakes in the ground and extending not more than three (3) feet above the surface of the ground advertising property for sale, (see Rule No. 37 for details);
- b) Political Signs – May be placed on a Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal. Signs shall not be erected more than ninety (90) days in advance of the election to which they pertain and must be removed within fifteen (15) days after election;
- c) Security and dog fence signs no bigger than one (1) foot square are allowed in single family homes only. (*See Neighborhood Dec. Section 10.4*)

8. CAMPERS, BOATS AND RECREATIONAL VEHICLES.

No campers, boats, boat trailers, recreational vehicles, or other types of non-passenger vehicles, equipment, implements, or accessories may be kept on any Lot unless fully enclosed within the garage and said vehicles and/or accessories are in operable condition. No dismantling or assembling of motor vehicles or other machinery or equipment shall be permitted in any driveway or yard. No commercial vehicles bearing commercial insignia or names shall be parked on any Lot unless temporarily parked for service on that Lot. Approved exceptions are for loading/unloading only and are confined to daylight hours only. Refer to the Community documents for additional details. (*See Neighborhood Dec. Section 10.5*)

9. PETS, LIVESTOCK AND POULTRY.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except for cats, dogs or other generally recognized household pets of a reasonable number, provided that no more than four (4) adult (6 months or older) animals may be kept on a single Lot. Moreover, Collier County prohibits the keeping of more than three (3) dogs without a kenneling license. Small birds are to be kept in a bird cage and tropical fish to be kept in an aquarium. All such animals shall be kept in strict accordance with all local laws and ordinances including leash laws. **No PIT BULLS or ROTTWEILERS are permitted.** Also, any listed breeds that will cause an increase in the Association's insurance premiums are strictly prohibited. A current list of such breeds is available upon request from the Property Manager. List will be approved by the Board of Directors. (*See Neighborhood Dec. Section 10.6*)

All dogs, when not within the Owners' Lot or Unit, must be on a leash and not allowed to run free. Invisible fencing is allowed within the confines of the Owner's Lot. No invisible fencing is permitted to be installed in drainage easements or within 10 feet of the lakes. Further, all pet owners are responsible for cleaning up and removing any solid waste made by their pets on the Property.

Noise complaints should be directed to Collier County Domestic Animal Control (“DAC”) for action. Noise citations can be issued by DAC when two (2) neighbors witness an incident at the same time. The Board of Directors of the Neighborhood Association can

require compliance or removal when the pet becomes a nuisance or the pet owner does not abide by the rules and regulations established by the Board of Directors pertaining to pets.

All such animals shall be licensed by the appropriate state and local authorities. No horses, cows, goats, chickens, pigeons, or any such animals, fowls or reptiles shall be kept on any portion of the Autumn Woods Property.

10. GARBAGE AND REFUSE DISPOSAL.

No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste must be kept in sanitary containers. No such containers shall be stored on any Lot except solely on a day designated for pickup and shall be removed from view before the following day. At all other times, trash containers shall be stored in the Unit’s garage to discourage rodent problems and not become a nuisance to neighbors. *(See Neighborhood Dec. Section 10.7)*

11. SIGHT DISTANCE AT INTERSECTIONS.

No fence, wall, hedge, or shrub planting which obstruct sight lines at elevations between three (3) and ten (10) feet above the roadways is permitted on any corner Lot for safety reasons. Refer to the community documents for additional details. *(See Neighborhood Dec. Section 10.8)*

12. PARKING.

No vehicles, trailers, implements, or apparatus may be driven or parked in Neighborhood Common Areas or Master Common Areas not intended for vehicle access or on any easement unless in use for maintaining such Neighborhood Common Areas or Master Common Areas. *(See Neighborhood Dec. Section 10.9)*

a. Parking on lawns is prohibited at all times. (This routinely breaks sprinkler heads and damages lawns).

b. Residents need to notify the guard if they expect street parking for parties to extend past midnight.

c. If additional parking is needed for overnight guests, construction, etc., homeowners must register with the Association Manager to use the community center for a specified/ limited number of days.

d. Campers, boats, RV’s and trucks are not allowed to park on common property/community streets or to obstruct the flow of traffic at any time.

e. Overnight parking is prohibited on all Community streets and/or common areas between the hours of 12am to 6am. Exception is: Security staff on duty and Emergency vehicles. *The Association has the right to have vehicles towed for repeated violations after second notification to the homeowner or owner of such vehicle. Only an Autumn Woods Board Member or the Association Manager is authorized to approve towing.*

13. COMMERCIAL OR INSTITUTIONAL USE.

No Lot, and no building erected or maintained on any Lot, shall be used for manufacturing, industrial, business, commercial, institutional or other non-residential purposes. *(See Neighborhood Dec. Section 10.10)*

14. DETACHED BUILDINGS.

No detached accessory buildings, including, but not limited to, detached garages and storage buildings, shall be erected, placed or constructed upon any Lot. *(See Neighborhood Dec. Section 10.11)*

15. FENCES AND WALLS.

No fence or wall shall be erected or maintained on any Lot. Swimming pools shall be enclosed in approved screened enclosures, and, as long as such enclosure remains, the Owner shall have the right to erect permanent or temporary security fencing around the swimming pool, provided that such security fencing shall be completely contained within the screened enclosure. *(See Neighborhood Dec. Section 10.12)*

16. LANDSCAPING.

No plantings or removal of plants, trees or shrubs shall take place without prior written approval of the ARC-M or ARC-N (as applicable). *(See rule No.18 for Planting Exceptions)*. Plantings in lake maintenance and drainage easements are a major concern and must be approved by the ARC-M in accordance with applicable permits. No artificial flowers or plants may be placed in the yards of homes. All decorative ground cover rock in the front and side yard of any home shall not exceed ten (10) percent of the total area of both the front and side yards. *(See Master & Neighborhood Dec.8.1, Neighborhood Dec. Sec.10.13)*

Autumn Woods is continually developing a prohibited vegetation list. See the Landscaping Guidelines for the current listing of prohibited exotics and nuisance species. Please be aware that this list is subject to change with Board of Directors approval. Please request a current list from the Association Manager or the Architectural Review Committee prior to submitting any landscaping plans to the ARC-M or ARC-N (as applicable) for approval.

17. LANDSCAPING AND SITE GUIDELINES.

Purpose and Intent: The purpose and intent of the landscape guidelines is to protect and enhance the community's environment and aesthetic values and promote the preservation, protection and enhancement of nature within the boundaries of Autumn Woods. Owners shall maintain their Lots in accordance with all landscaping guidelines promulgated by the ARC-M. Current landscaping guidelines follow, and attached hereto includes the following:

- Landscaping Plant List
- Tree and Palm Standards
- Street Canopy Continuity Guidelines
- Invasive Trees

A. Landscape plans shall incorporate:

1. Any alteration of the Developer's *original footprint*, of the existing front plant bed(s) including size and/or shape (**expansion/contraction**) or the creation of a new plant bed must be approved by the ARC-M.

2. The entire **front** planting bed should be maintained with a layered framework of plant materials and incorporate: foundation shrubbery of evergreen and/or flowering types, ground cover, tall single trunk palms clustered of same species, and may include an accent tree and/or accent palm and annuals if desired.

3. The "**palm cluster design**" within the front plant bed on each Lot, shall be maintained with the standard number of two, three or more tall matching palms in accordance with each street, lot and/or model of home. (See the Palm Standards for details).

4. Adequate spatial consideration for the future size and spread of plant materials at maturity is necessary. Certain species may not be size appropriate in relation to planting location, or lot, within a residential community.

5. Mulch material retains moisture and is required for the natural enhancement of the planting beds.

6. No plantings, trees or palms may be installed along the lake at least 15 feet from the high water mark.

7. Approved plant material shall be used as a *screen effect* for any play equipment of a permanent nature and/or any above ground utility equipment (pool pump filters, air conditioning unit, generators, etc.) that may be visible from any right of way or adjacent dwelling.

8. A "standard" number of native canopy hardwood trees shall be maintained in the streetscape frontage on each homeowner's lot within the neighborhoods of Autumn Woods. The streetscape standard is one (1) canopy tree with the ideal spacing of approximately thirty (30) feet apart and a maximum of forty-five (45) feet apart with one accent palm or accent tree allowed in the line in the streetscape. The accent palm/tree will only be approved if the canopy tree is in place. The number of required palms determined by Lot size will be allowed at other points in the lawns and beds. As with all landscaping ARC approval is required. The streetscape frontage is defined as the lawn

area no closer than ten (10) feet from the curb and no farther than fifteen (15) feet. (See the Tree Standards for tree details.)

9. No plantings are allowed from the Owners front lot easement line to the curb (10 feet) without written approval from the ARC-M.

10. If a lake is present behind a property, landscaping between homes may be permitted from the front structure to the rear of the home or lanai with ARC-M approval.

11. If a lake is not present behind a home, landscaping may be installed between the homes from the rear property line, but not in any defined easement, with ARC-M approval.

12. No tree(s) or other plantings may be installed in easements between homes or in any part of the property that would impede or otherwise alter the pattern of natural runoff of rain water between lots. A drainage plan must be submitted before planting. Plantings in any easement are subject to the Association's recorded covenants and restrictions for such easements.

B. Maintenance of Landscaping: The Owner shall be responsible for the continued maintenance and upkeep of all landscaping on the lot to present plants and trees in a healthy condition. All landscapes shall be kept free of refuse, debris, disease, pests and weeds and shall be fertilized and irrigated. Ongoing maintenance to prohibit the establishment of invasive exotic species is required. In the case of the demise or removal of any required tree, palm or plant material, each homeowner shall have sixty (60) days for replacement. *(As applicable for each neighborhood.)*

1. **Lawns** (grass) must be properly maintained and no more than six (6) inches in height. *(See Neighborhood Dec. Sec. 10.13)*

2. **Shrubs** shall not exceed four (4) feet at front and side of the home and be maintained within the height of the sill for window locations.

3. **Hedges** shall not exceed six (6) feet at the side and rear of the home. A plant hedge used to screen play equipment shall not exceed ten (10) feet. Installation of any hedge requires ARC-M or ARC-N approval and may require adjacent neighbor's agreement.

4. **The native tree/vegetation** retention landscape feature found on certain homesites shall be preserved by the homeowner. However, if **ALL** of the native tree(s)/vegetation contained in the landscaping feature must be removed because of disease, death, or storm damage, the homeowner can change, modify or eliminate the retention landscape feature with prior ARC approval.

5. Landscaping of any kind shall not obstruct vehicular or pedestrian travel along the sidewalk or street.

6. Trees may overhang a sidewalk or street provided there is a minimum of seven (7) feet above the sidewalk and the overhanging foliage does not impose a danger to the public.

7. Plantings abutting a neighbor's lot must be (2-3) feet from the property line; ARC-M or ARC-N approval is required and may require adjacent neighbor's agreement. Plantings must not interfere with irrigation, drainage or utility easements and are recommended to be installed in a curvilinear form.

8. No tree(s) or palm(s) on a Lot shall be installed or removed without **prior written** approval of ARC-M.

9. Any removal or loss of required plant material within the planting bed area which creates a barren or sparse view thus presenting an appearance of neglect or decline to the site will not be allowed. (See the approved plant list for replacement guidelines.)

10. **Damage to lake banks due to construction drainage or erosion on their Lots are the responsibility of the Homeowner.** Landscaping on a homeowner's Lot which has altered the drainage to cause erosion and damage to the lake bank or neighboring Lot shall be the responsibility of the homeowner.

C. Plant Materials:

1. All new landscaping shall incorporate a minimum of 35% indigenous and drought tolerant plant material on a Lot and be maintained according to the Landscaping Guidelines.

2. Replacement plantings may be installed within **existing** plant beds without approval provided new plant materials are selected from the approved plant list. (See Planting Exceptions Rule No.18).

3. All plant stock shall conform to Florida required codes.

4. The use of invasive plant material is prohibited.

D. Irrigation:

An irrigation system is required for all landscaping and shall be maintained in good operating condition and include a properly installed and functioning rain sensing device.

E. Turf:

1. Lawns must be green St. Augustine “Floritam” grass.
2. The area of turf within the front of a single family Unit shall be no more than seventy-five percent (75%) of the net area of the front lawn with consideration to permeable space.
3. Any modification to the original lawn footprint (expansion-contraction) must be approved by the ARC-M. Landscape aesthetics will be considered for approval.

F. Required Trees: Standards for canopy trees on a homeowner’s property are subject to Collier County codes and/or Autumn Woods Tree Standards and landscape guidelines.

G. Required Palms: The “**palm cluster design**” within the existing landscaping boundary of the front planting bed on individual Lots shall be retained. A standard number of two (2) or three (3) matching, tall, single trunk palms, clustered within the plant bed are required to ensure that the original landscape design be maintained for the continuity of each street, lot and/or model of home.

18. PLANTING EXCEPTIONS.

Exceptions to planting restrictions: Annual type flowering plants may be added to the Owner’s lot without approval provided they are placed within existing planting bed(s). Annuals may not replace required shrubs. The Owner is responsible to care for the plants and to remove them after the season or before leaving for an extended period. Do not use annuals that spread or reseed themselves. Replacement of dead or declining plantings may be installed within the **existing** front plant bed(s) without approval, provided plant materials are selected from the approved Landscaping Plant List. Any deviation from the existing front plant bed or the approved plant list, including extensive landscape modifications of entire planting beds, as well as landscaping related to an addition of a home or a pool must have ARC-M written approval.

19. LANDSCAPE ENHANCEMENTS.

a. **Statuary and Fountains:** All statuary (including fountains) must be in good taste (i.e., not offensive to norms of this Community) and approved in writing by the ARC-M in its sole discretion prior to installation. The item may not be larger than three (3) feet in height and three (3) feet in width. Only one such item is permitted per front yard (statuary or fountain). **NO** birdbaths are permitted due to health risks from standing water (According to the *Health Dept. and Mosquito Control*). Bird houses/feeders are not allowed in front lawns, front planting beds or attached to any structure.

b. **Benches:** Lot owners may have one decorative bench in the front of their home of neutral or coordinating color to blend in with the overall architectural scheme of their home. The bench should not be oversized (not to exceed 3 feet), must be stationary (not a swing), and preferably placed within the front door walkway and/or entry area not more than ten (10) feet from the front of the home structure, or within a landscaping boundary. **No** plastic or folding lawn furniture is allowed in front of a Unit.

c. **Decorative edging:** Edging is defined as any material placed above ground level creating an abrupt edge. Installation of any form of edging is not permitted along the edge of a walkway, driveway, planting beds, or around trees abutting grass lines of the lawn.

d. **Landscape lighting:** The intent of exterior landscape lighting should be to enhance the landscape design without overpowering the streetscape, producing excessive glare or affecting adjoining lots or traffic. Landscape lighting will be limited to palms within the front landscape beds, not to exceed six (6) low-voltage lights total per bed (one per palm) and must project upwards; the lighting shield should be concealed within vegetation. Colored lamps are prohibited. Landscape lighting at the rear of an Owners lot shall follow front guidelines. ARC-M approval is required for all exterior lighting. (See *Master Dec. Section 8.2.3*)

e. **Pathway lighting:** Solar/mushroom low-voltage footlights are permitted without approval, providing they are placed **along the front entrance walkway** within the confines of the landscape bed. These lights are not permitted along the driveway or the front of a landscape bed, or within the lawn/grass area. Light housing style and color should be complimentary to the exterior design and surrounds of the Unit. No mill finish aluminum or bright colors are allowed. Typically (2-6) are aesthetically appropriate.

f. **Flower pots and containers:** The use of pots and containers may be desirable to accentuate or enhance an **entrance**. Pots and containers that have a natural finish and of natural materials complimentary to the color of the home are preferred. Move to safe storage in the event of an impending storm or if the Owner is leaving for an extended period of time.

g. **Decorative stones, gravel, boulders:** Limited use of such material can be beneficial at areas of extreme storm water runoff or as a minor landscape enhancement. In no case should the use of such materials be placed around trees or in the front of planting beds, or to extend the boundary of walkways or driveways. (**Note:** Decorative stones (rocks) produce radiant heat that may damage the plant stems, and does not aid in water retention or weed control).

20. VEGETATION.

All vegetation should be trimmed and in a cleaned state, not wild in growth, unkempt, or obstructing doorways, windows or community features. Vine type plants can be aggressive and become a nuisance when not properly maintained. Vines may house termites and are ultimately damaging to the exterior surface of the Unit and are not

recommended. If desired, vines may be used in a confined area at a front entryway OR garage entrance for **accent** only, not in combination. Light fixtures and house numbers must remain exposed. Trellises, lattice or arbors are not permitted to be attached, mounted or placed on a Unit, placed on the lawn or within planting beds. Heavy gauge filament and anchors are recommended by professional landscapers for support of plant material. ARC-M approval is required.

21. SOLAR ENERGY DEVICES.

All such apparatus shall not be erected without prior written consent of the ARC-M or ARC-N (as applicable). *(See Neighborhood Dec. Section 10.14)*

22. EXTERIOR FINISH AND PAINT COLORS.

All exterior walls of all dwellings, garages, and approved buildings shall be completely finished with stucco or other material acceptable to the ARC-M or ARC-N (as applicable). No unpainted concrete block surfaces shall be visible on any exterior wall. Exterior walls of the main residence on any Lot shall be composed of at least 95% masonry or masonry veneer (including stucco). The said percentage to apply to the aggregate area of all first floor exterior walls, excluding windows, doors, or other openings and gable ends. The above requirements apply to the lower floor only for a two-story dwelling. Masonry or masonry veneer includes stucco, ceramic tile, clay, brick, rock and all other materials commonly referred to in the Collier County, Florida area as masonry. The original Centex paint colors on exterior walls and garage door shall be maintained. The front entrance door may be painted an earth-tone color with prior ARC approval. Paint color samples are available at the Association Property Manager's office. *(See Neighborhood Dec. Section 10.15)*

23. SCREEN ENCLOSURES.

Screen enclosure specifications include:

- a. Front screen enclosures are a modification/alteration to the exterior of the Unit. ARC-M approval is required prior to installation.
- b. The color of screens and frames in the Oak Hollow/Mahogany Run and Maple Brooke Neighborhoods must be black/bronze. White is allowable for front enclosure only.
- c. The aluminum structure must be plain with no decorative scrolling design, etc.
- d. The structure must be under truss or not to protrude beyond the outside wall or column of the house.
- e. Front screen enclosures are not permitted for Cedar Ridge Neighborhood.
- f. Homeowner assumes responsibility of continued maintenance and upkeep.

24. STORM/SCREEN DOORS.

All storm/screen doors must have written ARC approval **prior** to installation. No decorative scrolling, bars or solid front panels are permitted. The storm/screen door shall have a full length clear-view, must be color compatible to the principle color

scheme of the Unit, and the structure to which it is attached. The frame must blend harmoniously so as not to appear obtrusive. The invisible screen door or single-light styles are recommended.

25. CHIMNEYS.

All fireplace flues, smoke stacks and spark arresters shall be completely enclosed and concealed from public view in finished chimneys of materials architecturally compatible with the principal finish material of the exterior walls of the Unit or otherwise approved by the ARC-M and ARC-N (as applicable). *(See Neighborhood Dec. Section 10.16)*

26. CLOTHES HANGING DEVICES.

No clothes hanging devices are permitted outside any Unit, or in the Common Areas. New Florida energy regulations allow retractable clothes hanging devices *inside* lanais only. They must be retracted when not in use. *(See Neighborhood Dec. Section 10.17)*

27. WINDOW TREATMENTS.

No reflective film, aluminum foil or similar treatment shall be applied on glass doors or windows. Windows exposed to public view shall be of clear glass with no bright color treatment on window glass. No window air conditioner units or fans are permitted. Any product used for solar protection must be approved by the ARC. *(See Neighborhood Dec. Section 10.18)*

28. OIL AND MINING OPERATIONS.

No oil drilling, oil development operations, refining oil, quarrying or mining operations are allowed. No derricks, oil wells, tanks, tunnels, shafts or mining excavations, storage tanks for oil or other fluids will be maintained on Lots above the surface of the ground. *(See Neighborhood Dec. Section 10.19)*

29. MAIL BOXES.

Mailboxes shall be erected and maintained upon areas determined by the U.S. Postal Service in accordance with the current postal authority standards and the approval of the ARC-M or ARC-N (as applicable). The Owner must replace boxes that have been damaged with the same type, color and manufacturer as the original. The company that supplies the mailboxes is Lykins – Signtek, Inc. at (239) 594-8494 or (239) 591-4131. *(See Neighborhood Dec. Section 10.20)*

30. GARAGES.

An enclosed garage able to accommodate at least two (2) automobiles must be constructed and maintained for each residence. All garages shall be maintained for storage of automobiles and no garage may be enclosed or otherwise used for habitation. It is preferred that each garage be used to accommodate the maximum number of vehicles. It is recommended that garage doors be kept closed for security purposes when not being used to exit or enter. Motorized roll-up screens for garages are NOT permitted. *(See Neighborhood Dec. Section 10.21)*

31. ROOFS.

No exposed roof surfaces on any principal structures shall be of wood shingles or wood shakes. The ARC-M or ARC-N (as applicable) shall have the authority to approve roof treatments and materials when it is determined such treatments and materials used will not be detrimental to the quality of the neighborhood. Roofs shall be kept visibly free of mold and mildew. *(See Neighborhood Dec. Section 10.22)*

32. SETBACK LINES.

All buildings or other structures must be constructed, placed and maintained in conformity with setback lines shown on the recorded plat site survey or imposed by applicable governmental authorities. Notwithstanding the foregoing, the ARC-M or ARC-N (as applicable) may approve minor variances from the setback requirements for reasonable cause or to alleviate a hardship. *(See Neighborhood Dec. Section 10.23)*

33. ATHLETIC AND RECREATIONAL FACILITIES.

Outdoor athletic and recreational facilities such as swing sets and sport courts of either a permanent or temporary nature shall not be placed on any Lot in the subdivision between the street right-of-way and the front of a Unit and must be approved by the ARC-M, ARC-N (as applicable). When approved, temporary facilities must be removed from the front of the Unit when not in use. *(See Neighborhood Dec. Section 10.24)*

Specifications: Play equipment permanent in nature such as swing sets, jungle gyms, trampolines, etc., are not allowed on any lot in the front or side yards. Such equipment may be allowed in rear yards with prior written approval of the ARC-M or ARC-N. Approved plant material for hedge screening will be required to “fence” such equipment when visible from any street location. Play equipment and screening must not block a neighbor’s view of the lake. The color of the equipment, such as swing sets and jungle gyms, shall be natural in color and material (wood) to blend with surrounding environment and shall not exceed eleven (11) feet in height.

Portable basketball hoops/goals are allowed in Oak Hollow/Mahogany Run provided the rules of the 2004 amendment are followed. Basketball hoops of a permanent nature are not permitted. Homeowners should take care to secure basketball goals/hoops when the home is not occupied for any length of time, particularly during hurricane season. The applicable rules for basketball hoops are as follows:

- Appearance of Portable Goals.
 - a. Backboards. Backboards shall be predominantly clear in color, except for standard markings thereon.
 - b. Poles & Base. Poles and base shall be black or dark in color.

- c. Location. Basketball goals shall be placed on or next to the driveway between the front of the unit and ten (10) feet from the front street right-of-way.
 - d. Grandfather Clause. The ARC shall “grandfather” existing basketball goals that do not meet the appearance provision, provided they are well maintained in accordance with the maintenance provision set forth below. Owners shall submit a request in writing to the ARC board for approval. The grandfather requests must be submitted within ninety (90) days from favorable passage/notice to Autumn Woods residents. A list of approved existing basketball goals shall be maintained in a file at the Association manager’s office. If the Owner replaces their basketball goal, it must conform to the above appearance provisions.
- Maintenance. All basketball goals shall be maintained in good condition and repair in an aesthetically attractive manner. All backboards, rims, poles, and other apparatus thereto shall be kept free from rust and in a well-painted and clean condition. All basketball goals shall have nets attached, which nets shall not be torn, ripped, or frayed. No metal nets are permitted.
 - Daytime Use. Use of basketball goals shall be permitted only between the hours of 9:00 a.m. and 9:00 p.m. No additional lighting of basketball goals shall be permitted.
 - Hurricane Provision. In the event of a hurricane, the Owner must safely secure the basketball goal.
 - Non-Usage. If basketball goals have not been in use for a period of thirty (30) continuous days, they must be removed from the front of the Unit.

34. WATER AND SEWAGE.

No individual water supply system or sewage disposal system shall be permitted on any Lot, including but not limited to water wells, cesspools or septic tanks. (See *Neighborhood Dec. Section 10.25*)

35. EXTERIOR HOLIDAY DECORATIONS.

Lights and decorations may be erected on exterior of Units in commemoration of observed holidays provided that such lights or decorations do not disturb the peaceful enjoyment of adjacent Owners by illuminating bedrooms, creating noise or attracting sightseers. Lights and decorations must be removed within thirty (30) days after the holiday has ended. Christmas decorations or lights may not be displayed prior to November 15th of any year. For other holidays, decorations or lights may not be displayed more than two (2) weeks in advance of the holiday. (See *Neighborhood Dec. Section 10.26*)

Flags for decoration or game day sports flags attached to a Unit are permissible (no in-ground poles of a permanent nature are permitted). Holiday standards apply. These guidelines do not include the American flag, except for the in-ground pole rule.

36. TELEVISION AND RADIO RECEIVING DEVICES.

No exterior radio or television antenna, satellite dish, microwave antenna or other antenna or device for sending or receiving television or radio signals may be erected or maintained on the exterior of any Unit in such a manner as to be visible to an observer from the street in front of the Unit or otherwise materially affect the appearance of the Unit. The devices must be approved before installation by the ARC-M or ARC-N. Satellite receiver dishes in excess of 39" in diameter shall be prohibited on all Lots and Units. Each Owner agrees to be bound by this limitation and waives the benefits of any contrary rule or regulation promulgated by the Federal Communications Commission or other governmental body or agency. *(See Neighborhood Dec. Section 10.27)*

37. "FOR SALE" AND "OPEN HOUSE" SIGN GUIDELINES.

a. Time:

Signs are to be used for a period of no longer than six (6) months.
Purpose of sign is "short term" announcement only.

b. Size:

Sign may not exceed 24" x 36" in area. See sign construction details available from the Property Manager.

c. Sign Colors:

- **"Standard"** Autumn Woods sign colors are as follows:
Posts: PMS-468 (Cream-Beige)
Sign Panels: PMS-468 (Cream-Beige)
Letter (copy) Color: PMS-349 (Forest Green)
- **"Logos"** - We realize that many "company" logos are various colors that correctly identify the firm. Therefore, we will allow "logos" to be as per company colors as long as the other rules herein are complied with.

d. Typestyles for Signage:

The "Standard" typestyle for Autumn Woods is Palatino.
As per our illustration drawings, we require a substantial amount of "white space" on our signs in order to prevent a "cluttered" look. An easy "rule of thumb" is 50% letter/copy area, and 50% blank sign panel = 100% sign panel area
(See sign construction details attached)

38. COMMUNITY POOL/SPA/DECK AREA RULES.

The safety and enjoyment of the members of the Community are of primary concern in the operation of our pool and spa. If we show courtesy and consideration for others in our use of the pool, a minimum number of guidelines will be needed.

- a. Children twelve (12) years old and under must be accompanied by an adult. Children over age twelve (12) should not swim unless an adult is at home to be notified in the event of an emergency, illness, or conduct problem.
- b. Running, rough play, in or out of the pool, or excessive splashing can be dangerous and is prohibited.
- c. Food, glass, breakable items and pets (especially dogs and cats) can be a health and safety problem and must not be brought into the pool area. Please use ashtrays, and place all trash in the containers provided.
- d. Alcohol is prohibited in the pool/spa/deck area.
- e. Wash off suntan lotion/oil before entering the pool – oil “gums” tiles and dilutes the chemicals.
- f. If hair is longer than shoulder length, please braid it, confine it in a ponytail or bun, or wear a bathing cap – loose hair cannot be back-washed from the filter and reduces its efficiency.
- g. Swim diapers are required for all children still in diapers. Regular diapers are not allowed.
- h. The pool and spa are open from dawn to dusk. In general, this is 7:00 a.m. to 8:00 p.m. Daylight Savings Time and 7:00 a.m. to 6:00 p.m. Eastern Standard Time. No night bathing is allowed, due to limited lighting and pursuant to County Ordinance. Use of the pool is prohibited during cleaning and servicing.
- i. Please fold down umbrellas before leaving.

39. CLUBHOUSE AREA/EXERCISE ROOM.

- a. These areas are open during the hours as posted on the doorway to these facilities.
- b. To reserve the “Social Room”, please call the Property Manager. A deposit in the amount of \$300.00, as well as a deposit for the key in the amount of \$25.00, is required. The Social Room cannot be reserved for private/commercial business activities. An inspection will be made after the facility has been used. Any additional cleaning, damage, etc. will be deducted from the deposit and the remainder will be returned to the Unit Owner. Swimming pool and spa are not included in the reservation. An access key may be obtained from the Property Manager after the deposit has been submitted and the reservation approved.
- c. Do not hang decorations on the walls in the Social Room (freestanding decorations are encouraged).
- d. Do not wear any items of clothing which could damage the chairs or exercise equipment.
- e. Children under age twelve (12) are not allowed to use the exercise equipment unless supervised by an adult/parent.
- f. Equipment and furniture must be cleaned after use.

- g. If exercise equipment is busy, please limit your time to thirty (30) minutes.
- h. No animals are allowed in Clubhouse or Exercise room.
- i. Please turn off lights and fans in any area after use.
- j. Please lock doors upon leaving the area.

40. TENNIS/BASKETBALL COURTS.

- a. Available on a first come, first served basis.
- b. Appropriate attire is required.
- c. No skates, scooters, skateboards or bikes are allowed.

41. TOT LOT.

- a. To be used by children under age six (6); not for use by older children and adults. However, adults must accompany children using the Tot Lot.
- b. No glass or metal containers are permitted in the area.

42. COMMON AREAS.

The Common Areas including the Preserves and Conservation Easements are and continue to be a great natural asset for Association members and their families. These lands are owned by Autumn Woods Master Association, are maintained with dues paid to the Association and are for the enjoyment and benefit of all residents and visitors. Your investment in the Common Area can be enhanced and maintenance costs kept at a reasonable level if:

- All plants and topsoil are left undisturbed;
- All wildlife is protected and pets are restrained;
- Private property bordering the Common Area is respected. Allowing children and pets to stray onto these areas without permission of the Owner constitutes a trespass;
- Racing and reckless handling of bikes are not permitted. Bicycles should stay on the street and pathways and not on grassy areas;
- Persons using the pathways during late night hours refrain from loud and boisterous activity;
- Caution is used when approaching the end of the paths that enter directly onto the street, watch for traffic;
- Pet waste is disposed of properly and leash laws are observed.
- **DO NOT DISPOSE OF PLASTIC CLEAN-UP BAGS IN THE SEWER**

NOTE:

The amenities are important to the long-term value of your Community and these rules and regulations are being established for the benefit of all those living within Autumn Woods. Please respect and help others respect the Common Property. As an Owner, if you see anyone not following the rules or misusing these facilities, please contact the Association Manager. If you find anyone trespassing after hours or vandalizing the facilities, contact the Sheriff's Office at 239-774-4434. Keeping your facilities safe, clean, and in good condition will give all the Owners many years of continued enjoyment. Thank you in advance for your cooperation.

43. MOTORIZED VEHICLES.

The rules regarding the use of motorized vehicles are as follows:

1. All powered vehicles capable of exceeding five (5) miles per hour are prohibited from use on Autumn Woods Property unless they are licensed, registered, and insured. Specifically, any motorcycle, moped, or motorized scooter used in Autumn Woods may only be driven by a licensed driver, and must be registered and insured in accordance with Florida law.
2. Specifically exempted from this regulation are electric personal assistive mobility devices as defined under Florida Statute, Section 316.003(83); and any other bona-fide "assistive technology devices" as defined in Florida Statute, Section 427.802(1); and any special mobile equipment as defined under Florida Statute, Section 316.003(48) provided that such equipment may not be operated in a manner that creates a traffic hazard, or which poses a threat of harm to the user of such equipment.

44. STORAGE AND USE OF GAS-FIRED OR CHARCOAL-FIRED COOKING GRILLS.

The North Naples Fire Control and Rescue District is enforcing Collier County Ordinance 98-74. This ordinance does not allow any LP (gas fired) or charcoal barbecue grills to be used or stored on the walkway, stairs, balconies, patios or attached garages in apartment buildings or condominiums. They must be used and stored a minimum of ten (10) feet from the building. Electric grills may be used and stored on the rear balconies or patios, but not walkways or stairs, as long as it is not a nuisance to other people. LP grills and charcoal grills that are "used" or "stored" on patios, are both a fire hazard and may endanger the safety of any person or property of the complex.

Exception 1: Detached one and two family dwellings.

Exception 2: Permanent gas-fired or electric grills with proper ventilation hoods/facilities installed per manufacturer's instructions.

45. ARCHITECTURAL REVIEW COMMITTEE REQUEST FOR MODIFICATION.

Owners who wish to make a change to their Unit or Lot must submit a Request for Modification Form to the ARC-M for prior approval. A Request for Modification Form may be obtained from the Association Manager or the ARC-M.

46. DRIVEWAY/WALKWAY REFINISHING.

Driveway/walkway surfaces shall be restricted to hard-permanent and dust free finishes (i.e., concrete, stamped concrete or brick pavers). Driveway/walkway refinishing shall be approved only if the colors are compatible with the house and roof tile. Driveway/walkway refinishing improvements must have *prior* written approval by the ARC-M or ARC-N before commencement of work. (Master Dec. Sec.'s 8.1, 8.2.3, 8.2.4 Neighborhood Sec. 8.1)

Specifications:

a. Replacement of the driveway with asphalt is prohibited

b. A modification to the developer's original *footprint* of the homeowner's driveway/walkway for (expansion/extension) must have approval by the ARC-M or ARC-N. The ARC shall not approve such modifications for the homeowner's intended purpose of side yard parking, vehicle storage or any modification inconsistent with the uniformity of the overall standard of community architectural scheme, Association's recorded documents' regarding easements and setback lines on the recorded plat, and/or applicable building or other local governmental codes with consideration to protecting the maximum pervious land area.

c. Painting of the driveway/walkway is not permitted.

47. GENERATOR USE AND INSTALLATION.

Portable Gas Generators: The use of portable gas generators within Autumn Woods will only be permitted during a power outage. If used other than in a power outage, hours of operation will be strictly limited, and shall comply with any local County codes or restrictions. The use of portable gas generators will not be permitted for any other reason.

Permanently Installed Generators: Approval shall be obtained from the ARC-M prior to installation. Generators shall be installed according to current local County building codes and permitting, and shall be screened from view by means of approved landscaping vegetation. All tanks must be below ground level. For more detail (See Neighborhood Dec. Section.10.19).

48. DÉCOR ATTACHMENTS.

Decorative décor **not** permitted attached on a Unit include: window planters, trellises, lattice, and arbors. House number plaques should be of a material that reflects quality and is compatible to the style of the home. House numbers shall remain in proximity to the side of the garage or front door opening.

49. POOL/SPA/SCREEN ENCLOSURE.

ARC-M or ARC-N approval is required for the construction for pool, spas, and screen enclosures. In-ground pools and spas and their screen enclosure shall be located within the maximum build-able area in the rear yard. All construction must comply with local current building codes. Above ground pools shall not be permitted. The screen enclosure is required to enclose the top and sides of a pool or spa and surrounding deck (lanai space). The construction of a pool or spa and deck may not change the grade of the existing landscape or topography. Plant material is required by the ARC to soften the screen enclosure structure from adjoining properties. Any resulting damage to systems from landscaping and irrigation are the responsibility of the homeowner. Gutters and down spouts which become part of the pool installation may be required to be tied into an underground drainage system and drain to a lake, swale, or other storm water drainage system. Solar pool/spa heating system, their placement and attachments must also be approved by the ARC-M or ARC-N.

An Owner shall have the right to erect temporary security fencing around the surrounding pool/spa provided that such security fencing shall be completely contained within the screen enclosure. (*See NEIGHBORHOOD Dec. Section 10.17*)

All pools for single family homes in Autumn Woods shall meet certain criteria based upon original builder specifications:

1. The pool enclosure is not wider than the home.
2. The pool enclosure extends twenty (20) to twenty-two (22) feet from the rear of the home.
3. The pool enclosure does not intrude upon the twenty (20) feet lake maintenance easement or any platted easement.
4. The pool enclosure is bronze aluminum.
5. The runoff from the gutters is adequately directed or buried in such a way that it runs into the lake without causing erosion.
6. There is a proper agreement in place regarding access to the site and restoration of the site access area following completion.
7. The pool contractor is properly licensed and insured.
8. The pool enclosure and pool equipment pad are adequately and appropriately landscaped.

50. HURRICANE SHUTTERS/STORM PROTECTION.

All residents of Autumn Woods are required to follow the ***Hurricane Shutter Guidelines*** promulgated for the Autumn Woods Community Association as such guidelines may be amended from time to time with notice in accordance with applicable building code requirements, ARC-M standards and Board of Directors approval. ***All permanently installed hurricane shutters/protective coverings must be approved in writing by the ARC-M prior to installation. All previous ARC approvals will be honored.***

Hurricane shutters and panels must comply with current local, county and state building codes, and conform to the exterior Unit design.

“Official” hurricane season is currently defined as June 1st thru November 30th. Residents not present during this period may secure a service to maintain their shutters according to the current community guidelines.

A. Permanent types include: Accordion and roll-downs. This type of shutter is attached to the structure and is meant to remain in place at all times. However, this type of shutter is required to be in the open position except in the event of a hurricane warning. An exception is thirty (30) days for vacation absences during the official hurricane season stated above. (Lanai and front entry alcove exception see “F” below).

1. Accordion and roll-down storm protection must be color most compatible to the body color or other surrounds to which such coverings are attached. Installation should not alter the architectural style of the window design. For front entry alcove, installation of the accordion and roll-downs must comply with local county codes, and subject to the manufactures specifications.

2. Permanently affixed tracks, header boxes and all other related items shall be color matched to the structure to which they are attached.

B. Removable Panels: Approved panels are galvanized steel, aluminum or clear panels. **Only clear panels may be installed at the beginning of the hurricane season and taken down at the conclusion of the hurricane season.** Clear panels should be installed to fit the architectural design of the windows when applicable and are recommended for the aesthetic appearance of the front of the home. Unpainted galvanized steel and/or aluminum panels may not be installed permanently during the hurricane season. All tracks, or mounting brackets that are applied to the structure, shall be color matched or painted to the part of the structure to which they are affixed.

C. Timing of Installation of Storm Shutters: Removable storm panels may not be installed and/or any storm shutters that are permanently affixed to the Unit may not be closed or lowered until some part of the southwest coast of Florida or any part of the Florida Keys is included in a National Weather Service hurricane tracking cone; OR, when a “tropical storm/hurricane/watch” or “warning” is issued for Collier County, **whichever is earlier**, and must be removed opened or lifted (as applicable) within ten (10) days of the cancellation of the storm warning.

It is recommended that seasonal residents make arrangements to install, close or lower shutters and then to remove, open or raise the shutters after the threat has passed with a neighbor, friend or a home watch service. The Property Manager may be able to identify a vendor for your use.

D. Plywood Covering: Temporary installation of protective covering including the use of plywood due to an imminent threat of a hurricane is allowed without ARC approval. Follow the above installation and removal guidelines. Plywood covering shall be mounted in accordance with Collier County recommended guidelines. **Note:** the use of plywood **does not** meet the new Florida building codes for high velocity wind zones.

E. Storage of Panels: No removable panels including plywood shall be stored on the exterior of the Unit.

F. Seasonal Closing: Clear panels will be permitted to remain in place during the official hurricane season. Residents with permanent type shutters affixed on the lanai or front entry alcove may close and lower the shutters at their convenience.

G. Alternative to the Approved Shutters: Homeowners desiring an alternative to the above hurricane protection products must submit a Modification Request form with a proposed alternative and all pertinent information to the ARC-M.

Approval by the ARC-M does not constitute an endorsement, warranty or guarantee regarding the effectiveness of the shutters/protective covering for the prevention or reduction of storm damage. Any approval granted is solely as to the aesthetic appearance and design of the shutters/protective covering, with the understanding that the homeowner assumes all responsibility for continued maintenance of all protective covering and their attachments.