

**AUTUMN WOODS**

**OAK HOLLOW**

**and**

**MAHOGANY RUN**

2020

**RULES & REGULATIONS**

**MANUAL**

Revision to 3-5-21

# WELCOME TO AUTUMN WOODS.

As a new resident we want to provide you with this easy access guide to make you aware of information that will be helpful to you as you settle into the community.

Autumn Woods is a deed restricted community that has rules and restrictions as to what is allowed on the outside of your home. There is also included some helpful information to make your transition as smooth as possible.

## **There are Four Community Associations within this community.**

The first is the **Autumn Woods Master Association**. This is managed by Resorts Management. Their website is [autumnwoodscommunitynaples.com](http://autumnwoodscommunitynaples.com). All contact information is available at their website. They have an office at the clubhouse. The manager is Tony McHugh and his phone is 239-596-9634 and his email address is [tmchugh@resortgroupinc.com](mailto:tmchugh@resortgroupinc.com). The master is responsible for the maintenance of all common areas including the clubhouse and recreation areas.

In order to receive a gate pass for your automobiles you need to fill out a resident information sheet included in these documents and bring the completed document to the clubhouse office.

The association for the Villa's is called **Maple Brooke** and the association for the Condominiums is called **Cedar Ridge**.

The association for the single-family homes is **Oak Hollow & Mahogany Run**. The management company Sentry Management. Their website is [www.swpropmgt.com](http://www.swpropmgt.com). The Community Manager for Southwest Property Management is Elle Bruner, 239-261-3440.

All information from here on only applies to single-family homes. All provisions contained in the Declarations for the Master and Neighborhood Associations govern, even though they might not be referred to in the 2020 Autumn Woods Oak Hollow Rules and Regulations Manual.

## USE OF UNITS AND LOTS

### 1. SINGLE FAMILY RESIDENTIAL USE ONLY

A unit must be used and occupied for single-family residence purposes only. (See Section 9.1 of the OH/MR Declarations.)

### 2. UNIT RENTAL

A unit may not be rented for less than 30 days, nor rented more than 3 times within any 12-month period. Rental of a unit must be documented by a written lease. The unit Owner must provide a copy of such lease to the AWCA Property Manager, along with the names, contact information and vehicle information (make, model and license number) of the Renter and the family members and acquaintances living with the Renter. (See Section 9.2 of the OH/MR Declarations.)

### 3. COMMERCIAL OR INSTITUTIONAL USE

A unit or lot may not be used for business, commercial, manufacturing, institutional or other non-residential purposes. (See Section 10.10 of the OH/MR Declarations.)

### 4. TEMPORARY STRUCTURES

A temporary structure such as a tent, trailer, camper, RV or fabricated outbuilding may not be used on a lot at any time as a temporary or permanent residence. (See Section 10.3 of the OH/MR Declarations.)

The only accessory structures allowed in Autumn Woods are ARC-approved playsets. They may not be visible from the road and must be hidden from view by plantings that will grow high enough in one year to obscure the structure from view. Any planting may require additional ARC approval and may not be planted in a Lake Maintenance Easement.

The following structures are not allowed: Sheds, Cabins, Treehouses, Playhouses, Gazebo, Pergolas, Tents, Above Ground Pools, Detached Garages, Huts, Awnings, Canopies, Dog Houses, Cabanas, Storage Structures or any type of accessory structure.

### 5. NUISANCES

Noxious or offensive activity may not be carried out on any lot or in any unit, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the community. Owners shall not make or permit any noise that will disturb or annoy the occupants of neighboring homes or permit anything to be done which will interfere with the rights, comfort, or convenience of other homeowners. (See Section 10.1 of the OH/MR Declarations.)

### 6. GARAGE SALES

A unit Owner may conduct no more than one garage sale during any 6-month period. Owners must obtain a Collier County Permit and submit a Garage Sale Application form to the OHMR Property Manager. A copy of the approved Garage Sale Application form and Collier County Permit must be submitted to the security guard house at least 24 hours prior to the date of the sale. (See Section 9.1 of the OH/MR Declarations.)

## **7. GARAGES**

An enclosed garage capable of accommodating 2 cars / trucks must be maintained for each OH/MR unit. Garage doors should be kept closed for appearance purposes. Motorized roll-up screens for a garage are not permitted. A garage may not be enclosed or otherwise used for habitation. *(See Section 10.21 of the OH/MR Declarations.)*

## **8. PARKING • CARS, SUV'S, TRUCKS, BOATS, TRAILERS, CAMPERS, RY'S AND COMMERCIAL VEHICLES**

- a. Parking on lawns and common area grounds is prohibited.
- b. Non-commercial vehicles (cars, SUV's and trucks) may be parked on driveways, streets and common area parking lots. However, such vehicles may not be parked on streets and common area parking lots overnight (between the hours of 12:00 AM to 6:00 AM).
- c. A resident must notify the guard if they expect parking of guests' non-commercial vehicles on streets or common area parking lots to extend past midnight. If additional parking for overnight guests is required, a resident must obtain the Property Manager's authorization for guests to park on common area parking lots for a specified limited number of days.
- d. A resident's vehicles bearing commercial insignia or names, and boats, trailers, campers and RV's may not be kept on a lot unless fully enclosed within the garage.
- e. Boats, trailers, campers and RV's may be parked on a driveway for a maximum of up to 4 hours during a 7-day period for cleaning, loading and unloading. Boats, trailers, campers and RV's may not be parked on streets or common area parking lots.
- f. Vehicles, boats, trailers, campers and RV's may not be dismantled, repaired and assembled on a driveway or lot.
- g. The Property Manager has the authority to have cars, trucks, campers, boats, trailers and RV's towed from Autumn Woods at the Owner's expense after a second parking violation notification.
- h. Commercial vehicles of companies servicing a unit or lot may be parked on driveways and streets only while performing the services. Such vehicles may not be parked on driveways and streets overnight. *(See Sections 10.5 and 0.9 of the OH/MR Declarations.)*

## **9. PETS**

- a. Common household pets such as dogs, cats, small birds and tropical fish may be kept within a unit. However, no more than 4 adults (6 months or older) dogs and cats may be kept within a unit. (Collier County prohibits the keeping of more than 3 dogs without a kenneling license.) Pets must be licensed when required.
- b. Pit Bulls and Rottweilers are not permitted. Any listed dog breeds that will cause an increase in the Association's insurance premiums are not permitted. A current list of such breeds is available upon request from the OHMR Property Manager
- c. Dogs must be kept on leashes when not within the confines of an Owner's lot. Invisible fencing may be installed within the confines of the Owner's lot, but not in a drainage easement or within 10 feet of a lake.
- d. An Owner is responsible for cleaning up and removing any solid waste made by their dogs on all property within Autumn Woods.
- e. Birds must be kept in a birdcage and tropical fish must be kept in an aquarium. All such animals must be kept in strict accordance with all local laws and ordinances including leash laws.
- f. Complaints about pets should be directed to the Property Manager and/or Collier County Domestic Animal Control (DAC). The Board of Directors can require removal of a pet from Autumn Woods when a pet becomes a nuisance or an Owner does not abide by the applicable rules and regulations. *(See Section 10.6 of the OH/MR Declarations.)*

## **10. GARBAGE AND REFUSE DISPOSAL**

Garbage and refuse must be kept in containers. The containers should be stored in a unit's garage or in a place on the lot where they are not visible from the street. Containers may be placed on the curb only on a designated pickup day and must be removed from view before the following day. *(See Section 10.7 of the OH/MR Declarations.)* Trash, Recycle, and Yard waste are picked up on Wednesday. Trash is also picked up on Saturdays.

## **11. IRRIGATION WATER WELLS**

An irrigation water well may not be installed on a lot. *(See Section 10.25 of the OH/MR Declarations.)*

## **12. GENERATORS**

A generator may only be operated during a power outage or for testing purposes.

A permanently installed generator must be installed on a concrete pad along the side or rear of a unit and must be screened from view by landscaping. The fuel tank for a permanently installed generator must be located below ground level. Architecture Review Committee approval is required prior to installation of permanently installed generator.

## **APPEARANCE OF UNITS AND LOTS**

### **1. ROOFS**

Roofs should be kept visibly free of mold and mildew.

The design of building structures in Autumn Woods are best described as Mediterranean inspired. Materials and colors used in Autumn Woods were selected to blend harmoniously with natural environmental features and colors found in autumn wood (muted earth tones) OHMR Exterior Paint and Roof Tile Scheme illustrate the desired colors for the community.

In keeping with Mediterranean inspired design, roofs must be flat or s-shaped concrete tiles (similar to the original Hansen Tile Corp. tiles). **ARC-N** approval is not required if replacing roof color and style in kind. Flat concrete tiles of any style that is consistent with Boral Plantation "smooth" that are of a color matching the adapted Autumn Woods roof tile color schemes are acceptable, subject to ARC-N approval. Owners are prohibited from using two or more different color roof tiles.

### **2. EXTERIOR PAINT COLORS**

The exterior walls and garage door of a unit may be painted any color originally used by Centex on any unit in Autumn Woods or any ARC approved color. The front entrance door of a unit may be painted an earth-tone color. ARC approval is required prior to painting.

### **3. WINDOW TREATMENTS**

Aluminum foil, reflective film or similar treatment may not be applied on window or glass doors. Window air conditioners and fans are not permitted. (*See Section 10.18 of the OH/MR Declarations.*)

### **4. STORM / SCREEN DOORS**

Storm or screen doors should have full-length glass or screen, be devoid of decorative scrolling and solid panels, and be color compatible with a unit. ARC approval is required prior to installation.

### **5. SCREEN ENCLOSURES**

White as well as bronze frames are permitted for a unit's front entry foyer. The frames for all other screen enclosures must be bronze. The frames must be devoid of decorative scrolling and solid panels. The screen enclosure for a unit's front entry foyer must be under truss and may not protrude beyond the outside wall or column of a unit. ARC approval is required prior to installation.

### **6. POOL SPA AND SCREEN ENCLOSURE**

- a. Only in-ground pools are permitted.
- b. The construction of a pool / spa may not change the grade of a lot. The drainage system for a lot must be modified to accommodate water runoff from gutters and down spouts included in the pool/ spa installation. A drainage plan is required to be approved by the ARC prior to construction.

- c. A pool/ spa must be contained within a screen enclosure or fence.
  - (1) The screen enclosure must have a bronze frame.
  - (2) The screen enclosure must be attached to a unit.
  - (3) The screen enclosure cannot be wider than a unit's walls.
  - (4) Landscaping must be installed around the screen enclosure.
  - (5) Temporary security fencing may be erected around a pool /spa.  
(See Section 10.12 of the OH/MR Declarations.)
- d. The location of a pool / spa and screen enclosure must not intrude upon any easements indicated on the Map of Boundary Survey of a lot.
- e. A pool / spa pump, heater and related equipment must be installed on a concrete pad along the side or rear of a unit and must be screened from view by landscaping.
- f. ARC approval is required prior to construction.

## **7. SOLAR ENERGY DEVICES**

Solar energy collector panels and devices must be located on a unit or lot in such a way as to be screened from view at a point in the center of the street directly in front of a unit. ARC approval is required prior to installation. (See Section 10.14 of the OH/MR Declarations.)

## **8. TV AND RADIO RECEIVING DEVICES**

TV and radio antenna and satellite dishes must be located on a unit or lot in such a way as to be screened from view at a point in the center of the street directly in front of a unit. The height of a TV or radio antenna may not exceed the height of the peak of the roof of a unit. A satellite dish in excess of 39" in diameter is prohibited. ARC approval is required prior to installation. (See Section 10.27 of the OH/MR Declarations.)

## **9. WINDOW PLANTERS, TRELLISES, LATTICE AND ARBORS**

Window planters are not permitted.

## **10. FENCES AND WALLS**

A fence or wall may not be erected on a lot. (See Section 10.12, OH/MR Declarations.)

## **11. DRIVEWAY /WALKWAY REFINISHING**

A driveway/ walkway surface must be smooth concrete, stamped concrete or brick/ stone pavers. A smooth concrete driveway may not be painted. A stamped concrete or brick/ stone pavers driveway / walkway should be color compatible with the unit body and roof color. A driveway may not be widened for the purpose of side yard parking or vehicle storage. Driveway expansion that accommodates parking of additional cars is not allowed. ARC approval is required prior to construction.

## **12. MAIL BOXES**

A mailbox must be maintained in an area determined by the U.S. Postal Service. An Owner must replace a mail box that has been damaged with the same type and color as the original. The company that has supplied mailboxes for Autumn Woods is Lykins Signtek (239-594-8494). (See Section 10.20 of the OH/MR Declarations.)

## **13. CLOTHES HANGING DEVICES**

Clothes hanging devices are not permitted on a lot. Florida energy regulations allow retractable clothes hanging devices inside lanais. Such devices must be retracted when not in use. (See Section 10.17 of the OH/MR Declarations.)

## **14. ATHLETIC AND RECREATIONAL FACILITIES/ EQUIPMENT**

- a. Permanent athletic and recreational facilities / equipment such as courts, goals, swing sets, jungle gyms etc. may be installed in the back yard of a lot only, subject to the following restrictions:
  - (1) Such equipment may not exceed 11 feet in height and should be natural in color.
  - (2) Such equipment / facilities may be used only from 9:00 AM to 9:00 PM Daylight Savings Time and 9:00 AM to 6:00 PM Eastern Standard Time. Additional lighting for such facilities / equipment is not permitted.
  - (3) ARC approval is required prior to installation.
- b. Portable athletic equipment, other than a portable basketball goal, may not be placed in the front of a lot.
- c. A portable basketball goal may be placed by a driveway subject to the following restrictions:
  - (1) The goal must be located on or next to a driveway between the front of a unit and 12 feet from the street.
  - (2) The goal may only be used from 9:00 AM to 9:00 PM Daylight Savings Time and 9:00 AM to 6:00 PM Eastern Standard Time. Additional lighting for the goal is not permitted. If the goal has not been used for a period of 30 continuous days, it must be removed.
  - (3) The backboard should be mostly clear in color except for standard markings thereon, and the goal's supporting pole and base should be dark in color. The rim must have a net attached that is not frayed or torn. Metal nets are not permitted. The backboard, rim, pole and base must be kept painted and rust free.
  - (4) In the event of a hurricane warning, the goal must be safely secured.

## **LANDSCAPING**

### **1. ARC Approval Requirements for Landscaping Changes**

- a. ARC approval before proceeding is required to:
  - (1) Alter the existing footprint (expansion/ contraction) of an existing landscape bed or to create a new landscape bed.



- (2) Plant trees, palms, shrubs and hedges. (See exception in 1.b.)
- (3) Remove live trees, palms, shrubs and hedges.

b. ARC approval is not required to:

- (1) Remove dead, diseased and storm damaged trees, palms, shrubs and hedges.
- (2) Replace removed trees, palms, shrubs and hedges with trees, palms, shrubs and hedges set forth in the Tree Standards, Palm Standards and Landscaping Plant List exhibits at the back of this Manual.
- (3) Plant annual flowering plants within existing landscape beds.

## 2. Streetscape Standard

- a. The streetscape frontage is defined as the lawn area no closer than 14 feet from the curb and no farther than 20 feet from the curb.
  - b. One canopy tree is required per 3000 square feet of pervious lot area. Most Autumn Woods lots require 2 canopy trees. One canopy tree must be located in the streetscape frontage. The other canopy tree may be located on the lot per the owners choosing.
  - c. A lot that is 75 feet wide or less in the front must have a minimum of one canopy tree in the streetscape frontage. One additional canopy tree or one or more additional accent trees or palms are permissible in the streetscape frontage.
  - d. A lot that is more than 75 feet wide in the front must have a minimum of one canopy tree and one accent tree or palm in the streetscape frontage. A second canopy tree may be substituted for the one accent tree or palm required. Additional accent trees or palms are permissible in the streetscape frontage.
  - e. Permissible streetscape canopy trees and accent trees are set forth in the Trees Standards exhibit at the back of this Manual. Permissible accent palms are set forth in the Palm Standards exhibit at the back of this Manual.
  - f. Tree and palm branches that overhang a sidewalk must be a minimum of 8 feet above the sidewalk.
3. Trees, palms, shrubs and hedges may not be planted in the front of a lot within 12 feet of the curb.
  4. When selecting trees, palms, shrubs and hedges and their planting location, consideration must be given to their mature canopy spread.
  5. Sight Distance at Intersections - A tree, palm, shrub or hedge that obstructs sight lines at elevations between 3 and 10 feet above roadways is not permitted on a corner lot. (See Section 10.8 of the OH/MR Declarations.)

6. A lot's irrigation system must be maintained in good operating condition and include a functioning rain sensing device. The irrigation schedule for a lot must be adhered to.
7. The following landscape enhancements are permissible. ARC approval is not required for the permissible landscape enhancements.
  - a. Flower pots and containers of a natural or earth tone finish are permitted in the front entry foyer and on the sides of a garage door of a unit and in landscaping beds on a lot.
  - b. One bench (up to 3 feet wide) or 2 chairs, and one table (up to 3 feet wide) is permitted in front of a unit, provided that the bench or chairs and the table is located in the entry foyer or within a landscape bed located no more than 10 feet from the front of a unit. The bench or chairs and the table must be of an earth tone color or of a color compatible with the body or roof color of a unit. Lawn furniture, tables, umbrellas, swings and hammocks are permitted in the back yard only.
  - c. One statuary or fountain is permitted in front of a unit, provided that the statuary or fountain is located in the entry foyer or within a landscape bed located no more than 10 feet from the front of a unit.
  - d. Landscape lighting fixtures are permitted and have a black or earth tone finish. Colored lights are not permitted.
  - e. Pathway lighting fixtures are permitted, provided that they are low voltage and have a black or earth tone finish. Colored lights are not permitted. Pathway lighting is not permitted along a driveway.
  - f. Bird feeders and birdhouses are permitted in the back yard only. Bird baths are not permitted anywhere on a lot.

8. The front landscape bed of a lot should contain shrubs in a layered framework and must contain a "palm group" of two or more palms. Permissible palms are set forth in the Palm Standards exhibit at the back of this Manual.
9. Hedges may not be planted in the front of a lot.
10. An air conditioner, pool / spa pump, heater and related equipment and a generator must be installed on a concrete pad and screened from view by shrubs or hedges.
11. Trees, palms, shrubs and hedges may not be planted in a drainage easement or a lake maintenance easement.
12. Trees, palms, shrubs and hedges may be planted between units and lanais, but they may not be planted there in a manner that would impede or alter rainwater drainage between lots. An ARC request for such planting must include a drainage plan. Consideration must be given to the requirement that the mature canopy of the landscaping may be no closer than 2 feet from the side property line.
13. Trees, palms, shrubs and hedges may be planted from the rear or side of a unit or lanai to the back-property line if a lake is not present or to the lake maintenance easement line if a lake is present. When such landscaping is planted near the side or back property line, consideration must be given to the requirement that the mature canopy of the landscaping may be no closer than 2 feet from the side or back property line.
14. Dead, diseased and storm damaged trees, palms, shrubs and hedges must be removed. Trees, palms and shrubs required for the streetscape and front landscape bed and shrubs required to screen an air conditioner, pool / spa pump, heater and related equipment and a generator must be replaced.
15. If contained on a lot, a native tree / shrub retention landscape bed must be preserved. Such a landscape bed can be modified or removed if the native trees / shrubs in the bed are removed because of death, disease or storm damage.
16. Invasive exotic trees and shrubs should not be planted. (See Invasive Trees exhibit at the back of this Manual.) Invasive exotic trees and shrubs that are prohibited by the State of Florida or Collier County must be removed.
17. Shrubs should not exceed 4 feet in height. Hedges should not exceed 10 feet in height.
18. Vines may be planted around the front entry foyer or garage door of a unit. Such vines may only be attached to a unit with anchors and heavy gauge filament and may not be attached with trellises, lattice and arbors. Such vines may not encroach upon the doorways and windows of a unit.
19. Mulch should be maintained in landscape beds and around trees, palms and hedges.
20. Lawns must contain St. Augustine "Floritam" grass, Zoysa and Seville grass, and be kept at a height of no more than 6 inches.
21. Decorative ground cover rock on the front and side yards of a lot may not exceed 10% of the total area of the front and side yards. (See Section 10.13 of the OH/MR Declarations.)

### 13. SIGNS

Signs or emblems may not be painted or attached to a unit. Only the following signs may be placed on a lot:

- a. **"For Sale" or "For Rent" signs** - One sign may be placed on a lot. The sign may be no larger than 36" wide x 24" tall and must be fastened with 2 stakes in the ground and extend not more than 3 feet above the ground. The sign and post must be painted cream- beige and its letters should be painted forest green. {See sign exhibits at the back of this Manual.}
- b. **Security and Dog Fence signs** - The signs may not exceed one square foot in area.
- c. **Political signs** - Signs advocating the election of political candidates or the sponsorship of a political party, issues or proposals may be placed on a lot. The signs may not be erected more than 90 days in advance of the election to which they pertain and must be removed within 15 days after the election. *(See Section 10.4 of the OH/MR Declarations.)*

### 14. EXTERIOR HOLIDAY DECORATIONS

Decorations, including lights, may be erected on a unit or lot for observed holidays, provided that such decorations do not disturb residents of nearby units by illuminating bedrooms, creating noise or attracting sightseers. Christmas decorations may not be erected prior to November 15th and must be removed within 30 days after the holiday. Other holidays, decorations and lights may not be erected more than 2 weeks in advance of the holiday and must be removed within 2 weeks after the holiday. *(See Section 10.26 of the OH/MR Declarations.)*

## STORM PROTECTION / HURRICANE SHUTTERS

### 1. CLEAR PLASTIC PANEL SHUTTERS AND PAINTED PANEL, ACCORDION AND ROLL-DOWN SHUTTERS

- a. Clear plastic panel shutters and painted panel, accordion and roll-down shutters that are color compatible to the body color or window/ door frame color of a unit may be installed, closed or lowered on a unit anytime during the hurricane season only {June 1st through November 30th}.
- b. Painted accordion and roll-down shutters affixed to a lanai in the back of a unit that are color compatible with the body color or window/ door frame color of a unit may be closed or lowered year around.

## **2. UNPAINTED PANEL SHUTTERS AND PLYWOOD COVERING**

- a. Unpainted panel shutters and plywood covering may be installed only after a national weather service issues a hurricane warning for south or southwest Florida or for any part of the Florida Keys. Unpainted panel shutters and plywood covering must be removed within 5 days after the cancellation of the hurricane warning.
- b. An Owner not in residence during the hurricane season must make arrangements to have others install / remove unpainted panel shutters and plywood covering in accordance with the hurricane warning requirement.

## **3. HARDWARE FOR PANEL, ACCORDION AND ROLL-DOWN SHUTTERS**

Mounting hardware such as tracks and header boxes for panel, accordion and roll-down shutters must be color compatible with the body color or window/ door frame color of a unit to which such hardware is attached.

## **4. STORAGE OF REMOVABLE HARDWARE, PANEL SHUTTTER AND PLYWOOD COVERING**

Removable mounting hardware, panel shutters and plywood covering must be stored in a unit or a garage.

## **ARCHECTURALCONTROL**

### **APPROVAL GUIDELINES**

1. An Owner that intends to construct an addition to a unit, to modify the appearance of a unit or lot, or to make a landscaping change must submit an Architectural Review Committee (ARC) Request for Modification Form to the OHMR Property Manager.
2. An addition to a unit, a modification to the appearance of a unit or lot, or a landscaping change that affects an easement or drainage must be approved by the ARC (or by the Board of Directors) before the Owner may proceed. Failure to receive ARC approval is a violation and may result in the owner having to "undo" modifications that did not receive proper approval.

*(See Article 8 of the OH/MR Declarations.)*