

**AUTUMN WOODS**  
**COMMUNITY ASSOCIATION, INC.**  
**(AWCA)**

**May 23, 2023**

**AWCA MASTER ASSOCIATION**  
**RULES AND REGULATIONS**  
**MANUAL**

[www.autumnwoodscommunitynaples.com](http://www.autumnwoodscommunitynaples.com)

## **AWCA MASTER RULES AND REGULATIONS MANUAL—May 2023**

Article 4, Section 4.3, 4.3.8 of the Autumn Woods Community Association, Inc. (AWCA) Declaration of Covenants Conditions and Restrictions states; ***The Master Association shall have the power to adopt, publish and enforce such Rules and Regulations as the Board deems necessary.***

This AWCA Master Association Rules and Regulations Manual supersedes and replaces prior Master Association Rules and Regulations denoted in the 2020, 2017 Rules and Regulations Manual, the 2012, 2011, 2008, and 2003 Homeowners' Manuals or any other prior reference document, as applicable.

This manual includes Rules and Regulations established by the Autumn Woods Community Association, Inc. (the Master Association, aka AWCA) Board of Directors (BOD), as well as selected rules and regulations found in the Declaration of Covenants, Conditions and Restrictions of the Master Association and excludes many rules that were formerly included and specific to the Oak Hollow & Mahogany Run (OHMR) Neighborhood Association, the Maple Brooke (MB) Neighborhood Association and the Cedar Ridge (CR) Neighborhood Association. The rules and regulations in this manual may reference sections of the Declaration for the Master Association where appropriate. For those rules specific to your Neighborhood, please reference your Neighborhood Association's current rules and regulations.

All provisions contained in the Declarations for the Master and Neighborhood Associations shall govern, although they may not be referenced in this manual.

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## **CLUBHOUSE FACILITIES AND COMMON AREAS**

### **1. CLUBHOUSE ROOMS**

- a. The Clubhouse Social and Card Rooms are available for use by reservation only from 6:00 am until 11:00pm. Please check with the property manager for availability well in advance of your function. The Clubhouse lanai (screened enclosure) may be included in the social room reservation. The Clubhouse pool deck, pool, sports courts, fitness center, and spa areas are not included in the reservation as they are to remain available to the entire community on a first come, first serve basis. The Social Room and Card Room may not be reserved for commercial or business activities. A completed application along with a security deposit is required to reserve a clubhouse room. In addition, a Food truck may be considered as part of an event application with an additional security deposit and separate application. After an application has been submitted, approved, and an owner's deposit received, the Property Manager will provide the room access code.
- b. Decorations may be attached with painters' tape only to room walls, ceilings or lighting fixtures and may not cause damage (i.e., pin holes, or tape lifting paint). Owners must clean the room, turn off fans, A/C, and lights, lock the doors after an event and report any damage to the Property Manager. The cost of any additional cleaning or damage repairs will be deducted from the security deposit, and the remainder of the security deposit returned to the Owner. Your deposit will not be returned until a walk-through inspection has been completed by the manager after your event.

### **2. CLUBHOUSE FITNESS CENTER**

- a. The Fitness Center is not a supervised facility and anyone using the equipment does so at their own risk. By use of the facility, any user agrees to indemnify and hold harmless the Autumn Woods Community Association, Inc. (AWCA) because of said use.
- b. The Fitness Center is open to AWCA residents (including renters) and guests with a key, fob, or key card for exercise only. Loitering or activities other than appropriate exercise are not allowed.
- c. Anyone using the gym equipment shall be proficient in the use of the specific equipment being used. Residents and guests (at least 14 years of age) may use the facility if an executed waiver and photo ID are on file.
- d. Proper exercise attire and footwear to protect fellow participants and equipment shall include always wearing a shirt and athletic footwear in the fitness facility. Wet swimwear is not allowed.

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- e. Exercise equipment shall be wiped clean with disinfectant after each participant's use. If all exercise equipment is in use, individual time is limited to 30 minutes.
- f. The last person to leave the facility shall turn off the TV's, fans, and lights.
- g. Do not drop dumbbells or slam weights.
- h. Any person who is loud or disruptive may be asked to leave the Fitness Center. Profanity is not permitted.
- i. Personal music devices with headphones are welcome. Boom boxes or other audible systems without headphones that may be heard by other participants are not allowed.
- j. Service animals are the only animals permitted in the Clubhouse and exercise rooms.
- k. Violation of rules by residents or guests may result in suspended privileges or fines to the homeowner.

### **3. COMMUNITY POOLS AND SPA AREAS (CLUB HOUSE AND NORTH POOL)**

- a. There are NO lifeguards on duty at any community pool. Owners, renters, and guests may swim at their own risk. Only proficient and rule abiding swimmers may **swim** unaccompanied.
- b. The pool and spa areas are open from dawn until dusk (just after the sun sets below the horizon). In general, this is 7:00am to 8:00pm during Daylight Savings Time and 7:00am to 6:00pm Eastern Standard Time. There is no night swimming. Night use of the pool areas is strictly prohibited.
- c. Suntan lotion should be washed off before entering the pool or spa.
- d. Hair that is shoulder length or longer should be braided or confined to a ponytail, bun, or bathing cap.
- e. Any person who is incontinent or not fully potty trained must wear appropriate protective swim wear when entering the pool.
- f. If the pool needs to be closed due to biological contamination created by a resident or guests, the owner may be charged for treatment related costs.
- g. Running, rough play, use of profanity, diving, and excess splashing in or out of the pool or spa are strictly prohibited.
- h. Pool toys that interfere with the enjoyment of others are not allowed.
- i. Water Balloons are NOT allowed in the pool areas.
- j. Glass of any kind is prohibited in the pool area. Broken glass in the pool requires that

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the pool be closed and drained. Owners found responsible for broken glass in the pool may be billed for any related costs.

- k. Smoking is prohibited in the Clubhouse, Fitness Center, pool, and spa areas.
- l. Alcohol is prohibited in the Fitness Center, pool, and spa areas.
- m. Food is not allowed in the pool and spa areas.
- n. Pool and spa area umbrellas should be folded down after use.
- o. Bicycles, scooters, rollerblades, skateboards, or wheeled transport of any kind (except for handicap conveyances) are not allowed inside the Clubhouse, Fitness Center, on the pool and spa decks or within the breezeway area of the Clubhouse at any time.
- p. Service animals are allowed onto the pool and spa decks, but not into the pool, or spa.
- q. Violation of rules by residents or guests may result in suspended privileges or fines to the homeowner, as applicable.

### **4. TOT LOT**

The Tot Lot is intended for use by young children only with appropriate supervision.

### **5. TENNIS, PICKLEBALL & BASKETBALL COURTS**

Courts are available on a first-come basis. Skates, bicycles, skateboards, and scooters are not permitted on the courts at any time. Tennis, Pickleball, and Basketball courts may not be used for commercial purposes; however, residents may hire and receive personal training or coaching, to enhance their skills.

### **6. PRESERVES, COMMON AREAS, AND LAKES**

- a. Trees, bushes, hedges, shrubs, ground covers, and wildlife in common areas must be left undisturbed. Private property bordering common areas must not be trespassed upon, including lake maintenance easements.
- b. Open flames are not permitted anywhere at any time on Autumn Woods common property.
- c. Swimming, wading, and boating (including kayaks and canoes) are prohibited in all common area lakes. Fishing from common areas lake banks or your own lot shall be catch and release, unless an illegal exotic is caught, in which case it should be properly disposed of.
- d. Motorized vehicles are not allowed in the preserve area unless they are vehicles in the performance of AWCA maintenance, or AWCA security service personnel. Personal assistive devices as identified in this document may be allowed on the preserve improved pathways.

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- e. There is no dumping of brush or of any kind of refuse allowed in the preserve, common areas and lakes. Any such dumping may result in a fine.
- f. Clearing of trees, brush, bushes, hedges, shrubs, ground covers, deadwood, or other foliage by cutting or herbicide in any Autumn Woods common areas, preserves, lake banks (i.e., lake maintenance easement), or other protected easements is not allowed, unless performed with community approval or by community hired maintenance personnel. Routine mowing of established sod areas within lake maintenance easements (LME) is permitted. LME landscape improvement plans approved by the ARC-N/ARC-M may include owner installation and required maintenance, as applicable.

### **7. PARKING**

- a. Parking anywhere on common area lawns, sidewalks or on grounds other than the designated parking lots, or unit driveways in Autumn Woods is prohibited.
- b. No vehicle, trailer, container, or other object may obstruct clear passage of any sidewalk, fire hydrant, or driveway in Autumn Woods at any time.
- c. Vehicles (cars, SUVs, and trucks) may be parked on 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).
- d. A resident must notify the security office 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 Manager's authorization for their guests to park on common area parking lots for a specified, and limited number of days.
- e. Boats, trailers, campers, and RV's may be parked on a driveway for a maximum of up to 12 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, except as authorized by the Manager.
- f. Vehicles, boats, trailers, campers, and RV's may not be dismantled, repaired, or assembled on a driveway or lot.
- g. The Manager has the authority to have cars, trucks, campers, boats, trailers, and RVs towed from Autumn Woods Common Areas at the Owner's expense.
- 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 streets or common areas overnight, except as authorized by the Manager.

**8. GOLF CARTS AND OTHER MOTORIZED VEHICLES**

- a. Autumn Woods Community Association allows golf carts to be driven on the roads in the community if the vehicle is ***licensed***, registered by a government entity, ***insured***, and driven by a licensed (or learner's permit) driver. Golf carts are not allowed on sidewalks, within the preserves, or on any common area lawns at any time. All traffic signs, rules of the road and traffic laws must always be obeyed.
- b. Golf cart owners must, at a minimum, carry Personal Injury Protection (PIP) or no-fault insurance coverage on their vehicle. Autumn Woods further requires that Golf Cart owners carry Bodily Injury (BI), Uninsured Motorist (UM) and Medical Payment coverage specific to the vehicle. All insurance information should be available on the vehicle.
- c. Powered vehicles capable of exceeding 5 miles per hour are prohibited from use in Autumn Woods unless they are licensed, registered, approved for street use, and insured. Any licensed and registered motorcycle, motorized scooter, golf cart or ATV used in Autumn Woods may only be driven on approved roadways by a licensed or permitted driver.
- d. Exempted from this regulation are electric personal assistive mobility devices as defined under Florida Statute, Section 316.003(83), 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.

**9. ROADWAYS**

The maximum speed limit throughout the entirety of the roadways in Autumn Woods is

**25 miles per hour.**

**10. PETS**

- a. 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.
- b. An Owner is required by law to clean up after their pet and remove any solid waste made by their dogs on all property within Autumn Woods.
- c. Pets must be kept and cared for in strict accordance with applicable local laws and ordinances.
- d. Complaints about aggressive or abused pets should be directed to Collier County Domestic Animal Control (DAC), (239) 252-7387.



**11. BLOCK PARTIES**

Small neighborhood parties may be confined to individual or connected private lots. Blocking streets or sidewalks is not permitted, due to potential life safety concerns.

**12. WILDLIFE**

The Florida Fish and Wildlife Conservation Commission (FFWCC) suggests that it is never a good idea to feed wildlife. Wildlife may be attracted to the preserve areas and lakes of Autumn Woods and may also be seen throughout the community, especially migratory birds, and waterfowl. Additional Wildlife information resourced primarily from the FFWCC can be found on the community webpage tab entitled “Wildlife” — [www.autumnwoodscommunitynaples.com](http://www.autumnwoodscommunitynaples.com)). Residents’ cooperation is needed to perform the necessary actions to remove undesirable attractants of wildlife. Residents are asked to not feed wildlife. Resident actions include, but are not limited to:

- a. Pet food shall not be put or stored outside for any time other than the actual time the pet is eating.
- b. All barbecue grills shall be properly cleaned immediately after use or stored in a garage, or other secure location.

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- c. An outdoor bird feeder or hanging bird feeder, should be at least 10-ft high and 4-ft from any trees.



*Figure 1 Undesirable feeding of wildlife in Autumn Woods disrupts migratory patterns and mixes Muscovy ducks with native birds and waterfowl.*



*Figure 2 Another undesirable aspect of feeding wildlife in Autumn Woods is the attraction of rats to the food left out for the wildlife.*

## **RESIDENTIAL UNITS AND LOTS**

### **1. RESIDENTIAL USE ONLY**

A unit must be used and occupied for residential purposes only. There are a total of 548 units in the three Neighborhoods of the Autumn Woods Community Association (AWCA). Oak Hollow Mahogany Run (OHMR) consists of 350 platted single family detached dwelling units. Maple Brooke (MB) consists of 110 platted single family attached units (villas, aka duplexes, two-family dwellings—55 separate structures). Cedar Ridge (CR) consists of 88 condominium units (multi-family dwellings—22 separate structures, 4 units per structure) on a single platted tract of land.

### **2. UNIT RENTALS**

The unit owner must provide the Master Association a copy of the lease agreement detailing the name of the owner, tenant, contact information for each party to the agreement, specific term of the agreement along with vehicle information identifying the make, model, color, year, and license numbers of the tenant's vehicle(s). No barcodes will be issued for rental cars or for those leasing in Autumn Woods for less than six months.

### **3. GARAGES**

Motorized roll-up screens for garages are not permitted. Garages should be used for vehicle parking as a primary purpose (up to two cars for OHMR and MB; and one, or two cars in CR, depending on the condominium garage design accommodation). Sidewalks shall not be blocked by parked vehicles. The driveway apron may be used for vehicle overnight parking on occasion, or in the event it is needed after the garage has been fully utilized (i.e., 2 vehicles parked in the garage) and the available driveway. A garage may not be enclosed, used for habitation, altered in a way that reduces parking capacity, or used in a manner that prevents accommodation of owner and overnight guest vehicles upon the lot.

### **4. GARAGE SALES**

Neighborhoods each have their own garage sale applications which may be downloaded from the website ([www.autumnwoodscommunitynaples.com](http://www.autumnwoodscommunitynaples.com)). Owners are required by County Ordinance (CC Ordinance 04-41, Section 5.04.05©—as may be amended from time to time) to acquire a garage sale permit from Collier County. Owners are allowed a maximum of one garage sale every six months. After the application is approved by the **Neighborhood Manager**, please return the approved application, permit to the gate house, and provide a copy to Master Association Manager.

### **5. GENERATORS**

Generators 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. ARC-N Approval is required prior to installation, as well as applicable Collier County permitting.

**6. SIGNS AND FLAGS**

Signs are not allowed on Autumn Woods common property. An exception is directional “Open House” signs. A minimal number of directional signs are allowed to provide guidance to the “Open House” property. The community may provide a common “Open House” sign at the main community entrance off Goodlette-Frank Rd and Red Oak Blvd. For most residences in the community, one directional sign at Autumn Woods Blvd and Red Oak Blvd intersection; one at the intersecting street with Autumn Woods Boulevard (as applicable) and one per property on the allowed “Open House” days of Saturday and Sunday. 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. Refer to Exhibit “A” for additional information. “For rent” signs when placed on a lot must be removed during the period when the property is leased. The “For Rent” sign may be placed on a lot up to 60 days prior to the expiration of an annual rental and must be removed from the property within 10 days of the approval of a lease application by the neighborhood association, as applicable. The “For Sale” sign may be placed on a lot while the property is for sale and must be removed within 10 days of the closing date of the sale transaction.
- b. **Security and Dog Fence Signs.** The signs may not exceed one square foot in area. (Applicable for OH/MR and MB only.)
- c. **Political Signs and Flags.** Signs advocating the election of political candidates, or the sponsorship of a political party, issues or proposals may be placed on an owner’s 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. An owner’s lot may have a maximum of two (2) political yard signs no larger than 18” high by 24” wide. If the home is flying a flag endorsing a political candidate which may be no larger than 4 ½ feet by 6 feet from a bracket affixed to the home, they may have only one political yard sign in addition to the flag, as applicable. The timeline for political flags shall be the same as for political signs. Political signs may not be placed on any common areas. One flag endorsing a political candidate or party may be flown 90 days in advance of a general election to which they pertain and must be removed within 15 days after the election.
- d. **Flags.** Homes may fly one flag no larger than 4 ½ feet by 6 feet from a bracket affixed to the home. Flags may be seasonal, promoting a holiday, a school, or a special event. A freestanding flagpole no more than 20 feet high may fly the flag of the United States, the State of Florida, or the United States Army, Navy, Air Force, Marine Corp, Space Force or Coast Guard, or a POW-MIA flag (setback 12 ft from the front property line and



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either side yard). The display of any other flag while the political endorsement flag is flying is prohibited, except the freestanding flagpole may fly the US, FL, Army, Navy, Air Force, Marines, Coast Guard, or POW-MIA flag types.

**Please refer to your individual neighborhood (OHMR, MB, or CR) documents for additional rules and regulations regarding signs, as applicable.**

### **7. 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 that creates a nuisance. Christmas decorations may not be erected prior to November 15<sup>th</sup> 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.



*Figure 3 Example of holiday decorations enjoyed by Autumn Woods residents.*

**Please refer to your individual neighborhood (OHMR, MB, or CR) for additional rules and regulations, as applicable.**

### **8. POOLS AND SPAS (SINGLE FAMILY LOTS—OHMR & MB)**

- a. Only in-ground pools are permitted and require applicable ARC-N, or ARC-M approval.
- b. The construction of a pool or 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.
- c. The location of a pool / spa and deck must not intrude upon any required setback, or easement of record that may be indicated on the Map of Boundary Survey of a lot (i.e., lake maintenance, drainage, landscape buffer, access, or utility per recorded plat, or as otherwise recorded in the Public Records).

- d. In addition to ARC-N approval, applicable ARC-M approval including approval of a **Drainage Plan** is required prior to construction. Due to increased storm water runoff and encroachment of pools constructed adjacent to community lakes, storm water collection and discharge via storm pipes to the lakes must follow detail standards available from the ARC-M. Refer to Exhibit “B” for additional information.

**9. MAILBOXES (SINGLE FAMILY LOTS—OHMR & MB)**

A mailbox must be maintained in an area determined by the U.S. Postal Service. An Owner must replace a mailbox that has been damaged with the same type and color as the original. The company that originally supplied mailboxes for Autumn Woods is Lykins Signtek (Phone: 239-594-8494; Web page: <https://www.lykins-signtek.com>).

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**10. HURRICANE SHUTTERS/PROTECTION**

- a. Clear plastic panel shutters and painted panels, accordion and roll-down shutters (metal, or fabric) 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 year-round, unless otherwise restricted by Collier County.
- b. Unpainted panel shutters, attachable fabric hurricane wind screens, and plywood coverings may be installed only after Collier County declares a local state of emergency for a potential hurricane event or other natural disaster. Unpainted panel shutters, attachable hurricane wind screens and plywood coverings must be removed within 10 days after the cancellation of the emergency warning, or passing of the emergency event, as applicable.
- c. An Owner not in residence during the hurricane season must plan to have others install / remove unpainted panel shutters, attachable hurricane wind screens and plywood covering in accordance with the emergency warning/event requirements, as applicable.
- d. Homes with impact glass and or permanent external permanently mounted window screen protection may remain permanently as they do not detract from the external appearance of the residence.



*Figure 4 Example of roll down shutters with a compatible color that can remain rolled down during the hurricane season.*



*Figure 5 Example of permanent external window hurricane screens that do not detract from the appearance of the home and may remain permanently.*



*Figure 6 Example of an accordion shutter on the side of a home in Autumn Woods that may remain closed during an owner's absence year-round.*



*Figure 7 Example of attachable fabric hurricane wind screens (aka Storm Catcher Wind Screens) may be installed only after Collier County declares a local state of emergency for a potential hurricane event or other natural disaster and must be removed after the storm passes.*



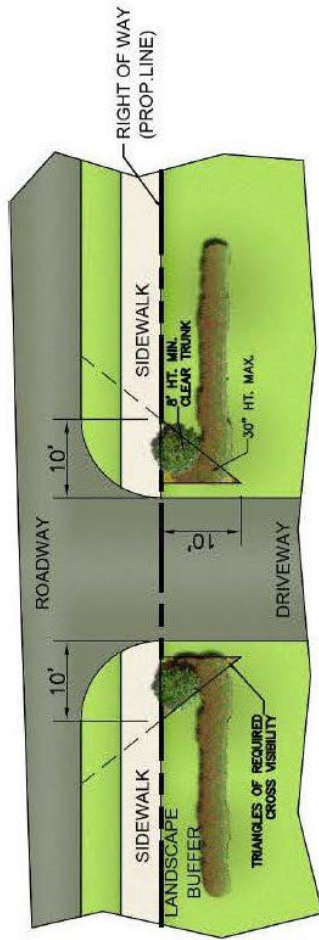
**11. LANDSCAPING**

- e. Decorative ground cover rock and mulch in the front and side yards may not exceed fifteen (15) percent of the total area of the front and side yard, unless a cohesive design prepared by a FL registered landscape architect is reviewed and approved by the ARC-N, or ARC-M. A 2-ft perimeter of gravel around a home for the prevention of pests and termites' intrusion in a home shall not be included in the mulch area calculations. A landscape design with native plants, compliant with the recommended community tree/planting guide and following FL-Friendly/xeriscape landscaping may be approved by the ARC-N, or ARC-M.
- f. Lawns must be properly maintained (not to exceed 6 inches in height). Artificial grasses are not permitted, except within rear fence/lanai areas. Allowed lawn grasses include Floratam, St. Augustine, Zoysia and Bermuda. Other native grasses, or xeriscape concepts considered as part of a design prepared by a FL registered landscape architect and approved by the ARC-N.
- g. All areas of Lots not covered by structures, walkways or paved parking facilities shall be maintained by their Owners as lawn or landscaped areas to the roadways edge of any abutting streets and to the littoral plantings (native grasses planted and maintained within a LME by the AWCA) of any abutting water management area. Stone, gravel, or paving may not be used as a substitute for grass in a lawn, unless required to prevent erosion and as so approved by the ARC-N.
- h. The landscaping on Lots, including without limitation, the trees, shrubs, lawns, flowerbeds, walkways, and ground elevations, shall be maintained by the Owner thereof in a well-groomed manner. Such grooming shall include but not be limited to regularly cutting, trimming, watering, and fertilizing. Mulched areas must be regularly mulched.
- i. When pools, or large patio areas, or gutters are added in rear lots along lake frontages, an additional piped drainage connection may be needed to prevent lake bank erosion (Exhibit "B").
- j. Any Collier County required landscape buffer easement, or Collier County required landscape plantings that is required within an individual lot shall be the responsibility of the individual property owner to maintain, unless otherwise agreed to by either the AWCA, or by OHMR Neighborhood Association. Pavers and/or walkways are permitted between Units subject to the approval of the ARC-N and agreement by the adjacent Owners. A proposed hedge between units may be along the common property line, subject to an agreement between the adjacent owners.

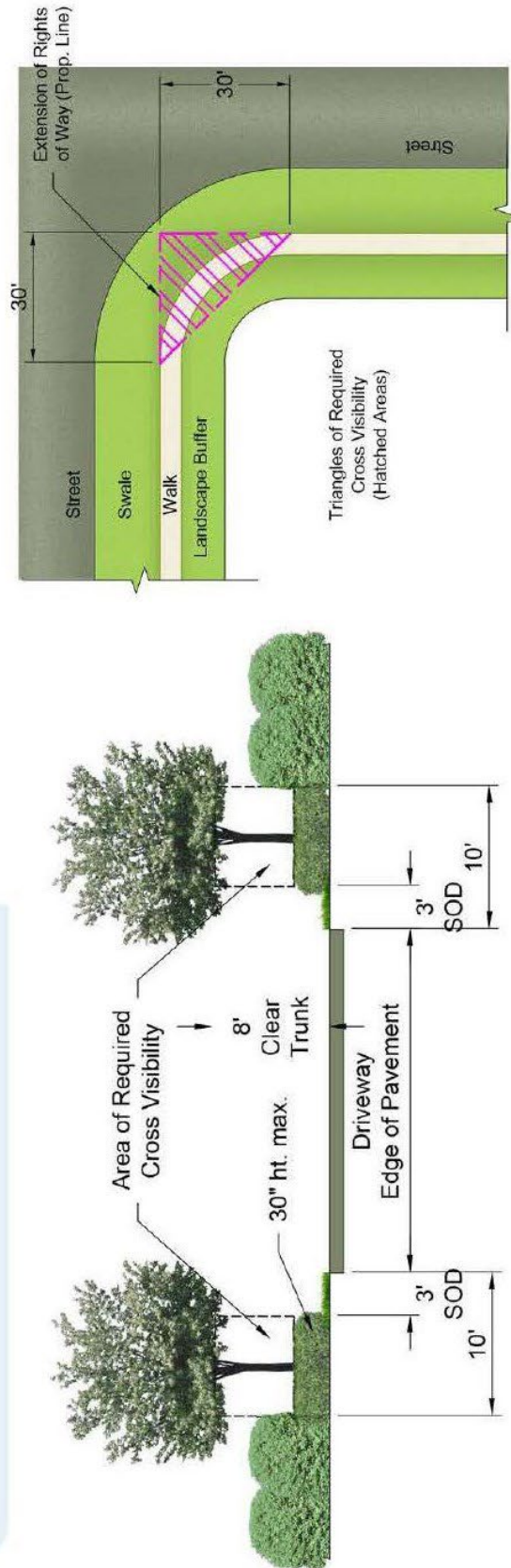
- k. Sight distance at sidewalks, roadway, and intersections (refer to figure that follows illustrating the sidewalk/driveway and intersection lines of sight). No visual obstruction, hedge, or shrub planting which obstructs sight lines at elevations between two and ½ ft (2.5, or 30 inches)) and ten (10) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and in a line connecting them at points thirty (30) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply to any Lot within ten (10) feet of the back of sidewalk from the intersection of a street property line with the edge or a driveway pavement. Where no sidewalk is present, a minimum twenty (20) ft from the back of the valley gutter sight triangle should be maintained. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines. Shrubs (less than 4 ft in height) may be used throughout a yard and to screen utility boxes but may need to be limited in height around driveways where sight distance issues arise (i.e., less than 2.5 ft in height). Hedges are greater than 4 ft in height and limited to rear and side yards. Hedges may extend into the front yards along a side yard but will need to be limited to a shrub height of 2.5 ft or less within 10 ft of the back of sidewalk, or 20 ft to curb (no sidewalk) where a line-of-sight issue is created next to a driveway, as applicable. Hedges shall not be permitted along a front yard (i.e., parallel to the street), except on corner lots where privacy screening is desired (i.e., along the corner frontage that does not have a driveway).

### Clear Sight Distance

Section 6.06.05 of the Land Development Code specifies clear sight distance requirements where an accessway connects to a right-of-way and on corner lots where a property abuts the intersection of two Rights-of-Way.



### INTERSECTION OF DRIVEWAY AND STREET



- I.** Landscaping within Lake Maintenance Easements (LME)—Plantings within LMEs are subject to ARC-M approval. Only native plants that provide stabilization of the lake bank may be planted in a lake maintenance easement. Screening plantings around a pool enclosure that abuts the LME may be permitted and would be maintained by the property owner. Such landscaping within the LME is subject to removal to facilitate maintenance without responsibility of replacement by the AWCA.



- m.** Landscaping within Drainage Easements (DE)—DE easements may have underground storm pipes that interconnect the lakes, drain the streets, or drain rear lot areas. There are also DEs in rear lot areas that have a shallow swale that moves surface water between lots to the drainage system inlets. Landscaping in open swale areas can be problematic due to the plants blocking the flow of water in the swales. A downstream planted hedge may impede drainage flow serving lots upstream, creating nuisance flooding. Planting trees on top of underground pipes can be problematic as well. Some of the DEs are also Landscape Buffer Easements (LBE), so accommodation of both functions is needed. Planting landscape in DE's requires ARC-M approval and such landscaping is subject to removal without responsibility of replacement by the AWCA.

- n. Existing Native Landscape Areas. There are native tree / shrub retention landscape beds on the lots within the community and they must continue to be preserved, since they add character to the community, and complement the community conservation areas. They will typically feature pine, palms, oaks, and palmettos. Sometimes they are depressed and surrounded by a short retaining wall. Such a landscape area can be modified through an ARC request if the native trees and shrubs in the bed need to be removed because of death, disease, or storm damage. Such areas in the rear lots may be eliminated when a pool/spa is proposed, and a restoration plan replacing such vegetation will be required to mitigate for the intrinsic value these originally retained areas provide the community.



*Figure 8: Example of an existing native landscape area where preexisting indigenous Oak trees were saved (i.e., not planted, but saved by the developer) in a tree well and the sidewalk meanders around the trees. Other native areas are characterized with saw palmetto bushes, or pine trees or cabbage palms.*







**12. OUTDOOR LIGHTING**

- o. Exterior lighting is subject to ARC-N approval. Tree up lighting and moonlighting is permitted and shall be designed to not cause light trespass on neighboring properties (such lighting less than, or equal to 2700 Kelvin color temperature). Pathway lighting is permitted, except not along driveways.



*Figure 9: Landscape up lighting and tree up lighting (canopy trees and palms).*



*Figure 10: Landscape up lighting (palms).*



*Figure 11: Canopy tree moonlighting and up lighting.*

- p.** Up to four decorative wall/column coordinated sconces may be installed on the front of a residence (OHMR and MB). The CR condominium buildings may have up to eight such decorative wall/column sconces on the front of each building. The front door entry may also have fully shielded downlighting to illuminate the front door entry area.





*Figure 12: Example of diverse wall/column light options.*

- q. Security lighting, if used shall be motion activated on the property (i.e., not by vehicles in the roadway, or pedestrians on the community sidewalks), and where the sensor extinguishes the light no more than 15 minutes after the area is vacated. Shielded security lighting shall be aimed away from adjacent properties.
- r. Rear pool and lanai lighting shall be fully shielded (unless otherwise approved by ARC-N) and shall be designed to not cause light trespass on neighboring properties. String lights, or lanterns along the lanai shall be of a low color temperature (less than, or equal to 2700 Kelvin color temperature) for year-round use.



*Figure 13: String lights and lantern examples for rear lanai and pool areas.*

- s. No lighting for nighttime use on any outdoor athletic or play facilities (pools excluded) shall be permitted, except at community facilities.
- t. All outdoor residential lighting sources shall not be more than a 3000 Kelvin color temperature (i.e., warmer color temperatures desired) and should be the same color temperature for coordinated fixtures.

### **13. DRONES**

Drones (unmanned aircraft systems) may not be operated or used in a manner that results in nuisances, voyeurism, harassment, reckless endangerment, property damage, or other illegal acts arising from the use of unmanned aircraft systems (FS 330.41(3)(c)).

## **ARCHITECTURAL CONTROL AND APPROVAL GUIDELINES**

1. An Owner that intends to construct an addition to a unit, to reconstruct a unit, or to modify the exterior appearance of a unit or lot, or to make a landscaping change must submit an Architectural Review Committee (ARC-N) Request for Modification Form to their **Neighborhood** Property Manager. An addition to a unit, a modification to the appearance of a unit or lot, or a landscaping change must be approved by the applicable, ARC-M, ARC-N (or by the Neighborhood Board of Directors) before the Owner may proceed with any modification. The review and approval of an addition, or reconstruction may require the independent review of an architect, engineer, and/or landscape architect at the discretion of the ARC-M as may be required and such reasonable professional review fees are to be paid by the applicant, as applicable.
2. The Neighborhoods have approved exterior paint and roof tile schemes that are specifically permitted. In addition to the original Mediterranean community architecture with barrel tile roofs masonry finishes with banding accents, there are alternative schematic architecture styles developed for the community and maintained by the neighborhoods. The expanded architecture styles include flat tile roofs, stone finishes, alternative entry doors, alternative garage doors, exterior brackets, light fixtures, paver styles, and decorative shutters. The published offerings can be approved by the ARC-N. Styles not contemplated by the published Neighborhood standards maybe considered (i.e., standing seam metal roof--Old FL vernacular), however, depending on the complexity of the proposed change may require a professional architect, engineer, or landscape architect review on behalf of the ARC-N/M and paid for by the applicant, as applicable.



*Figure 14: Example of OHMR ARC-N alternative acceptable home architecture treatments (roof, front door, window, garage door, lighting, banding, and stone treatments).*



*Figure 15: Autumn Woods Original Centex Model depiction of Mediterranean style with barrel tile roof, stucco treatment and banding accents.*

3. **Accessory Structures** - The following structures are allowed in Autumn Woods: in-**ground** pools, pool cages, fences/privacy wall, gazebos, pergolas, pool water features, outdoor kitchens, and anchored playsets/playhouses. All such structures are subject to additional restrictions as may be required by the ARC N/M, or Neighborhood rules to achieve desired screening and privacy to be reasonably compatible with neighboring residences, as applicable.

All accessory structures must meet the permit and set-back requirements of Collier County Ordinance 04-41, Section 10.02.06 (B) as may be amended from time to time, or the community Planned Unit Development Ordinance (CC Ord 96-80), as applicable. Accessory structures shall meet applicable wind code criteria and be secured accordingly. An up-to-date land survey is required with such an ARC application, to include boundary information, easements, existing structures, vegetation, and topography depicted. The proposed site plan depicting the proposed improvement shall include the collected survey information and shall provide compliant setback information as well.

A drainage plan must be submitted along with owner's ARC request for any Accessory Structure, or roof guttering, or improvement impacting a Drainage Easement (DE), Lake Maintenance Easement (LME), Access Easement (AE), or Landscape Buffer Easement (LBE) within a lot.

Premanufactured children's playsets may be kept within a lanai/fenced area with vegetative shrubs around the lanai/fence to partially obscure visibility by observers from the street, across a pond, or completely from abutting neighbors. Approved playsets/playhouses within the lot must be screened from the road and view by planting hedges that will grow high enough in one year to obscure the structure from view. Any planting may require additional ARC-N/M approval.

**The following accessory structures are not allowed:** Sheds, Cabins, Treehouses, Tents, Above Ground Pools, Detached Garages, Huts, Dog Houses, and detached Storage Structures of any kind.



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Decorative shade awnings, or similar decorative treatments may be permitted only inside screened/fenced lanai areas, subject to ARC-N/M approval.

The review and approval of an accessory structure may require the independent review of an architect, engineer, and/or landscape architect at the discretion of the ARC-N/M as may be required and such reasonable professional review fees are to be paid by the applicant, as applicable.

4. Modifications to a unit or property that affects a Master Association Drainage Easement (DE), Lake Maintenance Easement (LME), Landscape Buffer Easement (LBE), Sidewalk, Access Roadway, or other common area/tract will need approval by the ARC-M (The Master Board, or designee) in addition to the ARC-N. Modification requests for changes that affect Drainage Easements (DE) or Lake Maintenance Easements (LME) must always be accompanied by a drainage plan.
5. Property owners are responsible to retain compliance of code minimum plantings in platted Landscape Buffer Easements (LBE) within their property.
6. Property modifications that affect common area sidewalks such as the installation of driveway pavers must be approved by the ARC-N, the ARC-M and accompanied by a signed legal agreement whereby the owners accept applicable liability and maintenance for the augmented area(s) (Refer to Exhibits “C” and “D”).

ARC-M may require a performance bond for improvements impacting community property (i.e. sidewalks, curb, pavement, drainage pipes, irrigation lines, and lake banks).



*Figure 16 Example of a paver driveway that extends through the community sidewalk area that requires the property owner to assume responsibility for the entire paver driveway.*

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7. Any damage to a lake bank or drainage easement resulting from modifications will be repaired and billed to the owner (Sec 10 & 10.6 of the Master Declaration of Covenants).
8. Properties that are found to have completed work requiring ARC-N or ARC-M approval without approval shall not be granted any further approval for ARC requests until the original work has been removed or addressed to the satisfaction of the ARC-N/M, as applicable.
9. ***All Lots and Units in Autumn Woods are subject to restrictive covenants that place reasonable limitations on use and occupancy and are intended to protect the health, safety, and welfare of the residents of the properties and enhance and protect property values. Each Neighborhood Declaration sets forth use restrictions applicable to the Neighborhood.***
10. ***The Autumn Woods Community Association (AWCA, aka Master Association) shall have the right, but not the obligation, to enforce such restrictive covenants in the absence of action by the applicable Neighborhood Association.***

## **IRRIGATION AND WATER USAGE (OHMR)**

### **1. IRRIGATION**

Oak Hollow Mahogany Run (OHMR) Single Family homeowners are responsible for maintaining their lot's irrigation system in good operating condition with a functioning timer, rain sensing device and set to the Master Irrigation Schedule which is posted on the Autumn Woods Website ([www.autumnwoodscommunitynaples.com](http://www.autumnwoodscommunitynaples.com)). (Article 10 Section 10.22.2 of the Master Declaration)

All irrigation timers should be set to Eastern Standard Time year-round. The Master irrigation clocks are **NOT** adjusted for Daylight Savings Time.

### **2. IRRIGATION WET-CHECKS**

Wet-Checks are available by request every Thursday and the first Saturday of the month and are operational from 8:00am to Noon on these days. To request that the master irrigation be activated for your property on either of these days, please email the Manager at least 24 hours prior.

Wet checks are not an additional watering day.

### **3. SOD AND LANDSCAPING INSTALLATIONS**

Additional irrigation for landscaping or sod installations will not be provided between October 1st and June 30th. Homeowners requiring extra water for sod installation or plantings between July 1st and September 30th will need to submit a written request to the Property Manager at least one week in advance of their installation. Additional Irrigation will be available for 1½ hours a day and for 4 consecutive days. The owner will be advised of the additional irrigation times and will be responsible for setting their irrigation clock to the assigned times.

### **4. LAKE WATER/DISCHARGE/WELLS**

Nothing other than storm water or irrigation water may be discharged directly into any lake in Autumn Woods. Water may not be withdrawn from any body of water in Autumn Woods and no wells shall be permitted for individual lots (Article 5, Section 5.10 AWCA Declaration).

## **COMMUNITY ACCESS FOR RESIDENTS, GUESTS AND VENDORS**

### **1. GATE ACCESS**

Visitors, vendors, and guests may be granted access to the property by an Autumn Woods resident submitting a ***signed*** Permanent Guest List to the gatehouse with the person(s) or company named on the form. Residents may also call the automated access system at (239) 594-3151 and leave a message with the time and name of an expected visitor.

### **2. VENDOR HOURS**

Vendor hours are 7:00 am to 6:00 pm Monday through Friday and 8:00 am to 6:00 pm on Saturdays. No vendor work is permitted on Sundays and Holidays except for emergency repairs.

### **3. BAR CODES**

Vehicle Barcodes are available to be purchased from the manager's office. New residents must provide either proof of purchase or a copy of their lease agreement to purchase vehicle bar codes. Bar codes will not be affixed to rental cars and no bar codes will be issued for tenants leasing an Autumn Woods property for less than six months. Barcodes will be affixed to vehicles by the property manager after verifying the information on the application.

### **4. PHOTOGRAPHY**

Autumn Woods **Community Association Common Property** is a privately owned property. Any person planning to film or take pictures for commercial purposes to publish on a website, in a print publication, or on any other type of materials with the intent to distribute, must obtain a signed release form from the property manager that grants permission to publish any likeness of Autumn Woods' buildings, signs, streets, or common areas in your video or photographs.

# **EXHIBITS**



**EXHIBIT “A”—SIGN DETAILS**

**AUTUMN WOODS COMMUNITY ASSOCIATION**

**SIGN STANDARDS**

**OFFERED BY REALTOR**

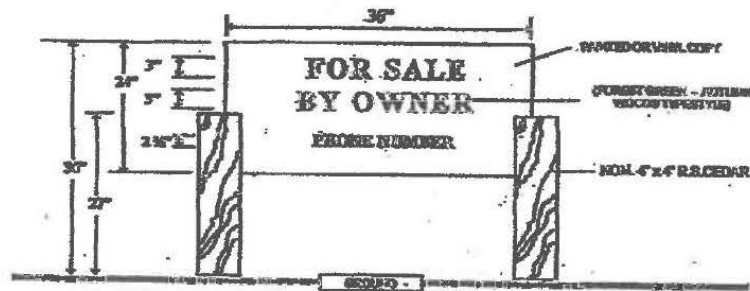


1. An "Offered By Realtor" sign must be made as per the above drawing, using only Autumn Woods standard sign colors and typestyle. The optional tag panel may only contain the associate's "Name" or "By Appointment Only".
2. Only one "Offered By Realtor" sign may be placed on a lot. The sign must be placed minimum of 15 feet from the street and parallel to the street.
3. An additional "Open House" sign may be used only during hours the home is actually open for inspection.

**AUTUMN WOODS COMMUNITY**

**ASSOCIATION SIGN STANDARDS**

**FOR SALE BY OWNER**

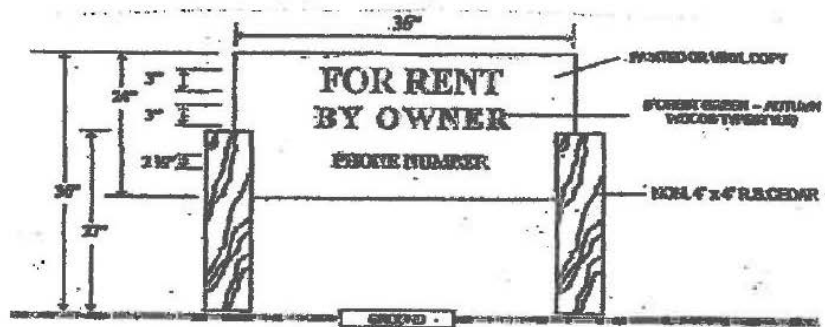


1. A "For Sale By Owner" sign must be made as per the above drawing, using only Autumn Woods standard sign colors and typestyle.
2. Only one "For Sale By Owner" sign may be placed on a lot. The sign must be placed minimum of 15 feet from the street and parallel to the street.
3. An additional "Open House" sign may be used only during hours the home is actually open for inspection.

**AUTUMN WOODS COMMUNITY**

**ASSOCIATION SIGN STANDARDS**

**FOR RENT BY OWNER**

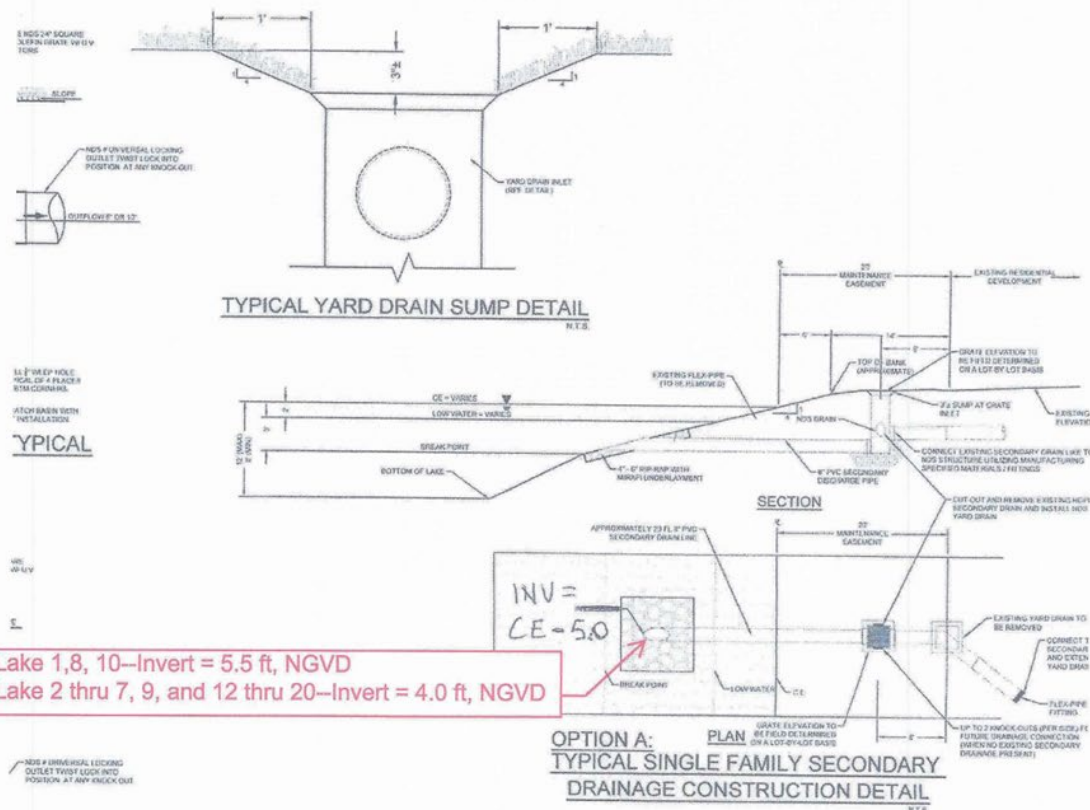


1. A "For Rent By Owner" sign must be made as per the above drawing, using only Autumn Woods standard sign colors and typestyle.
2. Only one "For Rent By Owner" sign may be placed on a lot. The sign must be placed minimum of 15 feet from the street and parallel to the street.

EXHIBIT "B" LAKE DRAINAGE DETAIL

"LAKE DRN  
DETAIL"

EXHIBIT "C"



Lake 1, 8, 10—Invert = 5.5 ft, NGVD  
Lake 2 thru 7, 9, and 12 thru 20—Invert = 4.0 ft, NGVD

LAKE 1, 8, 10 -- CE = 10.5 (LAKES BY PRESERVES)  
LAKES 2 THRU 7, 9, AND 12 THRU 20 CE = 9.0  
LAKE 11 (LINED LAKE) CE = 12.5  
CE = CONTROL ELEVATION (FT, NGVD 1929)

**EXHIBIT “C”—DRIVEWAY AGREEMENT**

**Autumn Woods Community Association, Inc.  
Agreement**

\_\_\_\_\_, property owner(s)  
of \_\_\_\_\_ Naples, FL 34109, within the  
Autumn Woods community has been given conditional permission by the Autumn Woods  
Community Association Architectural Review Committee (ARC-M) and the Autumn Woods  
Community Association, Inc. Board of Directors to modify the common area within and  
adjacent to their driveway, to remove the concrete sidewalk and replace it with pavers.

The owner has secured a permit from Collier County for the approved work. Placing of the  
pavers shall not operate to create or vest any property right in the Master Association’s right of  
way or easement to the home owner. From this date forward the homeowner(s) shall assume  
full responsibility for maintaining the entire driveway, including common areas, from the  
building to the street. This responsibility shall include, but is not limited to; pressure washing,  
resealing and re-sanding pavers, replacing any damaged pavers, and leveling any sections  
damaged by water, tree roots or other means. The homeowner also accepts all responsibilities  
for all liability incurred through lack of proper maintenance of these common areas. The owner  
further agrees to inform any future buyer(s) of the property, successors and assigns of this  
standing obligation attached to the property.

Autumn Woods Community Association, Inc. reserves the right to restore this easement to its  
original condition at any time.

**Homeowner**

**Autumn Wood Representative**

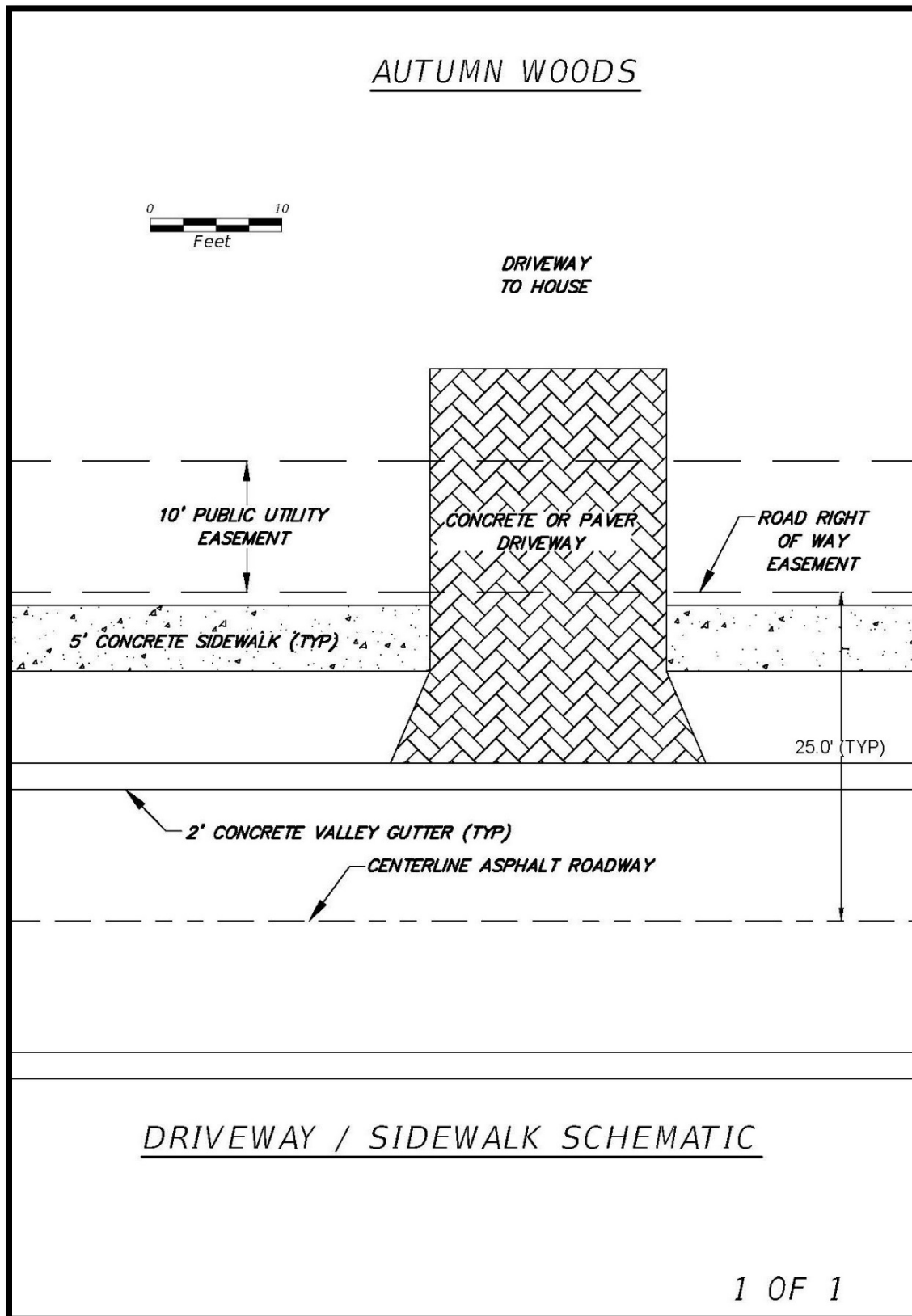
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**EXHIBIT “D”—DRIVEWAY/SIDEWALK SCHEMATIC EXHIBIT**



## **AWCA MASTER RULES AND REGULATIONS MANUAL—May 2023**

Additional exhibits to consider—pool overflow; gutter underground drainage for roofs; reference discharge of gutters to pervious areas (underground) and not to driveways/sidewalks.