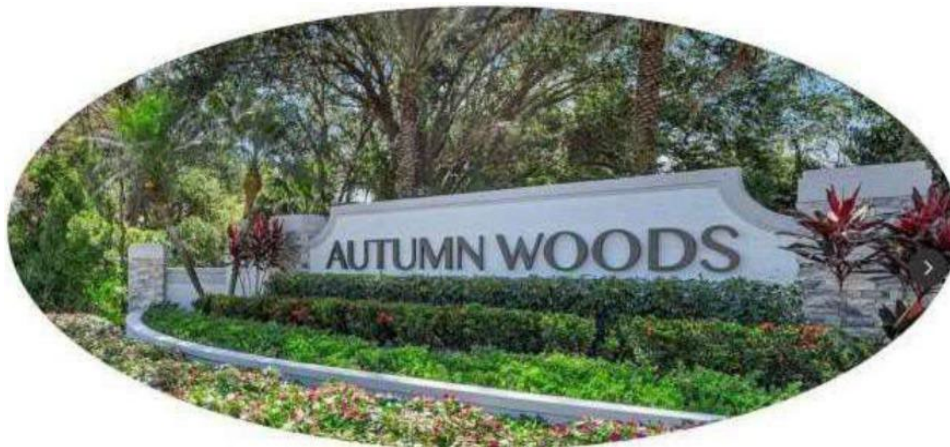


Oak Hollow & Mahogany Run



Single-Family Homes within the Autumn Woods Community



Rules and Regulations: Effective _____

Oak Hollow and Mahogany Run
Property Management Company: Sandcastle Management Company

Website: www.sandcastlecm.com

Telephone number: [239.596.7900](tel:239.596.7900)

Email: info@sandcastlecm.com

General Information:

This document is a resource for all Oak Hollow & Mahogany Run (“OHMR”) owners and residents providing guidance regarding what is permitted on the exterior of your home and property and the operation of OHMR. This guide is not intended to contain all the information that you may require regarding how OHMR and the Autumn Woods Community Association (“AWCA”) address every issue. There are documents referenced in these Rules and Regulations for OHMR that are available for your review on the OHMR website - [Oak Hollow and Mahogany Run Website](#). There are documents referenced in these Rules and Regulations for AWCA that are available for your review on the AWCA website - [Autumn Woods Website](#).

AWCA is responsible for the infrastructure within Autumn Woods. The guardhouse, the pools, tennis and pickleball courts, road lighting, the entrance and exit gates, the Clubhouse, meeting rooms, and the Workout Room, and other facilities that are available for use by all owners within Autumn Woods. Gate passes for your vehicles can be obtained from the AWCA Property Manager who will require you to complete the Resident Information Sheet, and who will install the machine-readable gate pass for you. Please see below contact information for the Master Association.

Autumn Woods Community Association, Inc.
Management Company: Resort Management
Website: autumnwoodscommunitynaples.com
Telephone: 239-649-5526
AWCA Property Manager: Mr. Tony McHugh
Office: In the Clubhouse
Telephone: 239-596-9634
Email: tmchugh@resortgroupinc.com

The AWCA Rules and Regulations are found on the AWCA website.

Please be advised that should any conflict arise between the OHMR Rules and Regulations and Use Restrictions and the AWCA Rules and Regulations or Use Restrictions, it is the intent of OHMR Association that the AWCA Rules and Regulations or Use Restrictions shall supersede the OHMR Rules and Regulations and Use Restrictions.

OAK HOLLOW & MAHOGANY RUN
RULES AND REGULATIONS

I. USE OF HOMES AND LOTS

1. SINGLE FAMILY RESIDENTIAL USE ONLY

A home may be used and occupied for single-family residence purposes only.

2. HOME RENTAL

A home may not be rented for less than 30 days, nor rented more than 3 times within any 12 month period. The rental of a home must be documented by a written lease. The Owner must complete the required Lease Application and Self-Disclosure Form, and provide information required by the management company so they may perform the mandatory background checks on the proposed Tenants. The Lease Application and Self-Disclosure Form may be found on the OHMR website.

3. COMMERCIAL USE OF A HOME

A home or lot shall be used in a residential manner and for no other purpose. “No impact” or “low impact” businesses are allowed and considered part of residential use.

4. GARAGES

Each home must have an attached and enclosed garage capable of accommodating 2 standard sized cars. Garage doors should be kept closed when not in use for ingress and egress. Motorized roll-up screens for garages are not permitted. A garage may not be fully enclosed or converted to a use other than for the storage of automobiles.

5. ACCESSORY STRUCTURES

Children’s playsets, playhouses, and swing sets are allowed and require ARC-N and possible Collier County approval. Owners must determine independently if Collier County approval is required. These items must be installed in the rear of the lot, cannot exceed ten (10) feet in height, must be anchored, and must be screened from view from the frontage of the lot and adjacent lots and common areas. Please refer to the AWCA Rules and Regulations for more restrictions in relation to playsets and playhouses. Please review these Rules and Regulations and refer to the AWCA Rules and Regulations for questions regarding other exterior structures such as pergolas, gazebos, awnings, or other accessory structures.

6. ATHLETIC AND RECREATIONAL FACILITIES/ EQUIPMENT

A. Permanent athletic and recreational facilities/equipment such as tennis and pickleball courts and other sport courts are prohibited on any lot.

B. A portable basketball goal may be placed on or by a driveway on the lot. In the event of a hurricane warning, the portable basketball goal must be safely secured

7. TEMPORARY STRUCTURES

A temporary structure such as a tent, sheds, storage buildings, trailer, camper, RV, greenhouses, or prefabricated outbuilding is not allowed on any lot at any time. A dumpster or trash receptacle for use in construction activities may be placed on a lot for two (2) weeks at a time. After each two (2) week period, the dumpster or trash receptacle must be removed and emptied. Portable restrooms are also allowed on a lot during the construction period but must be placed in an area that provides accessibility for emptying and causes minimal damage to residents.

8. GARAGE SALES

A Lot may have no more than one (1) garage sale during any 6-month period. Owners/Residents 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. This limitation does not include any neighborhood-wide garage sale activity organized by the community.

9. NUISANCES

Residents shall not make or permit any noise, smell, or other condition that will unreasonably disturb or annoy other residents or use the home or lot in a disorderly, obnoxious, offensive, or unlawful way.

10. PARKING, CARS, SUVs, TRUCKS, BOATS, TRAILERS, CAMPERS, RVs, AND COMMERCIAL VEHICLES

A. Parking on lawns, sidewalks, and common areas other than designated parking lots is prohibited.

B. Resident vehicles may not be parked on streets and common area parking lots overnight (between 12:00 am and 6:00 am). 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 AWCA Property Manager's authorization for guests to park in common area parking lots for a specified, limited number of days.

C. Vehicles, boats, trailers, campers, and RVs may not be dismantled, repaired and assembled on a driveway or lot.

D. Boats, trailers, campers, and RVs may not be kept on a lot unless fully enclosed within the garage or fully shielded from view from the front of lot, a connected lot, or a connected common area.

E. Boats, trailers, campers, and RVs may be parked on a driveway for a maximum of 12 hours during a 7-day period for cleaning, loading and unloading. Boats, trailers, campers, and RVs may not be parked on streets or common area parking lots, except as authorized by the AWCA Property Manager.

F. Commercial vehicles servicing a home or lot may be parked on streets only while performing the services. Such vehicles may not be parked on streets overnight, except as authorized by the AWCA Property Manager.

11. ANIMALS

A. Common household pets such as dogs, cats, small birds and tropical fish may be kept in a home. However, no more than 4 total adult (6 months or older) dogs and cats may be kept within a home at any one time. Pets must be vaccinated and licensed as required by Collier County.

B. Animals outside the animal owner's lot must be kept on physical leashes. Invisible fencing may be installed within the confines of the animal owner's lot, but not in a drainage easement or within 10 feet of a lake.

C. The owner or carrier of an animal is responsible for cleaning up and removing any solid waste made by their animal on all property within Autumn Woods.

D. Complaints about aggressive, noisy, or abused pets should be directed to the Collier County Domestic Animal Services (DAS) 239-252-7387.

12. GARBAGE AND REFUSE DISPOSAL

Garbage and refuse must be kept in containers that are maintained in a clean and sanitary condition. The containers shall be stored in a home's garage or on the lot where they are not visible from the street. Containers may be placed at the curb 24 hours prior to collection and must be removed within 24 hours of collection. Trash, recycled waste, and yard waste are picked up on Wednesday. Only trash is picked-up on Saturdays.

13. IRRIGATION WATER WELLS

An irrigation water well may not be installed on a lot.

14. GENERATORS

A generator may only be operated during a power outage or for testing purposes. Please refer to Section II.4 of this document for additional generator guidance information.

15. HANGING OF GARMENTS AND TOWELS

No towels, garments, rugs, etc. may be hung from windows, other parts of a home, or from any accessory structures, including fences.

16. OUTDOOR FURNITURE

A. For one bench (up to 3ft. wide or 2 chairs and a table (up to 3ft wide) in the entry foyer only.

B. Lanai furniture, tables and umbrellas, swings. and hammocks, are permitted in the backyard only.

II. APPEARANCE OF HOMES AND LOTS – ARC-N approval is required for exterior alterations of a lot, including grading, landscaping, and exterior painting. It is the intent of the Association, via these Rules and Regulations, to state what is approved for exterior alterations in OHMR. As such, any proposed exterior alterations not specifically stated in these Rules and Regulations are disapproved. For more information, please see the OHMR ARC Checklist and the OHMR ARC Instructions/Directions documents on the OHMR website.

1. ROOFS

Roofs, exterior walls, driveways, and walkways shall be kept visibly free of mold and mildew. Allowed roof tile colors and styles are found in the Approved Roof Tiles, Paint Colors, and Exterior Materials document on the OHMR website. ARC-N approval is required prior to installation.

2. EXTERIOR PAINT COLORS

Allowed exterior paint colors are found in the Approved Roof Tiles, Paint Colors, and Exterior Materials document on the OHMR website. ARC-N approval is required prior to installation.

3. STORM / SCREEN DOORS

Storm or screen doors shall have full-length glass or screen and be devoid of decorative scrolling and solid panels. ARC-N approval is required prior to installation.

4. GENERATORS

A permanently installed generator must be installed on a concrete pad along the side or rear of a home 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 and Collier County permitting and approval is required prior for the installation of permanently installed generators.

5. SCREEN ENCLOSURES

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

6. WINDOWS AND GLASS DOORS

No reflective or obscuring coating, foil, film, or similar treatment shall be placed on windows or glass doors. Window frames must be white or bronze in color. A replacement window may replicate the muntin grid of the existing window or the grid may be omitted. Window air-conditioners and fans are prohibited.

7. POOL, SPA, AND SCREEN ENCLOSURE/FENCE- See 8.13 - Declaration of Covenants

- 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 must be modified to accommodate water runoff from gutters and downspouts included in the pool/ spa installation. A drainage plan shall be submitted and approved by the ARC-N prior to construction.
- C. A pool/spa must be contained within a screen enclosure or pool fence. The screen enclosure or fence must be bronze. Pool enclosure fences must be wrought-iron.
- D. No fence is allowed on a lot, except around a perimeter of a pool deck.
- E. A landscape buffer, minimum 4 feet in height, is required around a pool enclosure or fence to screen or soften the appearance of the screen enclosure or fence from neighboring lots.
- F. ARC-N approval is required prior to construction.

8. WALLS

A wall may be erected on a lot but requires ARC-N approval prior to installation. Walls may be erected as part of the original architecture of a home to which it is connected. With prior ARM-M and ARC-N approval, a cinder-block wall may be constructed parallel to the lot lines at the rear of the home and shall not exceed six (6) feet in height when measured from the surface of the lanai. The wall must be screened by hedges on the side facing other lots.

9. OUTDOOR KITCHEN

An outdoor kitchen may be located within the lanai or on the rear patio or pool deck. A patio kitchen must be enclosed in a decorative wall between four and six feet in height, which may be incorporated into a pool enclosure, pergola, or gazebo. Design of the enclosure wall must be complementary to the design and exterior finishes of the home.

10. SOLAR ENERGY DEVICES

Solar energy collector panels and devices must be installed in accordance with Florida State Statute 163.04. ARC approval is required prior to installation.

11. TV AND RADIO RECEIVING DEVICES

TV and radio antennae and satellite dishes must be installed in accordance with the Over-the-Air Reception Devices (OTARD) Rule on the Federal Communications Commission website and must be approved by the ARC-N prior to installation.

12. DRIVEWAY /WALKWAY REFINISHING

A driveway/walkway surface must be smooth concrete, stamped concrete or brick/stone pavers. A stamped concrete or brick/stone pavers driveway/walkway shall be in compliance with the Approved Roof Tiles, Paint Colors and Exterior Materials document on the OHMR website. The driveway may not be widened for side yard parking or vehicle storage. Driveway expansion that accommodates parking of additional cars is not allowed. Notwithstanding the foregoing, a driveway may be widened to match the garage width up to the exterior garage wall. ARC-N approval is required before construction or refinishing.

13. PERGOLAS OR GAZEBOS

- A. A pergola or gazebo must be approved by the ARC-N prior to installation.

- B. A pergola is allowed at the rear patio or pool deck. A pergola may be freestanding, attached to the home, or incorporated into a pool enclosure or outdoor kitchen structure.
- C. A gazebo with a maximum area of 200 square feet is allowed within the buildable setback lines of the rear yard.
- D. Design and color of the pergola or gazebo must be compatible with the home.
- E. The entire structure must be engineered to withstand hurricane force winds and be approved per Florida Building Code.
- F. Materials must be durable, corrosion-resistant and insect resistant. The material cannot be wood.
- G. Added fabric or shading devices may be used but the design must be compatible with the home. Such items must be removed in advance of severe weather, unless designed for hurricane force events.

14. MAILBOXES

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, discolored or has missing parts, must be replaced with the same type and color as the original. The house number must be displayed on the mailbox.

15. SIGNS

Signs or emblems may not be painted or attached to a lot. 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. Its size, colors and installation are described in the AWCA Rules and Regulations
- 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 before the election to which they pertain and must be removed within 15 days after the election to which they pertain.

16. EXTERIOR HOLIDAY DECORATIONS

Decorations, including lights, may be erected on a home or lot for observed holidays, provided that such decorations do not unreasonably disturb residents of nearby lots, including, but not limited to, illuminating bedrooms and creating noise. Christmas decorations may not be erected prior to November 15th and must be removed within 30 days after December 25 of the preceding year. 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 for which the decorations were erected.

III. LANDSCAPING - The OHMR Tree and Plant Standards document can be found on the OHMR website. ARC-N approval is required for exterior alterations of a lot, including grading, landscaping, and exterior painting. It is the intent of the Association, via these Rules and Regulations, to state what is approved for exterior alterations in OHMR. As such, any proposed exterior alterations not specifically stated in these Rules and Regulations are disapproved. For more information, please see the OHMR ARC Checklist and the OHMR ARC Instructions/Directions documents on the OHMR website.

- 1. Common landscaping treatments that require ARC-N approval before proceeding include:
 - A. Altering the footprint (expansion/ contraction) of an existing landscape bed
 - B. Creating a new landscape bed.
 - C. Plant trees, palms, shrubs, and hedges.
 - D. To Remove live trees, palms, shrubs, and hedges.
 - E. Landscaping within an easement such as: lake maintenance easement, drainage easement, right of way easement, landscape buffer easement, or utility easement.

2. ARC approval is not required but must meet guidelines:
- A. To remove dead, diseased, and storm damaged trees, palms, shrubs, and hedges.
 - B. To replace removed trees, palms, shrubs, and hedges with trees, palms, shrubs, and hedges set forth in the OHMR Tree and Plant Standards.
 - C. Trees and palms must be kept trimmed to prevent damage during the hurricane and storm season.
 - D. To plant annual flowering plants within existing landscape beds.
 - E. For Flowerpots (natural or earth toned or compatible with house and roof colors).
 - F. For one statuary or fountain located in entry foyer or landscape bed no more than 10 ft. away from the house.
 - G. To install Landscaping lighting having a black or earth-tone finish (colored lights are not permitted)
 - H. To install Pathway lighting having a black or earth-tone finish (colored lights are not permitted)

3. SIGHT DISTANCE AND INTERSECTIONS

No fence, wall, trees, palms, shrubs or hedges which obstructs sight lines at elevations between 3 and 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 connected them at points thirty (30) feet from the intersection of street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended or as required by the Collier County Land Development Code, as amended from time to time. The same sight line limitations shall apply to any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height as required by Collier County regulation to prevent obstructions of the sight lines.

4. IRRIGATION

A lot's irrigation system must be maintained in good operating condition and include a functioning rain sensing device.

5. INVASIVES

Invasive exotic trees and shrubs that are prohibited by the State of Florida or Collier County shall not be planted and must be removed if existing on a lot.

6. MULCH

Mulch should be maintained in landscape beds and around trees, palms and hedges. All landscape beds shall be mulched with a 3" layer of pine straw, sterile maleleuca mulch, grade B cypress mulch, or cocoa brown hardwood mulch. Mulch colors must be brown, black, or red. Mulch shall be pulled back 6" from all tree and palm trunks. All trees and palms located in lawn areas shall be provided with a 5' diameter mulch ring. Tree and palm staking shall be located within the boundary of the mulch ring.

7. LAWNS

Lawns must contain St. Augustine "Floratum" grass, Zoysa, Bermuda and/or Seville grass, and be kept at a height of no more than 6 inches.

8. DECORATIVE GROUND COVER

Decorative ground cover rock and mulch in front, side, or rear yard may not exceed 15% of the total area of that yard, unless a cohesive design prepared by a FL registered licensed landscape architect is reviewed and approved by the ARC-N. A 2' perimeter of gravel around a home for the prevention of pests and termites shall not be included in the ground cover and mulch calculation.

9. OWNER LANDSCAPING MAINTENANCE OBLIGATIONS

A. All grounds and green areas, including, but not limited to, lawns, shrubs, trees, flowerbeds, walkways, landscaped areas to the roadway edges of any abutting streets and to the waterline of any abutting lakes, rivers, canals, or water management areas.

B. Lawns shall not exceed 6" in height.

C. Maintenance includes regular cutting, trimming, watering, and fertilizing.

D. Mulched areas must be regularly mulched.

E. Stone, gravel, or paving must not be used as a substitute for grass in lawns.

F. Trees and palms should be evaluated on an annual basis prior to hurricane season to prevent unnecessary accidents and/or damage.

G. Tree canopies should be thinned and dead and dying branches or fronds should be removed. Overly long branches should be shortened and branches with cracks removed or shortened.

H. No underbrush (or other indigenous growth) or other unsightly growths is permitted to grow or remain on any part of the lot. Vacant lots, if any, shall be cleaned, seeded, and maintained in a well-kept condition.

IV. STORM PROTECTION / HURRICANE SHUTTERS - It is the intent of the Association, via these Rules and Regulations, to state what is approved for exterior alterations in OHMR. As such, any proposed exterior alterations not specifically stated in these Rules and Regulations are disapproved.

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 home may be installed, closed, or lowered on a home 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 home that are compatible with the body color or window/ door frame color of a home may be closed or lowered year around.

2. UNPAINTED PANEL SHUTTERS, AND PLYWOOD COVERING

Unpainted panel shutters, plywood, and metal coverings 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, plywood, and metal coverings must be removed within 10 days after the cancellation of the hurricane warning. These requirements apply to all homes.

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 compatible with the body color or window/door frame color of a home to which such hardware is attached.

4. STORAGE OF REMOVABLE HARDWARE, PANEL SHUTTER AND PLYWOOD COVERING

Removable mounting hardware, panel shutters, and plywood coverings must be stored in a location where it cannot be viewed from the exterior of the home.