

OLDE CYPRESS MASTER PROPERTY OWNERS ASSOCIATION, INC.

c/o Alliant Property Management, LLC
13831 Vector Ave, Fort Myers, FL 33907
Phone: (239) 454-1101 Fax: (239) 963-1286

January 29, 2024

RE: UPDATED ARCHITECTURAL DESIGN GUIDELINES

Dear OCMPOA homeowner:

A duly noticed meeting of the Board of Directors was held on January 15, 2024, at which the Board approved revisions to the OCMPOA Architectural Design Guidelines. A copy of the new Guidelines (V18 01-15-24) is enclosed for your review. Substantial changes were made throughout the document including new guidelines for roof replacement, new colors for repainting homes and simplified rules for the deployment of hurricane shutters. Please retain this copy for your records and feel free to contact Kenny Valentine at APMSupport@Alliantproperty.com if you have any questions.

On Behalf of the Board of Directors,

Kenny Valentine, CAM
Alliant Property Management, LLC

Encl: OCMPOA V18 ARC Guidelines

OCMPOA Architectural Standards

Approved 01/15/24(V18)

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Chapter 1: Master Architecture Review Committee Purpose and Authority

The Master Architectural Review Committee was formed at the October 29, 2011 Master Board meeting. At this meeting, the initial Architecture Standards and Review Request form was approved, and the Master Board identified that the Construction Committee would be known as the Architecture Review Committee (the "Master ARC").

From the Master Declarations, Article X: Architectural Review Committee:

10.01 Membership

There is hereby established an Architectural Review Committee which shall be responsible for the administration of the Master Association Standards, construction, and modifications to existing improvements. The Committee shall be composed of such a number of persons as the Board directs, who need not be Members, and may constitute as few as one person. All of the members of the Committee shall be appointed, removed, and replaced by the Board of Directors.

10.02 Purpose

The Committee shall review, study and either approve or reject proposed alterations to improvements to the Parcels, all in compliance with this Declaration and as further set forth in any rules and regulations and the Master Association Standards as shall be adopted and established and may be amended from time to time by the Board of Directors. The Committee shall exercise its best judgment to see that all improvements conform and harmonize with any existing buildings as to external design, quality and type of constructions, materials, color, plat plan, height, grade and finished ground elevation, and all aesthetic considerations herein set forth. The actions of the Committee in the exercise of its discretion by its approval or disapproval of plans and other information submitted to it, or with respect to any other matter before it, shall be conclusive and binding on all interested parties.

10.03 Organization and Operation of Committee

- (a) The term of office of each member of the Committee, subject to Paragraph 10.01, shall be one (1) year, commencing January 1 of each year, and continuing until his successor shall have been appointed. Should a Committee member die, retire, become incapacitated, or in the event of a temporary absence of a member, a successor may be appointed by the Board of Directors.
- (b) The chairman shall be appointed by the Board of Directors.
- (c) The chairman shall take charge of and conduct all meetings and shall provide for reasonable notice to each member of the committee prior to any meeting.
- (d) The affirmative vote of a majority of the members of the Committee present at a meeting at which a quorum is present shall govern its actions and may be considered the act of the Committee. A quorum shall consist of a majority of the members.
- (e) The Committee may avail itself of technical and professional advice and consultants as it deems appropriate.

10.04 Expenses

Except as hereinafter provided, all expenses of the Committee shall be paid by the Master Association. The Committee shall have the right to charge a reasonable filing fee for each application submitted to it for review, in an amount established by the Committee from time to time, which amount is designed to cover the costs of the Committee. The filing fees shall be collected by the Committee and remitted to the Master Association to help defray the expenses of the Committee's operation.

10.05 Criteria

The Architectural Review Committee shall prepare and, on behalf of the Board of Directors, shall promulgate design and development guidelines, performance criteria, and application and review procedures. Copies will be available from the Architectural Review Committee for review. The guidelines and procedures shall be as promulgated by the Board of Directors, and the Architectural Review Committee shall have sole and full authority to prepare and to amend them. The Architectural Review Committee shall make the guidelines and procedures available to Owners and builders who seek to engage in development of or construction upon all or any portion of the Property. If the Architectural Review Committee fails to approve or disapprove plans submitted to it, or to request additional information reasonably required, within forty-five (45) days after submission thereof, the plans shall be deemed approved. If the Architectural Review Committee disapproves any plans submitted to it, the Owner whose plans have been disapproved shall have the right to appeal the decision by written notice to the Board within fifteen (15) days after the Architectural Review Committee issues its disapproval. The Architectural Review Committee shall establish, subject to the Board's approval, a procedure for such appeals. The Board's decision on any appeal shall be final.

The Architectural Review Committee shall also promulgate detailed standards and procedures governing modifications, additions or alterations made on or to existing structures located on the Property. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations, shall be submitted to the Architectural Review Committee for approval as to quality workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography, and finished grade elevation. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of their residence, or to paint the interior of their residence any color desired; provided, modifications or alterations to the interior of screen porches, patios and similar portions of a residence visible from outside the residence shall be subject to approval hereunder.

10.06 Right to Inspect

Any member of the Architectural Review Committee or their representative shall have the right, during reasonable hours and after reasonable notice, to enter upon any of the Property under construction to inspect for the purposes of ascertaining whether construction is proceeding or was accomplished in accordance with the Declaration and the approved plans of the improvements. Such person or persons shall not be deemed guilty of trespass by reason of such entry.

10.07 Variances

The Committee may authorize variances from compliance with any of the Master Association Standards and their procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) stop the Committee from denying a variance in other circumstances. For the purposes of this

Section, the inability to obtain approval of any governmental agency, the denial of any permit, or disapproval of the terms of any financing shall not necessarily be considered a hardship warranting a variance.

10.08 Limitation of Liability

The Committee shall use reasonable judgment in approving or disapproving all plans and specifications submitted to it. Neither the Committee, nor any individual member thereof, shall be liable to any person for any official act of the committee in connection with submitted plans and specifications, except to the extent the Committee or any individual member thereof acted with malice or wrongful intent. Approval by the Committee does not necessarily assure approval by the appropriate governmental board or commission. Notwithstanding that the Committee has approved plans and specifications, neither the Committee nor any of its members shall be responsible or liable in any way to any Owner, nor contractor with respect to any loss, liability, claim, or expense which may arise by reason of such approval or failure to approve. Neither the Board, the Architectural Review Committee, nor any agent thereof, shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the provisions of the Master Association Documents, nor for any structural or other defects in any work done according to such plans and specifications. In all events the Committee shall be defended and indemnified by the Master Association in any such suit or proceeding.

10.09 Approval Required.

No construction, which term shall include within its definition, but not be limited to, staking, clearing, excavation, grading, and other site work; no exterior alteration or modification of existing improvements; and no plantings or removal of plants, trees, or shrubs shall take place anywhere on the Property until the approval of the Architectural Review Committee for the same has been obtained. The Board of Directors may establish reasonable fees to be charged by the Architectural Review Committee on behalf on the Master Association for review of applications hereunder and may require such fees to be paid in full prior to review of any application. All residential structures constructed on any portion of the Property shall be designed by and built in accordance with the plan and specifications of a licensed architect and/or certified residential designer.

10.10 Removal of Non-Conforming Improvements

The Master Association, upon request of the Committee and after reasonable notice to the offender and to the Owner, may remove any improvements constructed, reconstructed, refinished, altered, or maintained in violation of these covenants, and the Owner thereof shall forthwith reimburse the Master Association for all expenses incurred in connection therewith.

10.11 Compliance

Any contractor, subcontractor, agent, employee or other invitee of any Owner who fails to comply with the terms and provisions of the Master Association Standards and their procedures promulgated by the Architectural Review Committee may be excluded by the Board from the Parcel without liability to any person, subject to the notice and hearing procedures contained in the Bylaws.

10.12 Exception

This Article shall not apply to any of the activities, improvements or modifications to the Common Area or Neighborhood Common Area by or on behalf of the Master Association.

Chapter 2: Excerpts from the Master Declarations Related to Architecture Standards

- The following sections are taken verbatim from the “Declaration of Covenants, Conditions, Restrictions and Easements for Olde Cypress”, Recorded 11/27/2019.
- Some sections of the Declarations have been extracted and included in the related Chapter or Appendix of this document (e.g. Landscape, Exterior Lighting, Signage).
- The Architectural Review Committee will assume responsibility for any approvals identified as required to be obtained from the Master Board in any of the sections that follow.

From Article II: Definitions

2.01 “Architectural Review Committee” shall mean the committee formed herein to maintain the quality and architectural harmony of improvements within the Property.

2.14 “Improvement” shall mean and refer to any building, structure or other manmade improvement constructed anywhere within the Property, including without limitation, a detached single family home, condominium unit, attached townhouse or villa, clubhouse, perimeter walls, landscaping, parking garages and entry features.

2.21 “Master Association Standards” shall mean the standards of conduct, construction, maintenance, architecture, landscaping or other activity generally prevailing throughout the Property and set forth in the Governing Documents.

From Article III: Land Use Within the Property and Common Areas

3.01 Land Use within the Property.

(a) The Property shall be subject to the use restrictions set forth in the Declaration and any applicable Neighborhood Declaration, and the design standards and guidelines adopted by the Master Association.

(b) Replacements, Repairs and Alterations. All replacements, repairs and other alterations to any Parcel must be consistent with the original design of the Parcel, the Declaration, and any Neighborhood Declaration.

From Article V: Maintenance

5.03 Owner’s Responsibility. Except for those maintenance duties which the Master Association has expressly agreed to assume, each Owner shall maintain his or her Parcel in good repair and in a neat and attractive condition in accordance with the Community Wide Standards and the Governing Documents. No Owner shall take any action which (a) increases the maintenance responsibility of the Master Association, (b) causes the Master Association’s insurance premiums to increase, or (c) interferes with the Master Association’s maintenance or operational responsibilities. If any Owner fails to perform his or her maintenance responsibility in accordance with this Section, the Master Association may perform it and assess all costs incurred against the Parcel, and further assess the Owner thereof as an Individual Assessment. Prior to entry, the Master Association shall afford the

Owner reasonable notice and an opportunity to remedy the situation, except when entry is required due to an emergency.

From Article IX: Use Restrictions

9.05 Construction Regulations. All Owners and their contractors shall comply with the construction regulations of the Master Association Standards, if any, and with any construction regulations adopted, from time to time, by the Board. Such regulations may affect, without limitation, the following: trash and debris removal; sanitary facilities; parking areas; permissible times of access and construction; outside storage; restoration of damaged property; conduct and behavior of builders, subcontractors, Owners and their representatives within the Property at any time; the conservation of landscape materials; and fire protection.

9.08 Pools. No above-ground pools shall be erected, constructed or installed on any Parcel.

9.10 Playground and Basketball Equipment. No jungle gyms, swing sets, or other playground equipment including, but not limited to, basketball hoops and backboards shall be permitted on any Parcel, without the express written consent of the Master Association.

9.16 Wells, Laundry Lines and Commercial Offices. Private wells are strictly prohibited. No laundry lines or poles are permitted. No Parcel may be used for commercial office purposes that produces increased traffic on the community roadways.

9.19 Factory-Built or Existing Structures. No structure of any kind commonly known as “factory-built”, “modular”, or “mobile home” type construction shall be erected.

9.21 Sidewalks. The Master Board may construct sidewalks in Olde Cypress. Driveway cuts may be made in sidewalks or curbs, provided that the cuts and the construction of the driveways must be done in accordance with plans and specifications approved by the Master Board. The Owner of a Parcel shall be liable to the Master Association for all damage done to sidewalks and/or Common Areas and roads by construction of a residence on the Owner’s Parcel. The Owner of such Parcel shall repair to the satisfaction of the Master Association any such damage, and if the Owner fails to make such repairs, then the Master Association may make such repairs at the expense of the Owner. Such expense until paid shall constitute an Individual Assessment against the Owner and the Owner’s Parcel.

9.22 Outdoor Equipment. All garbage and trash containers, oil tanks, bottled gas tanks, swimming pool equipment and housing and sprinkler pumps and other such outdoor equipment must be underground or placed in areas so that they shall not be readily visible from beyond the property lines, or adequate landscaping used as screening shall be installed around these facilities.

9.23 Air Conditioners. Wall and window air conditioning or heating units shall not be permitted.

9.26 Maintenance of Premises. No weeds, underbrush, high grass or other unsightly vegetation shall be permitted to grow or remain upon any Parcel and no refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any Parcel. If for any reason an Owner or Neighborhood Association permits such weeds, high grass, underbrush or other unsightly growths

and fails to correct same after five (5) days notice by the Master Association, then the Master Association shall have the right to enter upon the premises and make such corrections and shall charge the Owner and/or Neighborhood Association for the cost of the corrections. Said charge, until paid, shall be a lien against the offending Parcel and/or Neighborhood Association. All lawns, landscaping and sprinkler systems and all structures, improvements and appurtenances shall at all times be kept in good, safe, clean, neat and attractive condition, and all structures shall be maintained in a finished, painted and attractive condition.

9.28 Correction of Health and Safety Hazards. Any conditions which are deemed by the Master Association to be a hazard to the public health or safety may be corrected immediately as an emergency matter by the Master Association (although under no duty to do so), and the cost thereof shall be charged to the responsible Owner or Neighborhood Association.

9.33 Outdoor Recreational Courts. With the exception of those courts operated by the Master Association, or located upon Country Club Property, no outdoor recreational courts, including but not limited to tennis, basketball, volleyball and badminton, shall be erected.

Chapter 3: Application Requirements

Applicants should consult with their neighborhood associations with regard to their HOA requirements.

Application Requirements:

- The Master ARC Submittal Form (see Appendix A) must be utilized for all requests, and must include the following:
 - Name of the vendor performing the work
 - Copy of the vendor's occupational license and certificate of insurance
 - General Liability at a minimum of \$1,000,000.00 coverage.
 - Workers Compensation with statutory limits.
 - Automobile Liability at a minimum of \$1,000,000.00 coverage.
 - Permits where applicable
 - Signed engineering drawings or legible sketch.
 - Changes/additions to gutters or downspouts must be accompanied by a description of the drainage plan.
 - Changes to the exterior paint color of a home must comply with Master Association design review specifications and requested color choices must be submitted to the ARC. A 2'x2' sample of each of the proposed colors is required to be painted on the front elevation of the house. See specific color specification located in Chapter 9.1.
- All requested changes should be submitted to the appropriate neighborhood HOA or Architecture Committee, if one exists. The neighborhood HOA or ARC review and approval is required before the request will be accepted for review by the Master ARC.
- ARC requests should be submitted at least 5 days prior to the biweekly ARC meeting.
- The Master ARC can reject proposed changes that have the potential to adversely impact the overall esthetics of the community as determined by the Master ARC.
- Any requested changes that involve building an accessory structure, altering exterior walls of a home, increasing the size of the lanai or driveway, or other significant modifications (as deemed by the Master ARC), or any change that requires shared access between the houses, will be communicated to the immediate neighbors (left, right, across the street, across the fairway/pond). If the Master ARC determines that there is strong disagreement from the neighbors, the request will be made in a public forum (e.g. Master Board meeting) with a final decision made by board majority.
- All projects must start and be completed within 6 months of ARC approval. If this is not possible, the project must be resubmitted to the ARC for approval of a time extension.

Chapter 4: Landscape Standards

Each Neighborhood Association has (or will) define Landscape Standards for their neighborhood. These standards define the minimum plantings for residences. Contact your neighborhood HOA to obtain a copy of applicable standards.

In the event of a named storm, residents may replace landscaping that was damaged by the storm with identical landscaping, with local HOA ARC approval. No Master ARC approval needed.

From Article IX: Use Restrictions

9.09 Fences.

- (a) No dog runs, animal pen or fences of any kind will be permitted on any Parcel except as approved by the Master Board.
- (b) Where walls and fences are approved, the same shall not unreasonably block lake, golf course, or natural preserve views of adjacent Parcels. The decision regarding what is an unreasonable obstruction of such a view shall be made by the Architectural Review Committee or the Master Board, in its sole discretion. If a wall or fence is approved, it shall be located in a manner to limit the area enclosed to that necessary to afford privacy or for landscaping accents or for Neighborhood signage. No wall or fence shall be constructed with a height of more than six (6) feet above the existing ground level of adjoining property unless specifically approved. No wall or fence shall be constructed on a property line or within any utility easement unless specifically approved by the Master Board. Any Parcel on which a wall or fence has been constructed shall have and maintain a landscape buffer between the wall or fence and the adjacent property line.
- (c) A wall, fence or enclosure shall only be constructed of materials and with a design and color as approved by the Architectural Review Committee. No chain link fencing shall be allowed.

9.20 Landscaping; Sprinkler Systems. All areas not covered by structures, walkways or paved parking facilities shall be maintained as lawn or landscaped areas to the pavement edge of any abutting streets and to the waterline of any abutting lakes, canals or water management areas. No stone, gravel, or paving of any type shall be used as a substitute for grass in a lawn. Certain areas as determined by the Architectural Review Committee may remain in a natural or unimproved state. All lawns and landscaping shall be completed at the time of completion of the structure as evidenced by the issuance of a Certificate of Occupancy by the appropriate governmental agency and shall thereafter be kept in good condition by the Neighborhood Association in which the Parcel is located regardless of how title to the landscaped area is held. In the event that a Neighborhood Association does not properly maintain any landscaped area, the Master Association may undertake such maintenance and charge the cost thereof to the responsible Neighborhood Association and/or Owner. Sprinkler systems located on Neighborhood Common Areas shall be the responsibility of the Neighborhood Association.

9.25 Walls, Fences, Hedges, etc. No wall, fence, hedge, or other divider shall be constructed with a height of more than six feet above the ground level of any adjoining Parcel or Common Area, and no

hedge or shrubbery abutting the Parcel or Common Area lines shall be permitted without the prior written approval of the Architectural Review Committee. No wall, fence, or hedge shall be constructed on any Parcel or Common Area unless its height, length, type, design, composition, material and location shall have first been approved in writing by the Architectural Review Committee. The height of any wall or fence shall be measured from the property elevations of adjoining developed property. Any dispute as to height, length, type, design, composition or material shall be resolved by the Architectural Review Committee, whose decision shall be final. Approval shall not be given for the construction of any wall, fence or hedge which unreasonably obstructs the water view or golf course view of any residence.

Master Association Landscape Standards:

- For new construction, the builder must ensure that the minimums are met or the plan will be returned. The builder should pay close attention to the landscape intended for properties adjacent to lakes and the golf course – additional buffering may be required in these locations.
- For landscape modifications to existing homes, landscape minimums must also be met. If the existing landscaping does not meet the landscape minimums, the modifications must bring the landscaping up to the minimum standards. The homeowner and/or landscaper should also pay attention to neighbors' sight lines to the golf course, lakes, and preserve areas, as well as sight lines for driveway ingress/egress.
- No wall, fence, hedge or other divider shall be constructed with a height of more than six (6) feet above the ground level of any adjoining parcel, Common Area, or Golf Course and no hedge or shrubbery abutting the Parcel, Common Area, or Golf Course lines shall be permitted without prior written approval of the ARC. Written ARC approval must be obtained before constructing any wall, fence, hedge or any other divider.
- No invasive plants or exotics should be used in landscaping within Olde Cypress.
- All landscape modifications other than replacement of dead/damaged/diseased landscaping with like materials and the planting of annual flowers must be submitted to the ARC for approval. These submissions must include the lot size of the property and a diagram showing the landscape changes and the lot boundaries.
- Coconut palms are prohibited due to the potential property damage and personal injury wind-blown coconuts can cause.
- The Collier County Tree Requirements by lot size must be maintained (see Appendix B, Tree Removal/Replacement Standards and Guidelines).
- Any palm tree found to be infected with Ganoderma shall be removed (including the stump ground out) within ten (10) days by a landscape company qualified and insured to deal with such infection. If the infected tree is not removed within ten (10) days of receipt of notice by the owner, the Master POA may remove the tree and charge the owner's account. This requirement is exempt from the normal ARC submission and approval requirements.
- If a palm tree is removed due to Ganoderma infection, another palm tree may not be planted in the same location due to risk of Ganoderma re-infection.

Chapter 5: Development Standards

Olde Cypress PUD Development Standards for Residential Areas

From Section 7.05, amended September 12, 2000

Permitted Uses and Standards	Single Family Detache	Zero Lot Line	Two Family & Duplex	Single Family Attached &	Multi-Family Dwelling
Minimum Lot Areas	6,000 SF	5,000 SF	3,500 SF ⁽¹⁾	3,000 SF per du.	1 AC
Minimum Lot Width	60	45	35	30	150
Front Yard Setback	25 ⁽⁵⁾	20 ⁽⁵⁾	20 ⁽⁵⁾	20	25
Side Yard Setback	5	0 or 10 ⁽⁴⁾	0 or 5	0 or 0.5 BH	0 or 0.5 BH
Rear Yard Setback	20	10	20	20	25
Rear Yard Accessory	10	5	10	10	10
Maximum Building Height	35	35	35	35	45 ⁽⁷⁾
Distance Between Structures	N.A.	N.A.	N.A.	10	0.5 BH
Floor Area Min. (SF)	1200	1200	1200	1000	750

BH – Building Height

- Each half of a duplex unit requires a lot area allocation of thirty-five hundred (3,500) square feet for a total minimum of seven thousand (7,000) square feet.
- Minimum lot width may be reduced by twenty (20) percent for cul-de-sac lots or lots located on curvilinear streets provided the minimum lot area is still maintained.
- Accessory uses such as pool enclosures may be attached to principle uses an accessory use may be set back five (5) feet from side or rear property lines.
- Where the zero (0) foot yard option is utilized, the opposite side of the structure shall have a ten (10) foot side yard. Zero (0) foot yards may be used on either side of a structure provided that the opposite tend (10) foot side yard is provided.
- Single-family dwellings which provide for two (2) parking spaces within an enclosed side-entry garage and provide for guest parking other than private driveways may reduce front yard requirements to ten (10) feet for the garage and twenty (20) feet for the remaining structures.
- Building height shall be the vertical distance from the first finished floor to the highest point of the roof surface of a flat or Bermuda roof, to the deck line or a Mansard roof and to the mean height level between the eaves and the ridge of gable, hip and gambrel roofs. Accessory buildings shall be limited to twenty (20) feet above grade, with the exception of the entry monument depicted in Exhibit D, which may be developed in accordance with the elevations proposed.
- Four habitable floors above parking. A maximum of seven habitable floors above parking may be approved to enhance view corridors and to permit interface with preserve areas so long as not incompatible with adjoining properties upon approval of the Development Services Director through a conceptual or Final Site Development Plan.

Buildings adjacent to the project boundary property line on the west shall be limit to three habitable floors above parking, and the 28.68 acres located along the eastern edge of the project in Section 22 and the subject of the 1999 Notice of Change to the DRI is permitted a maximum height of three (3) stories or thirty-five (35) feet.

8. The project entrance signage, which includes architectural enhancements, shall be permitted along the near eastern extremity of OLDE CYPRESS as depicted on Exhibit D on lands under common ownership by the developer.

HD Development (Vita Pima) PUD Development Standards for Residential Areas

From Ordinance 11-13, Appendix B, passed April 25, 2011

Standards	Single Family	Multi-Family Dwelling
Minimum Lot Area	6,000 SF	N/A
Minimum Lot Width	50' ⁽¹⁾	N/A
Front Yard Setback	19' ⁽²⁾	15'
Side Yard Setback		
1 Story	6'	7.5'
2 Story	6'	10'
3 Story	N/A	12.5'
Rear Yard Setback		
Principal Structure	20' (30' adjacent to Olde Cypress PUD)	20'
Accessory Structure	10' (20' adjacent to Olde Cypress PUD)	10'
PUD Boundary		
Setback Principal	N/A	20'
Structure Accessory	N/A	10'
Lake Setback ⁽³⁾	20'	20'
Preserve Area Setback		
Principal Structure	25'	25'
Accessory Structure	10'	10'

Distance Between Structures		
Main/Principal		
1 Story	12'	15'
2 Story	N/A	20'
3 Story	N/A	25'
Accessory Structures	10'	10'
Maximum Height		
Principal Building (Actual)	40' with a max of 2 story	N/A
Principal Building (Zoned)	35'	42' with a max of 3 stories
Accessory Building (Actual)	25'	N/A
Accessory Building (Zoned)	20'	20'
Clubhouse Building	N/A	N/A
Clubhouse Building	N/A	38'
Minimum Floor Area	1600 SF	650 SF for 1 Bedroom 900 SF for 2 Bedrooms 1000 SF for 3 Bedrooms

1. May be reduced on cul-de-sac lots and lots on the inside part of the curved streets by 25%.
2. The distance from the back of the sidewalk to the garage door must be at least 23 feet to allow room to park a vehicle on the driveway without parking over the sidewalk. The front yard setback for side-loaded garages may be reduced to 18', with the home remaining at 19'
3. Lake setbacks are measured from the control elevation established for the lake.

Chapter 6: Mailbox Specifications

Olde Cypress (except Da Vinci Estates and Lantana):

Contact: NGS Signs and Mailbox, 239-325-8243 lenny@ngsmfg.com

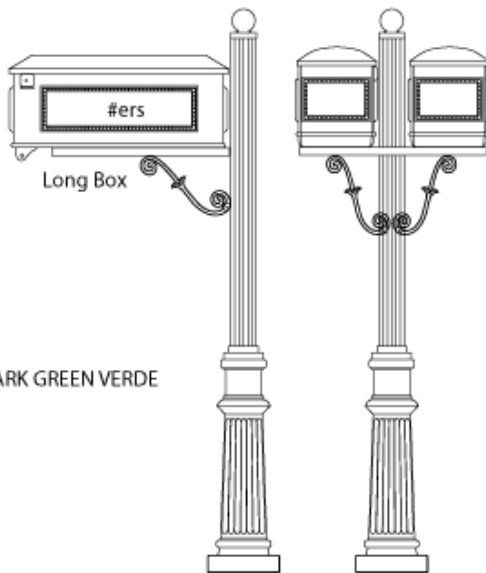
ASAP Mailbox and More (239) 565-0914, info@asapmailbox.com

Double and Single Mailboxes used by all neighborhood HOAs except DaVinci and Lantana

Double mailbox

Olde Cypress

- W105 Box
- S Scroll
- 3" Beaded Pipe
- 3" Naples Base
- 3" Round Ball Finial

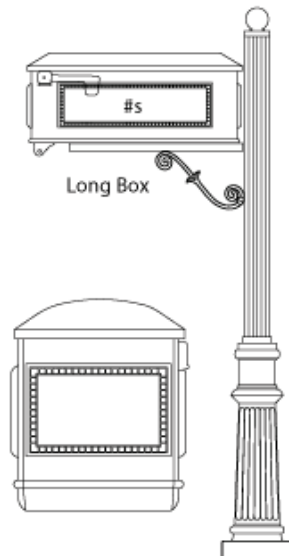


COLOR: BLACK W/ DARK GREEN VERDE

Single mailbox

Olde Cypress

- W105 Box
- S Scroll
- 3" Beaded Pipe
- 3" Naples Base
- 3" Round Ball Finial



COLOR: BLACK W/ DARK GREEN VERDE

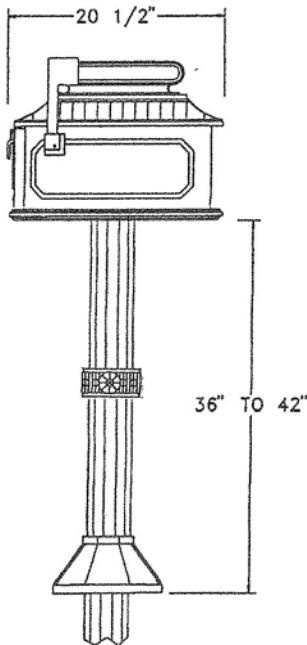
Da Vinci Estates

Contact: NGS Signs and Mailbox, 239-325-8243 lenny@ngsmfg.com

Specifications:

Beacon Products, Inc.

U.S. P.O. approved cast aluminum mailbox with fluted extruded aluminum direct burial shaft. Part # AM-21/Woodfield/4" fluted DB-Nova/Custom antique black and gold to match existing post lights and signs.



Lantana

Contact: NGS Signs and Mailbox, 239-325-8243 lenny@ngsmfg.com

<p>LANTANA SINGLE</p> <p>WI05 Mailbox 3" Round Smooth 3" Quarry Finial 4" Fleur De Lis 3" WI-TB-SHORT Base WI-FNPL-Scroll (NO # PLATE)</p> <p>COLOR: MP46305 ANCHOR BRONZE MET. W/ UPS BROWN VERDE DRY BRUSHED ADDRESS NUMBERS: REFLECTIVE DIMENSIONAL LETTERS</p>	<p>A photograph of the Lantana Single mailbox assembly. It features a mailbox with the number 67321 mounted on a decorative post with a scrollwork base and a fleur-de-lis finial.</p>
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Chapter 7: Real Estate and Other Signage

From Article IX: Use Restrictions

9.15 Signs. No sign or advertisement of any kind, including, without limitation, those of realtors, contractors and subcontractors, shall be erected on any Parcel unless the same complies with the standards and guidelines established pursuant to the Master Declaration and has been approved by the Master Association, except as may be required by legal proceedings. The Master Association reserves the right to restrict the size, color, lettering, height, material and location of signs. The Master Association shall have the right to remove signs which fail to comply with standards set by the Master Association and upon prior approval of the Master Association may set more stringent sign requirements for the Parcels.

Restrictions on Flags, Banners, Signs and Other Advertising Materials:

No flag, banner, sign or advertisement of any kind, including, without limitation, those of the following: (i) political candidates or parties, (ii) political or advocacy causes, (iii) sports teams or (iv) merchants or commercial vendors, shall be displayed or erected on any Parcel, in any manner where it is visible from beyond the property lines, even on a temporary basis.

Signage utilized by realtors, security companies and those required by law are permitted subject to the rules adopted by the Board of Directors. Further, in compliance with Section 720.304(2) of the Florida Statutes, any homeowner may display, in a respectful manner, one portable, removable United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one portable, removable official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The official flag of the State of Florida and a first responder flag have been added to the list of allowed flags. A first responder flag is law enforcement, fire fighters, paramedics, correctional officers, 911 public safety operators, registered nurses, search and rescue workers and federal law enforcement officers.

The number of allowed flags is 2.

Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property provided the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the Olde Cypress governing documents.

Resale Signs:

The Master Association has guidelines (listed below) on real estate for sale signs, which includes the specifications for the signs and the placement of the signs.

- The Master Association requires that all Open House signs be obtained from the Master Association. Contact the Master Association for details on the process.
- No other signs or advertisement of any kind will be erected on any Parcel, except as may be required by legal proceedings.
- Only one resale sign is allowed per property to be placed at the street frontage only.

The following are the ARC approved signage standards for the Olde Cypress Community. Any signage not specified below must be submitted in writing to the ARC and approval given in writing prior to mounting.



1. Single posted wooden rectangular sign measuring 2 ft wide by 1 ½ ft high with inverted radius corners and cream-colored lettering proportionate to the size of the sign, to include the following information:
 - a. "Available"
 - b. Real estate agency
 - c. Telephone number of real estate agency
2. Posts to be 4" x 4" – 3' above ground
3. Lettering and finial in crème Color: Benjamin Moore Glow Essex Green or Sherwin William Green (#6194)

A rider board 2' wide by 3" high with inverted radius corners, same green background as the main sign, and cream- or white-colored lettering may be used. It is to be located below the main sign, either hung or attached to the post. No other rider sign is permitted, particularly signs overlapping the main sign. The rider board can be used for the following information:

- a. Agent's name
- b. Agent's phone number
- c. Amenities included with the house
- d. "Sale Pending" or "Sold"

Open House Signage

Open House Signage

All open house signs must be picked up from the guard house and returned to the guard house each day at the end of the open house.

- No personal owner open house signs are allowed. No exceptions.
- Only (1) open house sign may be displayed at each house.
- Nonconforming signs will be removed.

Chapter 8: Exterior Lighting Standards

From Article IX: Use Restrictions

9.07 Annoying Lights, Sounds, or Odors. No light, sound or odor shall be emitted from any Parcel which is obnoxious or unreasonably offensive to others. Without limiting the generality of the foregoing, horns, whistles, bells or other sound devices or lights, other than devices used exclusively for security, fire prevention or fire control purposes, shall be permitted.

9.27 Outside Lighting. Except as may be initially installed by the Master Association no spotlights, floodlights, or similar type high intensity lighting shall be placed or utilized upon any Parcel which in any way will allow light to be reflected on any other Parcel or the improvements thereon. Other types of low intensity lighting which do not unreasonably disturb the Owners or other occupants of the Property may be allowed. Only white lights are permitted. Other than temporary Holiday lights, no colored, blinking or flashing lights are allowed.

Exterior Lighting Guidelines

The overall goal of the Exterior Lighting Guidelines ("Guidelines") is to establish use and physical characteristics of lighting projects.

Lighting in place as of 1/1/2016 does not have to be changed to conform to these Guidelines. All changes after this date must adhere to the Guidelines and shall require the approval of the local Neighborhood Association and the OC Master Construction Committee (also known as the Architecture Review Committee or ARC) before implementation.

All lighting will be white in nature and can range in color (Kelvin) from 2700 Kelvin to 5000 Kelvin (incandescent through CFL colors).

Decorative Entrance Lighting

This is lighting attached to any improvement located on a Parcel and used to light entrances and/or covered sections of the lanai.

- Each light fixture must be limited to 800 lumens (comparable to 60 watt incandescent, 68 watt LED, 13-15 watt CFL). Fixtures with multiple bulbs must be limited to 450 lumens (comparable to 40W incandescent) per bulb.
- Floodlights must always be directed downward.
- Entrance lighting must not be left on throughout the night and may be utilized after midnight only if the resident requires it for entering/exiting the dwelling.
- Two post-mounted lighting fixtures will be permitted on each Parcel, limited to 800 lumens per fixture.

Landscape Lighting

This is lighting used to accent the landscapes areas of a Parcel, which includes pathway lighting and lighting used to highlight improvements located on Parcels for aesthetic purposes.

- If installed in the ground, it must be confined to landscape beds, and only illuminate landscape areas on the installing homeowner's Parcel. It must also be shielded so the light source is not visible from neighboring properties.
- Pathway lighting is in-ground lighting along pathways and entrance walks. This must always be directed downward and must be no more than 18" above the ground.
- Accent lighting must be directed toward the house or specific trees or shrubs.
- Each light fixture must be limited to 800 lumens (60 watt incandescent, 6-8 watt LED, 13-15 watt CFL) Accent lighting must be placed on a timer and be turned off no later than midnight and turned on no earlier than 1-2 hours before sunset.

Security Lighting

Security Lighting is used to light up the outside areas of a Parcel in order to either discourage criminals/mischief or to light up the Parcel to determine if there is a trespasser present.

- Spotlights or floodlights for security purposes can be up to 1600 lumens (100 watt incandescent, 15 watt LED). They must be attached to the dwelling under the soffit or eaves and must be directed downward. They must be recessed and shielded so the light source is not unreasonably visible from neighboring Parcels.
- Security lighting must utilize a motion sensor and automatically go off after a set period of time (at most 5 minutes after motion is detected). Security lighting may not be left on for extended periods of time except in emergencies.
- Connecting cables must be buried underground.

Holiday Lighting

Holiday lighting must avoid direct illumination of neighboring properties and be conservative in nature. Holiday lighting and decorations may be installed after Thanksgiving Day and may be kept in place through the immediately following January 14th. The decorations shall be in good taste without the use of any inflatables.

Additional Details/References

Watts vs Lumens <http://lumennow.org/lumens-vswatts/>

Examples of lumens for commonly used bulbs:

General use bulbs:

- 40-watt incandescent = 450 lumens = 8 W LED = 10 W CFL = 28 W Halogen
- 60-watt incandescent = 800 lumens = 12 W LED = 13W micromini = 42 W Halogen
- 100-watt incandescent = 1600 lumens = 20 W LED = 23 W micromini = 72 W Halogen

Floodlights

- 75W flood = 16W CFL = 15W LED = 60 W Halogen
- 100 W flood = 70 W Halogen

Color (Kelvin)

- 2200K – Pressure Sodium
- 2700K – Warm (Incandescent)
- 3000K – Warm (Halogen)
- 3500K – Neutral
- 4100K – Cool (Fluorescent)
- 4200K – CFL
- 5500K – 6500K – Daylight

Chapter 9: Additional Architecture Standards

9.1 Exterior Trim, Body, Roof, Front and Garage doors Colors

This is the Master ARC exterior paint color palette. If your association has their own exterior paint color palette, please consult with your own association.

- Exterior paint colors must be submitted first to the local HOA ARC Committee and approved before being submitted to the Master ARC for its approval.
- Color submissions should include brand name, color name and color number(s). An actual 2' x 2' painted color swatch of each proposed color is required on the front elevation of the house for ARC review. If the house is being painted the same color or if the color is selected from the approved exterior paint palette, the 2' x 2' samples are not required to be painted on the house.
- The Master ARC has developed a wide variety of pre-approved colors for homeowners to choose from based on their roof color (brown/tan, greige or terracotta/mulit). The ARC has created an exterior color palette based on the following book which can be viewed on-line www.Sherwin-Williams.com: click on **Services & Resources** at the top of the screen; click on **Color Advice** on the middle of the screen; click on **HOA Color Archive** on the bottom left; enter **State: FL. City: Naples**; and **community Olde Cypress**. Access to the website URL will be placed on the ARC application form for reference. [location A and B]
- Along with the exterior house color, soffits, downspouts and garage doors may be painted the same color as the body or trim color. If a third trim color is desired, the color should complement the existing house color.
- Replacement Garage Doors should not have a “Barn” type look and design. Any request for a replacement garage door must be submitted to the local HOA ARC committee for its approval before being submitted to the Master ARC for its approval.
- The front door color should complement the body and trim color. There must be an emphasis on conservative colors. Bold and flashy colors, as well as pastel and light colors will not be approved.
- Neighboring homes (homes on either side of request home, as well as directly across the street) cannot be painted with the same colors.

9.2 HURRICANE SHUTTERS

New and existing Storm Shutters must meet the following specifications:

- 1) All shutter systems must meet or exceed all applicable building and hurricane codes outlined by the Florida State Building Codes in effect at the time of installation.
- 2) Type: Roll down, accordion, metal, clear, ballistic nylon and storm panel shutters not visible from the street or installed prior to January 1, 2023 are allowed. Beginning January 1, 2023 any window type shutters requiring a cassette, i.e. roll down types, must have the cassette installed along the soffit lines of the roof. Front doors may be protected with roll down shutters, ballistic nylon or panels. Front door roll down shutters cassettes must be located as high as possible to limit visibility from the street.

- 3) Curved Top Windows: If a window is curved at the top, the storm shutter cassette should be mounted as high (as close to the roof or soffit) as possible and painted to match the adjoining surfaces. Tracks should also be painted to match the adjoining surfaces.
- 4) Colors: all shutter systems which are capable of being painted (including cassettes and tracks for the shutters) must be painted to match existing house or trim colors. The rolldown portion of the system (which cannot be painted per manufacturers) should match the trim or body color of the house as much as possible. Black fabric panels are not allowed. Existing systems (cassettes and tracks) that are not painted to match the trim or body of the house are not required to be painted prior to January 1, 2024 but any future house painting will be required to comply.

For those residents who have existing storm shutters or prefer to install new storm shutters (rather than hurricane resistant impact windows), hurricane protection devices on front and side windows (visible from the street) can only be used during hurricane season (May 1 to November 1); absent unusual circumstances).

Hurricane shutters or devices should only be utilized (rolled down or installed) when residents leave for the summer, but in no case may they be rolled down or installed earlier than April 1. They should be removed (rolled up/opened or taken down) when the resident returns, but in all cases must be removed no later than December 1.

9.3 Solar Collectors

From Article X: Use Restrictions

10.24 Solar Collectors: Roof Vents. Solar collectors, roof vents and other installations on the roofs of structures shall be permitted only at locations approved in writing by the Master ARC.

- Solar collectors are acceptable, but the specifications of the collectors and their location must be approved by the Master ARC. Solar collectors should be placed where they are least visible from the street. Solar collectors cannot be denied as they are part of the Florida State Statutes.
- Solar cells, collectors, vents and other such hardware installed as part of these systems shall be in accordance with Florida Law. The location of piping and other equipment is subject to review and approval by the Master ARC.
- Any ground equipment on the property shall be screened with landscaping from the street and adjacent property view.
- All piping running to and from the roof is to be painted to match the house and trim they overlay. White piping is not permitted.

9.4 Window Coverings and Awnings

From Article IX: Use Restrictions

9.38 Window Covering. Window tinting as a method of energy conservation is permitted provided that the type and method of tinting is first approved by the Architectural Review Committee. Reflective or foil window coverings are prohibited. No awnings, canopies or shutters shall be permanently installed on the exterior of any buildings without prior approval by the Architectural Review Committee.

9.5 Fireplaces, Firepits, Grills, Barbecues

- Fireplaces and Firepits are prohibited outside of screened-in lanais (all forms –woodburning, propane).
- Fireplaces, Firepits, Grills, Barbecues within screened-in lanais must adhere to state and local fire code and appropriate permitting. These devices must have an approved spark arrester, screen or door.
- Firepits (within screened-in lanais) must adhere to the Open Fire specifications within the Fire Code, which among other items states that they cannot be within 25 ft of a structure.

9.6 Satellite Dish

From Article IX: Use Restrictions

9.17 Antennas and Electronic Devices. Except as may be specifically permitted by law in effect as of the date of recording of this Declaration (and in such event, only to the extent permitted by such law), and so long as the same does not imperil the safety of Owners (as determined by the Board), no outside antennas, antenna poles, antenna masts, electronic devices, satellite dishes or antenna towers shall be permitted. If such device is permitted by such law(s), adequate screening of same from off-site view shall be required, and the plans, location, and method of screening shall be submitted for approval prior to installation. Placement of the aforesaid items within any screened enclosure on the Parcel shall be permitted so long as there is appropriate landscaping and/or other screening. The decision of what constitutes adequate landscaping and/or screening shall be made by the Architectural Review Committee whose decision shall be final.

Satellite dish placement must be submitted for ARC approval. The optimal placement is: the satellite dish is not installed within 25 feet of the front of the house, and it is not readily visible from the front of the house, golf course, neighbor's lanai, or a neighbor's prominent room. A dish or antenna may also be placed on a side wall near the roof line should proper reception require it.

9.7 Propane Tanks

From Article IX: Use Restrictions

9.30 On-Site Fuel Storage. No on-site storage of gasoline, heating or other fuels shall be permitted on any part of the Property except that on-site underground storage of heating fuel, stored in a tank which is designated for the type of pool constructed on a Parcel and which meets applicable governmental requirements for swimming pool heaters shall be permitted. Up to five (5) gallons of fuel may be stored on each Parcel for emergency purposes and operating of lawn mowers, barbecue gas grills and similar tools or equipment; provided, however, all such tanks must meet applicable governmental requirements and must be approved as to location and screening from off-site view by the Architectural Review Committee. The foregoing provisions shall not apply to any portion of the Property owned by the Master Association.

- Above-ground Liquid Propane tanks will be allowed up to 25 gallons and not to exceed 50" in height. They can be installed vertically or horizontally within this height limit, adhering to local building and fire codes. Adequate landscaping must be used and maintained to ensure

that the tank is not visible from the street, golf course or neighbors' yards. If permissible by regulations, tanks should be painted to blend into the house or landscaping. Above-ground propane tank installations must be submitted to the ARC for approval, even if they adhere to the requirements to allow the ARC to track all such tanks. The ARC will consider exception requests to exceed the above size limit, taking into consideration the tank size, proximity to neighbors, landscape screening proposal, and the possibility of setting a precedent for the community.

- Existing above-ground Liquid Propane tanks installed prior to May 2012 which exceed the above limits will be grandfathered in. Homeowners are required to submit ARC request forms for existing above-ground propane tanks to allow the ARC to track all tanks and to document tanks covered under this grandfather clause. Landscape screening must be installed and maintained to ensure that the tank is not visible from the street, golf course, or neighbors' yards. If permissible by regulations, tanks should be painted to blend into the house or landscaping.

9.8 Roof Addition, Roof replacement or Roof Retiling

- Only concrete and metal tiles are allowed. Metal roofing must be consistent with existing roofing styles, colors, and sizes that are on homes in 2024.
- Roof tile colors and types (flat or single or double barrel) must be submitted first to the local HOA ARC Committee for its approval before being submitted to the Master ARC for its approval. Some HOA's have stricter rules regarding tiles than the Master ARC. The more restrictive rules will prevail.
- All submissions to the Master ARC must include copies of applicable permits and proof of insurance, including general liability, auto liability and workers' compensation, License and Permits. Please refer to the Master ARC request form for additional requirements.
- Application for replacement of roof tile must include a drawing indicating the location of all existing gutters, downspouts or any other drainage systems.
- Sample tile shall be placed in a location at the front of the house readily visible to ARC committee members for purposes of review and approval.
- Changes to or addition of gutters and downspouts with the re-roofing project need a separate Master ARC approval. Please refer to paragraph 9.9
- The Master ARC relies on the 2022 Westlake Roofing (formerly Boral Roofing Concrete Roof Tile) Catalog (www.westlakeroyalroofing.com), or Eagle Roofing (eagleroofting.com) as a reference: Other manufacturers roof tiles are permitted provided tile color is substantially the same as those colors permitted below.
- Any roof addition to a home must be consistent with and tied into the existing roof.
- Roof pitch and all materials utilized in the addition must match the existing roof.
- Should there be requests for tiles not listed above from different companies, the final decision is with the Master ARC. The Master ARC shall exercise its best judgment to see that all types of improvements conform and harmonize with the existing buildings as to external design and the aesthetics in the community.

The list of tile colors on the following page are from the Westlake Roofing Catalog and similar colors from Eagle Roofing Florida categories of Capistrano, Malibu and Bel Air are permitted as well.

Permitted Color Tiles

Arizona Clay Blend	Florentine Copper
Autumn Blend	Flower Pot Blend
Avalon Beach Blend	Frontier Blend
Barbados Blend	Harvest Blend
Bayside Blend	Largo Blend
Brown Sugar-black antique (Fades Fast)	Light Brown
Buckskin	Light Brown-white antique
Butterscotch-no antique	Lignite-black antique
Campfire Blend	Monterey Blend
Candle Flame Blend	Naples Blend
Canyon Clay	Natural Gray-black antique
Canyon Clay-black antique	Natural Gray-white antique
Carmel	Navajo Sand Blend
Carmel-black antique	New Southern Blend
Casa Grande Blend	Osceola Blend
Cedar tan	Rockport Gray blend
Cedar tan -Black & Brown Antique	Ruttenburg
Chestnut Burnt	Sienna Blend
Cobblestone Blend	Sierra Brown-black antique
Coconut-white antique	Slate-black antique
Copper	Smoke-black antique
Copper-black antique	Spanish Clay (black antique)
Coquina-white antique	Spanish Clay (white antique)
Dark Charcoal Blend (Fades fast)	Sterling
Delcrest Tan-white antique	Tan
Desert Spice Blend	Tan-black antique
Destin Blend	Taupe-black antique
Espresso Blend	Terra Cotta
	Terra Cotta-black antique

9.9 Gutters and Downspouts

Any changes to or addition of gutters and/or downspouts require the approval of both the OCHOA and the Master ARCs (Architectural Review Committees). An ARC form must be submitted before any gutter or downspout work is to be done and must be accompanied by a sketch/description of the drainage plan as to where downspouts and related spill boxes will be located, along with where the flow of water will be directed. Underground piping and spill boxes are required for all downspouts on any side of the home facing an adjacent house which is closer than 25 feet to the resident requesting approval. Downspouts on the front of a home should direct water towards the street. Downspouts on the back of homes adjacent to a lake or golf course should direct water discharge towards the lake or golf course. Downspouts on the back of homes adjacent to preserve areas identified as the “C.R.E.W Wildlife Area” (Corkscrew Regional Ecosystem Watershed Area) (See Exhibit ‘X’?) **may not** direct water discharge into any preserve area. The community PUD prohibits “Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation areas”. Downspouts on the side of a home closer than 25 feet from its neighbor’s home must attach to an underground pipe and spill box which flows to the street in front of the home, or to the lake/golf course/behind the home. The addition or placement of gutters should not negatively impact neighboring properties including the discharge of water onto neighboring properties.

The application must include a plan showing locations and dimensions of all gutters, downspouts, underground pipes, and spill boxes. All discharge locations must indicate the direction of water flow. 7” gutters are recommended.

9.10 Dumpsters and Portable Toilets

The placement of external dumpsters and/or portable toilets must be submitted via an ARC request, even if the project work does not require an ARC request. Dumpsters are to be placed on the applicant's lot with adequate concern for the neighbors. No dumpsters should be placed on the street. Dumpsters must be emptied in a timely manner and should never overflow, and the area surrounding the dumpster should be always kept clean of debris. All temporary toilet facilities must be placed as far away from the street as delivery and pick up requirements will allow. All dumpsters and portable toilets must be removed within 7 days of completion of the project. Approval will be for 6 months from the date of issue - the application will need to be resubmitted if the project lasts longer than 6 months.

9.11 Standby Generators

The following is required for the Master ARC consideration for approval of a standby generator in addition to normal licensing and insurance information of all contractors. For the installation of new and upgraded generators, the following items are required:

- A drawing of the property, in the form of a site survey or similar format, indicating the placement of the generator and associated underground fuel tank as well as any easements.
- Drawing to include the landscaping design for screening the standby generator so that it is not visible from the street, sidewalk or adjacent property.

- A Collier County permit for the installation of any new or replacement underground fuel tank. Above ground tanks are not permitted.
- All ARC submissions must include the manufacturer’s installation guidelines including the placement of the generator in relation to the house. The depiction will include:
 - The location of the generator including the distance from the house and property line
 - The dimensions of the pad
 - Any drainage easements located on the property. The standby generator must sit outside the drainage easement as described on the drawing.
- If the homeowner requests a variance from the ARC for these requirements in locating the generator within the drainage easement, the homeowner must:
 - Give written notice to the adjacent homeowner and the ARC (if applicable)
 - Obtain a letter from a licensed Florida engineer that the placement of the proposed generator will not materially change, alter, impede, revise or otherwise interfere with the flow and volume of water in the drainage easement.
 - Execute and record in the Public Records of Collier County, Florida a covenant running with the land agreeing to assume responsibility for any and all damages resulting from any change, alteration, impediment, revision or interference with the flow and volume of water within the drainage easement. The homeowner also agrees to defend, indemnify, and hold harmless the Master Association and any other homeowner from ant and all claims’ actions, costs or expenses of any nature arising out of or because of the installation and maintenance of the generator within all or any portion of the drainage easement. The homeowner installing the generator shall bear all costs and expenses, including attorney’s fees and costs incurred by the Association in connection with the requested variance.
 - The Master Association, upon request of the Architectural Review Committee, may demand removal of any generator that changes, alters, impede, revise or otherwise interfere with the flow of water in the drainage system. The homeowner shall forthwith reimburse the Master Association for all expenses incurred in the connection therewith.
- Homeowners are required to follow the Collier County Land Development Code Section 4.02.1 D.13 for the weekly running and checking of their generator systems. They are also strongly encouraged to inform their neighbors of the weekly run/check schedule and accommodate any concerns with regards to the time such testing is conducted.

9.12 Screen Enclosures

Screened Lanais shall consist of dark bronze or black framing with charcoal screening. No white frames are allowed. “Landscape” or “Picture Window” framing is permitted.

Screened front entries and garage screening is not permitted.

9.13 Driveways

New and replacement driveways

Fully integrated color concrete pavers are preferred. Brick pavers, permeable pavers and natural stone pavers are permitted provided they are rated at a minimum of 5000 pounds per square inch of bearing capacity. Asphalt, stamped concrete, multicolored pavers, black, very dark colored or white pavers are not permitted.

Driveway Sealants

Only water-based sealants are permitted. Must be natural or satin finish. High gloss finish, tinted or colored sealant is not permitted. Painting or staining a driveway is not permitted. Solvent-based sealants are not permitted.

9.14 Walkways

Walkways are to be limited to a maximum of 30” in width and are to be limited to that necessary to connect driveways and side or rear garage doors to outdoor equipment locations or to the pool entry door(s). Walkways may be constructed of compacted stone or concrete pavers which are color and material coordinated with the driveway.

9.15 Garden Edging

Decorative stones in gardens should be minimal and not to be used as a substitute for mulch or turf. Edging is not permitted between grass and walkways or driveway pavers. Colors should blend into the overall landscape design. White stones are not permitted. Only natural products are permitted, including river rock, stone, and pressed concrete pavers. Plastic, metal or foam edging or other man-made products are not permitted.

9.16 Garage Doors

All garage doors must be appropriately rated for hurricane conditions. Doors must be a sectional door consisting of four or five horizontal sections of metal panel construction in a traditional raised panel style. Glass is permitted in the top section only and must be impact rated.

Appendix A: ARC Submittal Form

The latest version of the ARC Submittal Form can be found on the Olde Cypress Master Property Owners' web site: www.ocmasterpoa.com, along with a copy provided on the following page.

OLDE CYPRESS MASTER PROPERTY OWNERS' ASSOCIATION
c/o Alliant Association Management
13831 Vector Avenue, Fort Myers, FL

ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL FORM

Request date: _____ Homeowners Name: _____

Address: _____

Home Phone: _____ Cell: _____

Email: _____

APPLICANTS ARE STRONGLY ENCOURAGED TO FOLLOW THEIR NEIGHBORHOOD ARC STANDARDS, WHERE APPLICABLE, ALONG WITH OCMPOA ARCHITECTURAL STANDARDS PRIOR TO SUBMISSION. SHOULD A CONFLICT BETWEEN THE TWO OCCUR, THE STRICTER STANDARDS WILL PREVAIL. YOU CAN ACCESS THE GUIDELINES BY ACCESSING THE FOLLOWING LINK:

[HTTPS://OCMASTERPOA.COM/ARC-INFORMATION/.](https://ocmasterpoa.com/arc-information/)

ARC Forms are submitted to the following per sub-association:

Biscayne Place: apmsupport@alliantproperty.com

DaVinci: kqpm@comcast.net

Egret Cove: apmsupport@alliantproperty.com

Lantana: apmsupport@alliantproperty.com

Olde Cypress HOA: apmsupport@alliantproperty.com

Santa Rosa: Lrefes@moorepm.com

Santorini: assistants@anchormanagers.com

Strada Bella: apmsupport@alliantproperty.com

Terramar: jenniferv@sandcastlecm.com

BEFORE any work commences, this ARC request is to be completed by the homeowner and submitted to the email address as indicated above per Neighborhood. All EXTERIOR changes to a residence must first be approved by the Neighborhood HOA ARC Committee who will then forward to the Master if approved. Except for Egret Cove where only Master approval is required, their ARC requests are submitted directly to the Master ARC.

Master Association Rules:

- ARC request forms must be submitted at least 5 days prior to the bi-weekly ARC meeting. The Master ARC will officially respond within 2 business days of those meetings.
- Limit vendor hours to Monday through Saturday, 7AM to 7PM.
- **No exterior work is permitted on any national holiday.**
- **Effective January 1, 2021, roof tile flatbed trucks will be restricted to a maximum of 45 feet in length. Trucks designed to transport roof tiles that are longer than 45 feet will be prohibited from entering the community.**

DESCRIBE IN DETAIL THE CHANGE/ADDITION/INSTALLATION: (add separate sheet if necessary)

LOCATION: (attach copy of the survey map, site plan with a suitable and legible diagram showing where work/addition/change is located)

REQUIRED INFORMATION:

- Name of Company performing work.
- Copy of occupational license.
- Permits (where applicable) should be applied for. *All requests must conform to local zoning and building regulations.*
- Certificate of Insurance for General Liability (minimum \$1,000,000.00 coverage), Auto Liability insurance (minimum \$1,000,000.00 coverage) and Workers Compensation all with appropriate limits.
- Signed Engineering drawings/blueprints (where applicable) or legible sketch. Changes/additions to gutters or downspouts must be accompanied by a description of the drainage plan.
- *Note:* Any expense incurred due to City/County code changes, permitting fees will be the responsibility of applicant.
- Residents wishing to change the exterior paint color of their home must comply OCMPOA design review specifications outlined in the guidelines (Section 9.1 Exterior trim, Body and Roof colors). Submit requested color choices and apply an actual color swatch 2' x2' on the exterior front wall for ARC review.

If request is approved, the approval will be for 6 months from date of issue for the project to commence and be completed. Failure for the project to complete within the 6-month period will require the application to be resubmitted to the ARC for approval before work continues. Work must be completed as presented. Failure to secure approval by the OCMPOA ARC can lead to the removal of completed work at the Owner's expense.

Signature of Applicant: _____ **Date:** _____

Neighborhood HOA APPROVAL

Date Received (by neighborhood HOA): _____

Neighborhood HOA must approve first prior to Master HOA

Neighborhood HOA Rep approving request: _____ Date: _____

MASTER APPROVAL

Date Received (by Alliant/OCMPOA ARC): _____

APPROVED: _____ DENIED _____

OCMPOA ARC: Approved by: _____ Date: _____

Appendix B: Tree Removal/Replacement Standards and Guidance

Collier County has rules in its Land Development Code covering requirements for number and types of trees on residential lots, as well as requests to remove trees. The Olde Cypress Master ARC follows these rules in determining whether to approve such requests or not. Our guidelines are meant to describe these rules in an understandable way, and highlight what pertains specifically to our community. Refer to the Collier County documentation for the actual wording of the rules and the specifics.

Important Links:

Land Development Code:

Sections 4.06.05.A and 4.06.05.D.2

https://www.municode.com/library/fl/collier_county/codes/land_developmet_code?nodeId=CH4SIDEDEST_4.06.00LABUVERE_4.06.05GELARE

Collier County Tree Removal Permit Brochure

<http://www.colliergov.net/home/showdocument?id=60953>

Collier County Native Plant List

<http://www.colliergov.net/Home/ShowDocument?id=3480>

Native Trees for South Florida (University of Florida IFAS Extension)

<https://edis.ifas.ufl.edu/eh157>

LDC 4.06.05 (General Landscaping Requirements) identifies that single-family and two-family residential lots must have one canopy tree per 3000 sq. ft. LDC 4.06.05.D.2 clarifies that a canopy tree must have an average mature spread or crown of greater than 20 feet. If less than 20 feet spread/canopy, they can be grouped together to count as a “canopy tree” for the number of trees required. However, only 30% of the required canopy trees can be palm trees. Canopy trees must also be native species trees. In addition, 75% of the trees used to fulfill these requirements must be native and drought-tolerant species. Areas dedicated as preserves and conservation areas shall not be counted on to meet the requirements.

Criteria for approval to remove a tree:

- A tree that cannot be maintained properly and has become a safety hazard to pedestrian or vehicular traffic or to an existing structure.
- A tree that is leaning heavily towards a structure or home.
- A tree that is growing too close to another tree to permit normal growth and development.
- Other public health and safety circumstances as determined by the Master ARC.

NOTE:

- A healthy tree in a safe location shall not be removed.
- If trees are removed due to one of the above reasons, the Collier County tree balance shall be adhered to. If a tree replacement is required, the Master ARC tree specifications should be followed.

Tree Requirements Table

The “Maximum Number of Palms” is the maximum that can be used to count towards the number of required trees. Native trees are non-palm trees need to meet the requirements.

Lot size – sq ft	Lot size – acres	No. Required Trees	Min No of Native Trees	Maximum No of Palms
5,999 or less	0.138 or less	1	1	0
6,000-8,999	0.138-0.207	2	2	0
9,000-11,999	0.207-0.275	3	2	1
12,000-14,999	0.275-0.344	4	3	1
15,000-17,999	0.344-0.413	5	4	1
18,000-20,999	0.413-0.482	6	5	1
21,000-23,999	0.482-0.551	7	5	2
24,000-26,999	0.551-0.620	8	6	2