

ARCHITECTURAL REVIEW COMMITTEE

ARCHITECTURAL / AESTHETIC CRITERIA
(Revised December 2024)

The Master Association Covenants, Conditions, and Restrictions (CC&R) state that the ARC administers and performs the aesthetic and architectural review and control functions of the Master Association. Inherent in doing those duties for the Master Association is the charge to promote a quality environment that will preserve the value of the Members' lot and living unit. Also inherent is to foster Worthington Country Club's attractiveness as a place to live, including a harmonious relationship among structure, vegetation, and topography. The ARC will ensure a fair and consistent application of the Committee's Criteria while protecting aesthetic quality and harmony within the neighborhoods.

The CC&R's state that the ARC will "propose the adoption, modification, or amendment of written Architectural/Aesthetic Criteria, which will set forth such things as landscaping material, colors, and materials which the ARC FINDS ACCEPTABLE." This document is a product of this direction.

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References:

1. Florida Statutes, Chapter 720.3035, Architectural Control Covenants
2. Worthington Country Club year 2000 Master Declaration of Covenants, Conditions, and Restrictions (CC&R's) plus amendments
3. Worthington Country Club Master Association 2000 Certificate of Restated By-Laws plus amendments
4. Lee County Board of County Commissioners Residential Planned Development (RPD), June 8, 1987

Definitions: As used in these Criteria, the following definitions apply:

1. Single Family (SF) – villa or estate home
2. Condominium – condo or carriage home
3. Flat roof – a standard flat metal roof with a maximum of ½” to 1-foot slope to facilitate water draining
4. Lanai – the open area under an outside roof/ceiling
5. Yard Decorations (art), external accessories – artificial vegetation, decorative objects (natural or manmade), fountains, bird feeders, butterfly houses, driftwood, rock gardens, decorative ironwork, mirrors, plaques, sculptures, weathervanes, banners, lattices, trellises, flowerpots, and other like items.
6. ARC Request for Modification – standardized form filled out by the homeowner of record to request approval to improve or alter the exterior of the living unit or change or update the landscaping or driveway around the unit

The document reflects current ARC Architectural/Aesthetic Criteria as of March 2022 and supersedes the September 2019 ARC Architectural/Aesthetic Criteria. This document has been reviewed with the Association Presidents and approved by the Master Association Board of Directors. Homeowner cooperation in complying with these Criteria will help maintain the high standards we have established as a community.

Review Criteria: While the Architectural & Landscape Guidelines are intended to provide a framework for modifications, the Guidelines are not all-inclusive. In its review process, the ARC may consider the quality of workmanship and design, harmony of proposed changes with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other things. ARC decisions may be based on purely aesthetic considerations.

Recommendations: The ARC has the authority to adopt and revise lists of recommended and prohibited landscape plant materials.

Variations: Variations may be granted in some circumstances, including, but not limited to, topography, natural obstructions, hardship, or environmental considerations. All variance requests must be submitted in writing. The Applicant must state the reason for the request and propose mitigation of the variance. The ARC shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration. No variance shall be effective unless in writing and signed by the general manager.

Review Period Procedures:

All exterior changes to your residence and landscaping **MUST** be submitted to the ARC for written ARC approval.

All requests to the ARC must be submitted on the appropriate “Request for Modification” form available at the HOA office or online @ Worthingtoncc.net. The request may be either typed or clearly written, signed by the homeowner of record, and sent to the Committee via the HOA office or emailed to arccommittee@worthingtoncc.net at least the Wednesday at Noon, prior to the scheduled ARC meeting, at which time the request will be considered. All requests must include drawings, paint and/or roof samples, and other pertinent information as required in the Criteria to support the request or as further requested by the Committee.

The following conditions apply to requests for written approval:

- Approvals must be requested by the homeowner of record.
- All contractors selected for work by a homeowner must have proof of valid license, insurance, and workman’s comp on file with the HOA.
- No approval is automatic or guaranteed merely because a contractor has done similar work that had been approved by the ARC in the past.

- Modifications previously approved by the ARC that are not in conformance with these present Criteria are “grandfathered” and will not require updating unless they are later modified, replaced, or repainted. Previous modifications done without ARC approval, however, may be reviewed by the ARC as they are unapproved. With any modification previously grandfathered, this grandfathered exemption will not be transferred to a new owner.
- Verbal requests will not be accepted except in matters of emergency. For purposes of this section, “emergency” is defined as actions necessary to prevent immediate injury to persons/and or property or to prevent further damage caused by a casualty event or act of God. An emergency does not include actions that are necessary due to the inaction or delay of the homeowner.
- You may be contacted by a Committee Member for additional information relative to your request.
- Approved requests are valid for one (1) year from date of approval. If the requested work is not completed within that time frame, a new request must be submitted.

Portions of any project could potentially cause damage to the street and gutter system and lawn (e.g., positioning of dumpsters to collect removal debris, unloading and use of heavy equipment, positioning of materials). No dumpster may be in use for more than 30 days on any property within Worthington Country Club.

It is the responsibility of the homeowner to inform the contractor to take necessary precautions to prevent any damage. Ultimately, the cost for repair or return of the roadway or parking area to a “before work” condition is on the homeowner’s shoulders.

City of Bonita Springs, Lee County Governmental Approval: The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of the City of Bonita Springs, Lee County, or other governmental authorities. It is the responsibility of the applicant to obtain all necessary permits and approvals.

Implementation of Approved Plans: All work must conform to approved plans. If it is determined by the Reviewer of the ARC that work completed or in progress on any lot/parcel is not in compliance with these Architectural & Landscape Guidelines or any approval issued by the ARC, the ARC shall directly, or through the Association’s Board, notify the Owner in writing of such noncompliance specifying in reasonable detail the particulars of noncompliance and shall require the Owner to remedy the same. If the Owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the

notice, then such noncompliance shall be deemed to be in violation of the Declaration and these Architectural & Landscape Guidelines.

Time to Commence: If construction is not completed within the 365 days default period or within any extension approved by the ARC, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and these Architectural & Landscape Guidelines.

Change after Approval: All proposed changes to plans, including changes that affect the exterior of any building, colors, windows, grading, paving, utilities, landscaping, or signage made after the approval of plans must be submitted to and approved in writing by the ARC prior to implementation. Close cooperation and coordination between the Applicant and the ARC will ensure that changes are approved in a timely manner. If the City of Bonita Springs, Lee County, or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the ARC, the Applicant must notify the ARC of such changes and receive approval from the Reviewer prior to implementing such changes.

Final Inspection: The Applicant must notify the ARC within five (5) days of completion of the project as approved. The ARC representative will conduct a final inspection to ensure completion as approved, to ensure there are not any discrepancies or changes after approval.

Enforcement of ARC guidelines: The Association board or the ARC will notify the resident via email of an ARC infraction. The email will inform the resident of the condition that is in violation of the regulations. It will request cooperation in compliance by a specific date. The resident will be informed that failure to bring the home in compliance by the specific date would result in further action. The ARC will defer to the individual community, club management and/or The Master Board for further action.

The requested compliance date will be determined by the ARC based on a reasonable time to obtain compliance with the regulation in question. The resident has seven (7) days from the date of the email to appeal to the ARC.

If compliance is not met by the requested date (absent an extension or granting of a variance by the ARC), a second email will be sent from the Association board, or their designee advising the resident that a fine is being assessed from the original date of the infraction and that additional sanctions may also be applied. The resident will have fourteen (14) days to appeal, in writing, said assessment.

The reminder email will be sent to first-time violations only. There will be no reminders sent for additional violations of the same infraction and will result in immediate imposition of fines and/or sanctions.

Architectural/Aesthetic Criteria

The criteria that follow are intended to specify guidelines used to evaluate requests for specific and various types of structures and alterations. These criteria do not modify any requirements of the covenants or resolutions of the Master Board of Directors, and in the case of any inconsistency that may exist between criteria and covenants: the requirements of covenants prevail. In several criteria, the homeowner of a condominium needs his/her association approval prior to submission of a request to the ARC. In most instances, restrictive criteria shall apply.

CRITERION NO. 1: ADDITIONS: ROOMS, POOLS

General: Any construction or modification that encloses an existing lanai for living space, adds living space onto the existing structure, or extends the single family dwelling to the rear of the living space, or adds a pool or spa to the existing deck is considered an addition. All additions must meet all city building codes, ARC setbacks, and lot coverage requirements. The design of the additions must be consistent with the existing shape, style, and proportion of the existing structure for texture, paint, and materials. A homeowner requesting an addition to the existing unit must submit proof of a plot survey, design plans, materials, cage design changes, and the landscaping design to be used upon completion. In addition, the owner must obtain permission from his neighbors to access their property if their yards must be used to gain access to the rear of the property, and all landscape damage must be repaired upon completion of the project. The required building permits must be obtained. All contractors or installers must be approved by the HOA in terms of having the required state and local licenses, permits, and insurance, including employee disability insurance.

- a. Any addition including the deck area encompassing the pool must not exceed more than three (3) feet beyond the width of the unit and must be at least ten (10) feet from the side plot line and must be a minimum of ten (10) feet from the back plot line. If a lake is to the rear of the unit, a setback of twenty-five (25) feet from the lake is required.
- b. Pool/Spa addition: the requirements listed under the General comments apply. The design package submitted to the ARC must include a project description, plot survey, pool design plans, cage design changes to include the support structure color (white or bronze), deck material (new or continuation of current decking), and code certification for the modification. The design plan must include location of the pool pump and heater (if appropriate), electrical and gas line connections, drainage lines, and a landscaping plan to include additional irrigation lines if required.

CRITERION NO. 2: ANTENNAS: SATELLITE DISH, AMATEUR RADIO

- a. Satellite dishes (TV Antennas) can be no larger than one (1) meter (39 inches) in diameter and may be installed on Single Family homes. The selected location will minimize visibility to the extent possible without degrading the reception and in such a manner to blend with the surroundings. None are to be attached to the front of a home. The upper half of the antenna cannot extend higher than the adjacent roofline. The associated cables and wires must be secured and blend with the home colors.

Antennae are not allowed on the sidewalls of condominiums but may be installed in limited common areas. The location must be approved by the condominium association board prior to submission to the ARC.

- b. Amateur radio antennas require ARC approval under the following guidelines: the antenna must be twelve (12) feet or less in height, installed in a location attached to the home (No freestanding poles) that minimizes its visibility to the extent possible without degrading reception and in such a manner as to blend with the surroundings. The associated cables and wiring must be secured and placed in an inconspicuous manner. Screening may be required as part of the Modification Request.

CRITERION NO. 3: ATTIC FANS, SKYLIGHTS

Attic fans and skylights require ARC approval, and complete installation plans, location and materials must be provided. An attic fan outer protective cover may not be more than eight (8) inches in height above the roof. Skylights must match roof color or blend with roof tiles.

CRITERION NO. 4: AWNINGS

The style, color, material, size, and proportion must complement the architectural character and existing color scheme of the villa and must have local association approval prior to submission to the ARC. Awnings on villa homes may be painted the trim color or the house color. The use of awnings on villas is a homeowner option.

Awnings attached to the rear of the house inside the screen cage may be either manually or electrically operated. The color of the canvas will complement the main house color.

CRITERION NO. 5: BASKETBALL BACKBOARDS, PLAY EQUIPMENT

Free-standing, attached, moveable, or portable backboards, play equipment, trampolines, sandboxes, swings, or other like equipment are not authorized in the community.

CRITERION NO. 6: CLOTHESLINES, RACKS

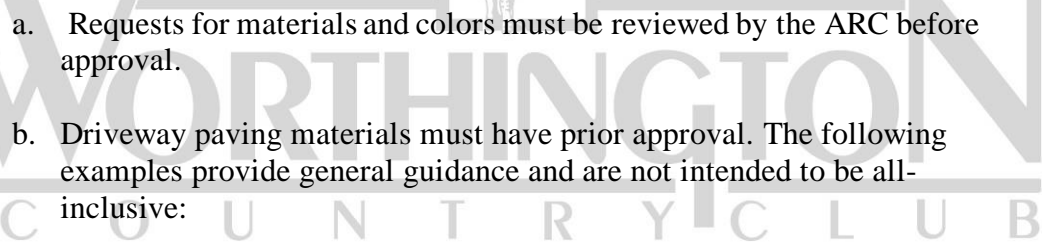
Clothes racks used for drying towels or swimming gear are authorized inside lanais or pool enclosures. Racks shall be no taller than 45 inches in height and will be placed so as to be as inconspicuous as possible. Each association may have further restrictions in their community aesthetics. Clothes lines are not acceptable on any homeowner's property. Towels and swim gear may never be hung over railings.

CRITERION NO. 7: COMMUNITY AESTHETICS

By agreement of the ARC, each association will develop its' own community aesthetics guidelines and ensure the homeowners comply. Changes to these guidelines will be approved by the ARC.

CRITERION NO. 8: DRIVEWAYS

All driveway painting/repainting/paving/surfacing must have prior approval by the ARC. Through the agreement with the villa's associations, all driveways currently painted red or orange will require repainting to an approved color or paved when the request to repaint the villa is submitted.

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- a. Requests for materials and colors must be reviewed by the ARC before approval.
 - b. Driveway paving materials must have prior approval. The following examples provide general guidance and are not intended to be all-inclusive:
 - 1.) Impressed or patterned concrete in warm earth tones. Shades of bright red or orange are not permitted.
 - 2.) Paver bricks or blocks in warm earth tones. Shades of bright red or orange are not permitted.
 - 3.) All smooth concrete and paving must be bordered by sod. No brick, railroad ties, concrete curbing, or edging may be used.
 - c. Asphalt, mulch, or gravel are not approved for driveways, cart paths or sidewalks.
 - d. Private cart paths must be of the same makeup and color as driveways.

CRITERION NO. 9: EXTERNAL COLORS

No external colors on any structure shall be permitted that, in the judgment of the ARC, would be inharmonious, discordant, or incongruous with Worthington Country Club, the Properties, or the particular neighborhood. Paint colors for each association follow:

- a. Estate Homes and Villas – when selecting exterior house colors, emphasis shall be placed on the selection of earth tone colors. Primary house colors not acceptable are reds, pinks, blues, aqua, purples, and blacks. Any color scheme, however, requires approval by the ARC and must not be inharmonious, discordant, or incongruous with Worthington Country Club, the properties or the particular neighborhood.

When painting the entire home, the homeowner will generally select a main house color, trim color, and an optional third color for the main entry door(s). Downspouts as well as solar panel piping running down the side of the house, should be the same as primary house color. The walls inside the lanai cage are considered part of the exterior of the house and require ARC approval of color choice. If the homeowner desires to paint the interior walls of the lanai a slightly lighter or darker accent color, the homeowner must also furnish the details of that requested paint. The homeowner/ARC will consider that the colors compliment the home's permanent features such as brick or stone accents, walkways, roof color, and driveway colors. With all requests, the ARC requires that, in addition to providing a small color sample with your application, a two-foot square sample area be painted on one wall (in the front and exposed to sunlight) of the home to better determine the appropriateness of selected colors. Color samples must include brand name and color number. If the front entryway or trim only is to be painted or repainted, this also requires ARC approval.

- b. Condominiums (Carriage) homes – for desired repainting of the association buildings, an association committee will develop a paint combination (Main building, trim, door, and garage door) acceptable to the association and submit to the ARC for approval. After the approval the association will schedule and complete the painting project.
- c. Condos – for desired repainting of the association buildings, an association committee will develop a paint combination (Main building, trim, door, garage door, carports) acceptable to the association and submit to the ARC for

approval. After approval the association will schedule and complete the paint project.

CRITERION NO. 10: FENCING, HEDGES, WALLS

Walls, fences, hedges – fundamental to Worthington Country Club is the preservation of open space. A feeling of openness contributes significantly to the community's departure from a typical subdivision. No fences are authorized at Worthington Country Club except around association swimming pools for safety purposes. No wall, hedge, or other divider shall be constructed with a height of more than six (6) feet above ground level. The height, length, type, design, composition, material, and location of any wall or hedge shall be commensurate with the reason for building the wall or hedge (e.g., around an emergency generator, around pool/heater equipment) and will need prior approval from the ARC. Hedges shall not be planted or grown as dividers between adjacent homes or buildings.

In Single Family I and Single Family II, a wall that is considered a structural element of a screened enclosure (lanai) cannot exceed nine (9) feet in height and can be no more than eight (8) feet in length. Detailed design elements and materials to be used must be provided. The property owner must obtain written permission from the neighboring property owners to construct the structural wall. These requests will be considered on an individual basis in seeking ARC approval.

CRITERION NO. 11: FLAGS, PENNANTS, BANNERS

The following guidelines must be considered when requesting ARC approval. One portable U.S. Flag or official flag of the State of Florida not larger than 4 feet 6 inches by 6 feet may be displayed in a respectful manner. A similar size flag which represents the US Army, Navy, Air Force or Marine Corps, Coast Guard, or a POW-MIA flag may be displayed and flown on the birthdates of the respective services. Mounting brackets can be positioned on SF homes; no brackets are allowed on trees or palm trees. No brackets are allowed on condominium outside walls, except brackets may be installed on either side of the unit entranceway. Small U.S. flags may be displayed on the edges of the driveways or walkways on patriotic holidays (i.e., Armed Forces Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Flag Day).

Flag poles are not permitted on residential property. Flag poles are permitted to be installed by Condominium Associations. Those installations are restricted to the pool or tennis court areas and require ARC approval.

Alumni flags of an educational institution may be displayed on the day of major rivalry athletic events. Banners or pennants are not authorized for display on living units, palms, trees, or vehicles.

CRITERION NO. 12: GARAGES: DOOR REPLACEMENT

Garage door replacements, main or golf cart, must be overhead type and compatible in style, material, and color scheme of the home. Replacement requires ARC approval. For Single Family homes and Villas, the color must coordinate with house or trim color. Associations must approve Carriage home replacements in conjunction with ARC.

CRITERION NO. 13: GAZEBOS

Gazebos are only authorized in the Single Family II Association in the cul-de-sac common areas of Rochester and Tonbridge Courts. A modification request is required for any changes, removal of, replacement of the gazebo. A landscaping plan is also required.

CRITERION NO. 14: GUTTERS, DOWNSPOUTS

Aluminum, copper, or galvalume rain gutters and downspouts of the seamless or non-seamless type are authorized. Gutters will be painted white or trim color or to match the basic color of the living unit.

CRITERION NO 15: HOLIDAY DECORATIONS

Seasonal holiday decorations may be displayed during the period from the day following Thanksgiving until the first week of January, without ARC approval. If Worthington Country Club common grounds decorations are displayed and lighted prior to the day following Thanksgiving, then homeowners are permitted to display and light decorations. Any extension of that period requires ARC approval. Decorative lighting will be removed from the exterior of the home, buildings, trees or palms after the holiday season. Decorations for other seasonal holidays (e.g. Thanksgiving, Halloween, and Easter) are permitted during a period of two (2) weeks in advance to one (1) day after the holiday.

CRITERION NO. 16: HOUSE NUMBERS

House numbers that are mounted on individual ceramic tiles approximately 4 x 4 inches, 5 tiles to make a complete number, enclosed in a decorative plaque or individual

decorative house numbers that do not exceed 6 inches in height are approved. Such numbers will be placed on the home in such a manner to be plainly visible from the street. When a carriage lamp is installed on villas or condominiums, the numbers shall be mounted in near proximity of the carriage lamp nearest the sidewalk. Where no carriage lamp is installed, the numbers shall be placed above the decorative trim, nearest the sidewalk. All homes/units must have numbers clearly visible at all times.

CRITERION NO. 17: LANAI EXTENSIONS, DECK EXTENSIONS, ENCLOSURES

General – A homeowner requesting a deck or deck extension, or lanai extension to the existing unit must submit proof of plot survey, materials, lanai design changes and the landscaping design to be used after completion. In addition, the owner must obtain permission from his/her neighbors to access their property if their yards must be used to gain access to the rear of the property, and all landscape damage must be repaired upon completion of the project. The request must be made by the homeowner of record and building permits generally obtained by the contractor must be in their name. All contractors or installers must be approved by the HOA in terms of having the required *current* state and local licenses, permits and insurance including employee disability insurance on file in the HOA office.

- a. Setbacks: A lanai extension to the side or to the rear with the accompanying deck extension and cage replacement must conform to setback requirements as published in Bonita Springs Land Development Code. All requests for lanai extensions, deck extensions and enclosures must include a copy of the building permit issued by The City of Bonita before final approval.
- b. Coverings: Coverings involving cages may be either white or bronze.
 - 1.) Coverings involving a lanai or lanai deck extending directly to rear of unit, may be covered with a standard flat metal roof. If the roof is white, it must be constructed in such a way so as not to be seen at eye level from the golf course. If white shows, the roof must be modified or painted Bronze.
 - 2.) A lanai extension to the side must be covered with a screened cage only.
 - 3.) A deck extending to the rear of the unit across the entire width or partial width of unit may incorporate a flat standard metal roof in conjunction with screened cage of bronze or white. If the roof is white, it must be constructed in such a way so as not to be seen at eye level from the golf course. If white shows the roof must be modified or painted Bronze.

- 4.) The design package submitted to the ARC must include a project description, drawings, support materials, support structure color, deck material (new or continuation of current decking) code certification and a landscaping plan to include additional irrigation lines if required.
- c. New decking, screen cage or flat roof, extension or replacement of existing screen cage and deck: the requirements listed under the general paragraph apply. The design package submitted to the ARC must include a project description, drawings, support materials, support structure color, deck material (new or continuation of current decking) code certification and a landscaping plan to include additional irrigation lines if required.
- d. Front Lanai Enclosures – must coincide with existing color/construction of home and requires ARC approval. Condominiums/Carriage units must get Association approval.

CRITERION NO. 18: LANDSCAPING

- a. Single Family homeowners are responsible for the overall condition and appearance of the lot lawns, palms, trees, plants, shrubs, and bushes. The individual associations have responsibility for maintenance (mowing, mulching, edging, tree, and palm trimming and pesticide application). The single family homeowner and the condominium associations will assure that dead or burned-out grass or sod, dead or diseased palms, and dead or dying plants and shrubs are replaced. Small plants and shrubs may be replaced in kind in any existing landscaped bed without ARC approval. Large bushes, shrubs, new trees, or palms require ARC approval.
- b. Lawns will extend to the edge of the driveway, golf cart path or sidewalk. Lawns will not be replaced with gravel or stones.
- c. The artificial edging may be used in landscaping beds only with prior approval from the ARC Committee. The artificial edging must be of a natural or complementary color to the surrounding area. The edging may be a concrete edging (scallops or cylinders) no more than four (4) inches in height, two (2) inches in depth and length optional. If driveways or sidewalks are made of tile, pressed concrete, paver blocks or bricks, artificial edging in the same color and composition extending to no more than four (4) inches in height may be used. All edging must have ARC approval.
- d. In the rear of the Single Family unit, a retaining wall to separate landscaped beds from the yard to help prevent ground erosion requires ARC approval. Proposed standard retaining walls will be made of stone blocks of 8” – 12” width, 4” in height, 6” deep, no more than three (3) rows high. Any deviations must be

submitted in detail with pictures and drawings and sample materials and may/or may not be approved on an individual basis depending on unit lot.

- e. Beds around free-standing trees, palms and large bushes if used, will be no more than four (4) feet in radius and will be mulched. Ground cover or small plants, bushes if used, will be maintained. No artificial edging is authorized around perimeter of free-standing beds in front of units.
- f. The goal of ARC is to maintain the stature, the stability, and the beauty that the original landscaping vision provided. Since this plan was part of the 'development orders' on file at Lee County, ARC follows the guidelines that are now administered by the Bonita Springs Environmental Division. **Therefore, ALL tree removals and replacements REQUIRE ARC approval.**

Small trees (Bottlebrush, Jatropha, Cassia, etc.), medium trees (Dahoon Holly, Tabebuia, etc.) and large trees (Magnolia, Black Olive, etc.) can be replaced guided by the Approved Tree Guidelines available at the HOA. Palm trees can be replaced according to the Approved Tree Guidelines at the HOA.

Live Oak trees are considered Heritage Trees. The removal and replacement of these trees have specific requirements. ARC will be following the 'City of Bonita Springs Guidelines for Mitigating Conflicts with Trees, Roots and Branches' – copies of which are available at the HOA office. If ARC determines that the Live Oak tree can be removed, it should be replaced with another native canopy tree 12 to 14 feet tall – Live Oak, Laurel Oak, Mahogany, Jamaican Dogwood, Wild Tamarind, Gumbo Limbo, Paradise, or Buttonwood. In smaller areas the Satin Leaf tree may be used. In some situations, the Black Olive (Shady Lady) may be planted.

Removal and replacement of the Live Oaks can become expensive. The tree must be cut down, stumped and the roots removed. This may involve ground repair, utility damage and repair, and re-landscaping. In some cases, ARC will require a root barrier 12 feet in diameter. This will provide protection against possible future driveway and walkway damage.

The most current Florida Statutes and ARC Guidelines regarding removal of Heritage (Oak) Trees can be found in the HOA Office.

- g. Potted plants for Single Family units

Single Family units are defined as Single Family I and II and Villas I and II. Single Family units are permitted up to 4 planters at either side of the front entrance and/or garage entrance. Planters must be matching or complimentary and properly maintained.

- h.* The individual Condo associations aesthetics guidance will address numberof and placement restrictions of flowerpots. Planters must be properly maintained. All Condominium Guidelines must meet ARC Guidelines.

CRITERION NO. 19: EXTERIOR LIGHTING

- a. Permanent exterior lighting: Contractor installed exterior lighting and wiring may be replaced in similar style. New lighting or installed in a different location requires ARC approval.

Yard lights, post lights and similar mounted lights are not approved in single family homes. Only white bulbs are permitted in low voltage lighting. Bulbs other than low voltage must be white or yellow and consistent in color within the neighborhood. Lighting that has an adverse visual effect on any other property because of location or wattage must be corrected or removed.

- b. Security lighting: Flood lights are not authorized. Other types of high output lights and their placement must consider the impact on the neighboring properties. Light fixtures of this type should be carefully aimed so they illuminate only a specific area. Some high light fixtures may have to be shielded to prevent unwanted or excessive intrusion of light from one property to another. Security lighting under eaves is recommended.
- c. Sidewalk or driveway lighting: Electrical or solar interval lighting not more than fifteen (15) inches in height is authorized. However, if electrical wiring, new outlets, and line location are needed a request must be submitted for ARCapproval. Wiring must be underground. Post lighting as originally installed by the developer is authorized in condo associations. ARC approval is required if new location, style, or light fixture is desired.
- d. External fluorescent lighting is not authorized.

CRITERION NO. 20: MAILBOXES

All new mailboxes in an association with free standing mailboxes will be identical in style, material and height and will be painted black. Number of boxes per post will correspond to the configuration being replaced. No individual boxes are approved except

as currently installed. The base of the post may be enclosed in a prepared bed of rocks, mulch, or cement to provide protection from landscaper maintenance. If pavers are to be used must be consistent with association colors – i.e., villa roofs. All installed bases must be of the same materials and be consistent.

CRITERION NO. 21: RADON UNITS

A Modification Request is not required for radon units if the placement is in the rear or the rear side of the home or condominium building.

CRITERION NO. 22: ROCK GARDENS

ARC approval is required to install rock gardens. A plan showing the location, size, shape, shrubs, plants, type of ground cover with the size proportional to the area (rocks, gravel, etc.) and any lawn ornamentation desired is required. In condominium associations the local Board will submit the plan as well as where in the association the garden will be located.

CRITERION NO. 23: ROOFS

Individual roof tiles damaged or broken by outside events (i.e., weather, golf ball, etc.) or roof support structure (wood) which has eroded or rotted may be replaced by the homeowner or association without ARC approval. Replacement tiles will be in identical color, construction and shape as type currently installed.

Full or entire roof replacement utilizing tiles to include soffits on a Single Family estate home will be the identical shape, color and material as roof being replaced. If utilizing a synthetic sealant, the color must be the replica of color being replaced. A change in style, material, color (e.g., from flat concrete tile to shingle tile or synthetic sealant) must have justification and ARC approval.

A sample of roof tiles for Single Family I and II replacement, must be provided before ARC can approve the request.

The Villa I and II communities have a Mediterranean theme. As roofs are replaced, this theme will be maintained. The following tiles have been pre-approved for the Villas:

- Crown Roof Tiles, Sanibel, Sandhill
- Crown Roof Tiles, Sanibel, New Florida Blend
- Crown Roof Tiles, Sanibel, Sequoia
- Crown Roof Tiles, Sanibel, Barkwood
- Crown Roof Tiles, Sanibel, American Oak
- Crown Roof Tiles, Sanibel, Madera Blend
- Eaglelite Palm Beach

Eaglelite Florida Blend

Samples of these tiles can be viewed in the HOA office.

These pre-approved tiles are common in style and have a beige or sand color theme. Should a resident find a tile that is compatible with those that have been pre-approved, the ARC will consider approval of that tile.

In a condominium association, if replacement is necessary on a single building it will conform to the style, shape, and color of the other buildings. If a different roof style, color or shape for the association is desired, the association board will approve the new design prior to submitting to ARC. All building roofs in the association will be of identical design and color.

CRITERION NO. 24: SHUTTERS

Shutters used for storm protection on lanai openings, sliders and windows must have ARC approval. This includes roll downs, accordions, clear and metal panels, as well as the newer fabric-tec materials offered. Plywood is not authorized at any time in lieu of shutters. Shades and shutters must be neutral in color, complement the exterior home color and be approved by the ARC Committee. They can be manually or electrically operated. No bare metal or unpainted shutters are permitted. During the official hurricane season shutters will be installed or lowered only when hurricane danger is imminent. When the homeowner is absent for extended periods of time, shutters may be left in the protective position until hurricane season is over. Clear panels installed over semi-circular windows over outside doors or bay windows may be installed full time. All shutters will be code compliant. Bahama type shutters are authorized for use on estate and villa homes only. All requests must include ARC approval for type (wood, metal) and style. Bahama shutters must be code compliant, and color must complement the house colors.

CRITERION NO. 25: SIGNS

No signs, contractor, or freestanding, shall not be displayed or erected to the public view of any lot or residence or from within any residence, or on or from a vehicle without express written permission of ARC, with the exception of the following:

- a. For sale signs – the following description for “For Sale” signs are authorized
 - Size: no larger than 12” x 18” on a 12” – 24” post
 - Color: black lettering on white background
 - Wording: three lines of text
“FOR SALE”
 - Appropriate phone number
 - The words “BY Owner” or the Real Estate Co. Name

Location: in single family neighborhoods – front yard along the grass or mulched areas. In condos, directly in front of respective unit in mulched bed area, on street side. Signs will not be posted on the golf course or lake side of property. Individual associations may include more restrictive rules.

Time: The sign shall be removed as soon as the homeowner agrees to a contract to sell the property. “Sale pending” signs may be affixed to the existing “for sale” sign for a period not to exceed thirty (30) days. The word “SOLD” is not authorized for display.

- b. Open house signs: Procedures for approval to hold an open house, sign size and type, times and dates and sign locations are determined by the Worthington Master Board Rules, Regulations and Safety Committee. These procedures are on file at the HOA.
- c. Association entry signs: Associations may erect entry signs at not more than two entry points to its community. Signs will be erected on association common area.
- d. Sign design will be either the post type or the monument type with a maximum size of the post type forty-eight (48) square feet and the monument type of 5’ high x 9” deep x 21’ wide. Signs in like associations will be similar size, type, and design. (i.e., all three condo associations will be the same, both carriage home associations the same, both villa associations will be the same, and both estate home associations will be the same). Basic colors for each grouping are to follow the Worthington Country Club color scheme as well as follow wording and lettering specific to each association. Like associations will jointly present their request to the ARC for approval. Lighting for nighttime use is an option.
- e. Security signs: Security signs of reasonable design approximately one (1) foot in diameter furnished by the company furnishing or installing the security system may be placed near the shrubbery in a mulched area in the front area of the living unit, to be visible from the street.

CRITERION NO. 26: SOLAR COLLECTORS

The installation of solar panels requires written ARC approval. Collectors should be located to give a maximum advantage to the use and minimum impact on the structure. Large collectors on a sloping roof should appear to be flush with the roof and not laying on top. Solar panel requests will state the number of panels desired and the roof location and plumbing/electrical connections. Down lines or pipes will be painted to match the scheme of the home. Panels must be placed on rear or side of home, NOT in front/street side of home.

CRITERION NO. 27: STORAGE, SHEDS

Sheds and outside storage sites are not authorized in any community association. This includes any permanent or temporary structure to house tools and provide extra storage outside the existing single-family homes or condominiums.

CRITERION NO. 28: VILLA: SIDE PRIVACY COURTYARD

The side privacy courtyard areas in the Hampton and Aston villa models may be enclosed with a screened structure or a metal framework with windows and a roof utilizing the existing free-standing wall as the outside wall for the addition. For those villas without a free-standing wall, one will be required. The wall will be constructed parallel to the villa exterior wall, no further than five (5) feet out from the exterior wall. The height will be no taller than six (6) feet with a length no longer than the opening of the courtyard. Color will be the same as the main color of the villa, the roof to be tiled to match the existing roof. A flat concrete base may be required to support the enclosure framework and to aid in proper drainage. Structures will conform to the Florida building codes.

- a. For a screened structure the vertical framework will be constructed with heavy duty aluminum and standard screening utilizing the existing wall. The framework posts shall provide structural strength to carry imposed loads and fasteners shall be firmly anchored to carry structural loads. An entry door capable of being locked is an option in the open end. The roof design may vary as necessitated by the architectural design of the villa model. If the existing main roof has an open portion, the new roof over that open area must have the same slope and not extend vertically past the current roofline and may be screened or metal. If metal, it must be of a dark bronze or black color (no white even if the existing cage portion is white).

The new enclosure roof may be screened with a flat or cage type structure. The roof (flat or cage) will extend from the roof overhang over the new proposed enclosed area. Gutters and downspouts are an option. The metal frame gutters, downspouts and roof will be colored white or bronze to match screen enclosure. The materials and installation shall comply with Florida building codes. A landscape plan is required and must be consistent with the aesthetics of the other villa models.

- b. For a roofed enclosure with a metal framework with windows and a roof, the vertical framework will be constructed with heavy duty aluminum and standard screening utilizing the existing wall. The framework posts shall provide structural strength to carry imposed loads and fasteners shall be firmly anchored to carry structural loads. An entry door capable of being locked is an option in the open end. The window framing posts shall be of aluminum alloy 6063-T6. High quality caulk shall be used around the window frames and door frame. The new enclosure may be a flat roof or a cage type screen. The flat roof shall be made of metal with a maximum ½” to 1 foot pitch required

to facilitate water draining and will extend from the roof overhang over the new proposed enclosed area. The metal roof will be painted bronze or black, white is not authorized. The metal frame, gutters, downspouts will coordinate with the screen enclosure color. The materials and installation shall comply with Florida building codes. A landscape plan is required and must be consistent with the aesthetics of the other villa models.

- c. The Innisbrook model does not have an indented privacy courtyard on the side wall. However, an option when building this model was to put a sliding door in the kitchen (side exterior wall) and a concrete patio base outside this door. A screen cage may be built on this base and requires ARC approval. For a screened structure the vertical framework will be constructed with heavy duty aluminum and standard screening utilizing the existing home wall. The framework posts shall provide structural strength to carry imposed loads and fasteners shall be firmly anchored to carry structural loads. The enclosure roof may be covered with a flat or cage type screen. The materials and installation shall comply with Florida building codes. A landscape plan is required and must be consistent with the aesthetics of the other villa models.



CRITERION NO. 29: WINDOWS, SLIDERS

All new/replacement windows must be compatible with the existing windows in style, size, and color. They should be located at the same approximate height and trimmed in similar manner as existing windows. Any replacement windows or sliders of similar design and size to be installed by the single-family homeowner needs ARC approval. Condominium owners require association approval.

- a. Existing bathroom windows or windows in a screened area may be replaced with solid block glass with ARC approval. Currently installed leaded glass windows may be replaced if conditions such as rust or old age require. No stained-glass windows or glass block windows will be installed facing the front street.
- b. Impact resistant windows will be constructed to combine heavy duty aluminum (e.g., extruded 6063-T6 aluminum alloy) frames with impact resistant laminated glass and will meet Florida building codes. Windows may be single hung, double hung, horizontal sliders, picture window, sliding glass doors, or specially shaped depending on use location (e.g., semi-circle above entrance doors or over bay windows). Frame members shall be assembled with stainless steel screws. Colors will be white, bronze or an anodized finish.

- c. Sliders within the caged area of a single-family home or if installed in the villa side privacy courtyard may be replaced with French doors without ARC approval. Any conversion of sliders to a wall with a widow requires submission of a complete design package to the ARC.

CRITERION NO. 30: WOODPILES

No woodpiles are authorized at any single-family home.

CRITERION NO. 31: YARD DECORATIONS: EXTERNAL ACCESSORIES

The ARC defines Yard/Ornamental Art as: fountains, statues, bird baths, edging, wood or metal stakes, flags, landscaping lights, etc.

Yard/Ornamental Art may not be displayed anywhere on the property (front, back or side.) Yard/Ornamental Art may be displayed in a home's covered entrance way and/or lanai. Any exception to this rule would require ARC approval prior to installation.

The ARC will consider the following criteria concepts for approval of homeowner requests for placement of items in this category on the exterior lot, excluding lanai: size should not dominate visual field, colors should generally blend or complement the house colors; the aesthetics should enhance the neighborhood. A minimum number of homeowners placed objects may be allowed for subtle accent that will not disturb the premises. Installation of such items in the landscaped areas, mulched areas or on the exterior of the living unit must have ARC approval.

Artificial vegetation, other than wreaths and other front door entry area hanging forms, may not be used for exterior application. Holiday decorations may be an exception. No artificial vines/plantings may be placed on stairways, railings, or framed metal work.

Yard decorations hanging from trees are not permitted in any community association. Within the carriage and condo associations, the local boards will set policies for live plants on ledges and stairwells.

CRITERION NO. 32: OTHER ALTERATIONS

It is impossible to write the criteria necessary to cover all exterior changes. When a criteria or guideline is not available for a proposed project, a complete application is needed.

Emphasis should be placed on proper scale, materials, color, and impact on neighboring properties. It should be noted that certain lots are not conducive to certain architectural and/or landscaping design revisions, and a complete and thorough application will be required for ARC review and approval.

CRITERION NO. 33: GENERATORS

All generator requests need ARC approval. All permanently installed generators are allowed in Villas and Single Family units only. In most cases, we recommend the placement of generator units on the same side and near A/C units. In addition, we recommend the weekly testing to be done on weekdays between 12 and 1 pm.

All units installed must be within standard generator dimensions. All installations must adhere to safety recommendations. Conduits must be painted the same color as the house; fuel tanks must be buried, landscaping, to disguise these units, is required and must be installed within 30 days of generator installation.

All generator installations must meet the current regulations of The City of Bonita Springs. All homeowners must first obtain a permit from The City of Bonita Springs. All completed installations of generators must receive a final Certificate of Inspection from The City of Bonita Springs and a copy forwarded to the ARC.