

VillageWalk of Bonita
ARCHITECTURAL CONTROL COMMITTEE (“ACC”)
REVIEW GUIDELINES

The purpose of these Architectural Review Guidelines is to allow the flexibility for individual identity while assuring the aesthetic integrity and uniform harmony for the entire community. These basic guidelines provide the framework for an Architectural Control Committee (ACC) review of an application but do not guarantee an “approval.” All ACC applications will be reviewed on an individual basis using these guidelines. No exterior changes may occur prior to written approval from the ACC.

The application process begins by contacting VillageWalk of Bonita’s Homeowners Association for a copy of the **ARCHITECTURAL CHANGE FORM**. **This form may be downloaded from the website: www.villagewalkbonita.com. Click on SITE MAP, go to HOMEOWNERS ASSOCIATION and click on FORMS.** The owner will submit **three (3) copies** of this form for all proposed additions, changes, modifications, etc., **along with a lot survey** marked to show the location of the proposed addition, change or modification. Additional information such as product specification sheets, floor plans, exterior elevations (all views), and site plans (showing applicable setbacks, dimensions from property lines to proposed structures, etc) should also be included when appropriate. In addition, submissions should include pictures of proposed items, proposed colors, and patterns, materials and all additional information necessary for the ACC to make an informed decision. **If all required information is not received with this completed application, the Committee will automatically reject the application until all requested information is received.**

The Board of Directors reserves the right to alter, add or delete guidelines at their discretion.

Guidelines are as follows:

Antennae:

Homeowner must make every reasonable effort to comply with the following:

1. Satellite dish antennae must not exceed one meter in diameter (FCC regulation). Satellite dishes may not be mounted on the zero-lot easement side of a home. They must be installed at ground level and properly concealed from view and landscaped. Ground mounted satellite dishes should not exceed 40 inches above ground as measured to the highest point of the ground mounted dish.
2. If the homeowner cannot comply with this policy, it is the responsibility of the homeowner to provide the evidence that compliance is not achievable without a degradation of reception. Evidence must be in the form of a written document from an authorized installer of satellite equipment.
3. A satellite dish installation notification form must be submitted to the HOA with the location of the proposed dish installation clearly defined.

Awning:

1. Retractable type awnings made of canvas with aluminum frame may be permitted on the rear of the home only. They must be secured to the home and capable of withstanding a storm event according to Building Code standards. See the definition of “storm event” later under “Hurricane and Storm Shutters” The frame must be white and no more than two colors on the canvas which complement the home.
2. Permanent awnings of any type are not permitted. No awnings are permitted on the front of a home or over side windows.

Decorations:

1. Flower pots, bird feeders/baths (not to exceed 36”), statues, benches and wall hangings may be approved on an individual basis and a picture must accompany request. The total number of items in a yard is limited to six. Approved items must be placed more than 6 inches from the end of the sod line, cannot be placed in any lawn, and are solely at the risk of the homeowner regarding damage from any maintenance provider contracted by the HOA to provide service.
2. Wall hangings are not allowed on the front exterior walls of the homes. Wall hangings are permitted within the lanai. Decorative wall hangings may be permitted to the interior walls (i.e. walls that are under cover such as porch entry walls) with architectural approval. Homeowners must submit an architectural change request with a photo, picture or advertisement which shows the item, including color, dimensions and material.

Driveways:

1. Driveway stains or surface coatings are not permitted, unless such stains are clear. Homeowner’s may not change the actual driveway surface from what the builder installed.

Fences:

1. Fences are not permitted.
2. Partial fencing is allowed between pool heaters and screened cages on a case by case basis with ACC approval per the Board of Directors.
3. Fencing must be white with overlapping slats or they must be solid.
4. Lattice is not permitted.
5. Fencing may not exceed 48 inches (or 4 feet) in height.
6. All fencing must be screened from view with hedge plantings as per pool heater requirements. (See Pool Heaters).

Flagpole or bracket for flag:

1. Decorative flags are not permitted. Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner portable, removable official flags, not larger than 4¹/₂ feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.
2. White flag pole brackets/holders capable of holding a 3/4 inch dowel and mounted to the home on either side of the garage are permitted.
3. Permanent flag poles may be permitted with ACC approval.

Front entry screening:

1. Front entry or front door screening may be approved on a case-by-case basis.
2. Front entry screening shall be installed on white aluminum frames and shall be charcoal in color.
3. No screening is allowed in the front porch or balcony of a Cayman model.
4. Entry screening of the Carlyle model is limited to the entry alcove only, with the above color restrictions: white aluminum frame w/ charcoal screening.
5. No garage door screening is permitted.

Fountains: Fountains are permitted on a case by case basis.

1. Owner must submit an ACC for with photo of the fountain to be installed, including the height, width, depth of the fountain, color and location where the fountain is to be installed, clearly marked on a plan of the Unit, with detailed information regarding the power and water source of the fountain.
2. If the fountain is to be located on the front of the property, i.e. on the entryway or in a front landscaped bed, or at the side of the home, a plan of the exact location must be clearly marked and submitted with the ACC request.
3. If the power and water source is to be buried wires and/or piping, location of wires and pipes must also be clearly marked on the plan.
4. If the fountain is to be installed in a landscaped bed, the Homeowner is responsible for restoring the landscaped bed to the original condition.
5. Homeowner is responsible for locating and identifying any irrigation or utility lines in the path of the excavation and installation prior to installation, and shall be held responsible for any damage occurring to such lines due to fountain installation.
6. Fountains installed at the front of the property may not exceed 60” in height and may not exceed 48” in width or circumference.

7. All fountains must be earth tone in color, unless otherwise approved by the ACC.
8. Fountains installed on the lanai along the privacy wall may not be attached to the privacy wall. A photo of the fountain must be submitted with the ACC request along with the dimensions, color, exact location and power and water source clearly marked on a plan of the Unit.
9. All fountains must be removable. No fountains may be permanent installations anywhere on the Unit exterior.
10. Fountains intended to be centered on the lanai may not exceed 60" in height and may not exceed 48" in circumference. Power and water sources must be clearly marked on a plan of the Unit with the exact location of installation.
11. Certain fountains may require that they be screened from view with landscaping as a condition to their approval. Homeowner is responsible for maintaining and trimming all landscape material approved by the ACC. No landscape materials may encroach on neighboring properties.

Generators: Generators are permitted on a case by case basis.

1. Owner must submit an ACC form with a photo of the generator, including the generating capacity (i.e. 15KW), dimensions, color and location where generator will be placed, clearly marked on a plan of the Unit and detailed information regarding the power source of the generator.
2. If power source is to be an under ground tank, the tank must be located on the owner's property, a plan of the exact location must be clearly marked and submitted with the ACC request.
3. Underground tank placement and proximity to existing structures must comply with all County Code Regulations, and the Homeowner is responsible for making sure the proposed plan and installment is in compliance with County Code Regulations. Current Code regulations state underground tanks can be no closer than ten feet (10') to the nearest structure.
4. Underground tank must be buried so that the fill lid is flush with the ground, and it must be painted green.
5. If generator is to be installed on the exterior of the Unit on a concrete slab, a five hundred dollar (\$500.00) deposit for common area damage will be required before any work may begin. Deposit is refundable when Association Manager confirms that all roadways and landscaping are restored to the original state.
6. Homeowner is responsible for notifying Association Manager prior to commencing any lot excavation in order to identify any irrigation or utility lines in the path of excavation.
7. If approved, the generator must be screened from view from the streets, common areas and other Units with hedge plantings (i.e. Hibiscus, Eugenia or Viburnum) planted 30" high and 18" on center at installation and maintained at 42" high thereafter.

8. Homeowner is responsible for maintaining and trimming all landscape materials approved by the ACC. No landscaping materials may encroach on neighboring properties or common areas.
9. If generator is to be a portable generator with a portable power source, the owner must submit the ACC form with photo of generator and all information relating to the generator such as generating capacity, dimensions, color and location where generator and power source will be stored for approval.
10. Portable generators and fuel tanks may not be stored on any portion of the exterior of the Unit.

Glass Inserts

1. Glass inserts for entry doors are permitted with ACC approval. Glass must be clear or frosted, i.e. no colored glass is permitted, and must comply with hurricane/wind codes.

Hose Caddies

1. Portable hose caddies are permitted without ACC approval as they are essential for home maintenance. Portable hose caddies are preferred over hose holders which attach to the home.
2. Attached hose holders will be permitted without ACC approval if it is mounted at the side of the home.
3. Attached hose holders will be permitted without ACC approval on the front of the Unit if the Unit has a side load garage, if the color is an earth tone color and if it is mounted no higher than three (3) feet so it is not readily visible from the streets and other Units.
4. Mounting the hose holder at a height of three (3) feet to the front of a Unit will require additional plantings to be installed at the owners' expense to screen it from view of the streets and other Units.
5. Hoses not stored within a caddie or coiled in an attached hose holder are not permitted to be left out on any part of the Unit property except when in use. Hoses shall be stored out of sight of the streets and other Units when not in use.
6. Neither the maintenance vendors nor the Homeowners Association shall be held responsible for any damage to hoses that are left out on the Unit property regardless of how they are stored.

Hurricane and Storm shutters:

1. Permanently installed brackets for hurricane shutters are to be painted white.
2. For any hurricane shutter system, which requires a center bar, the center bar may permanently installed and must be removed along with the storm shutters after the storm event.

3. If approved, exterior shutters may only be closed during a storm event or when a storm event is imminent, unless the homeowner lives out of state for the official Hurricane season. In this case only, hurricane shutters may be installed from June 1 – Nov 30. Shutters may ONLY be installed IF THE OWNER IS NOT IN RESIDENCE. A “storm event” is defined as a meteorological event in which winds in excess of 50 mph and rainfall has occurred, or is expected to occur, within 5 days.
4. White accordion shutters and roll down shutters are permitted with ACC approval.
5. A Five Hundred Dollar (\$500.00) deposit will be required for common area damages. Deposit is refundable when roadways and landscaping are restored to original condition.

Lanai Enclosures for Existing Covered Lanai

1. Lanai enclosures are permitted with ACC approval.
2. Sliders must be installed at opening that will be opposite original sliders installation so as to maintain a uniform appearance.
3. The side wall must be installed with either glass block or a window to exactly match the rest of the home.
4. A Five Hundred Dollar (\$500.00) deposit will be required for common area damages. Deposit is refundable when roadways and landscaping are restored to original condition.

Landscaping:

1. Landscaping additions, deletions, and revisions shall be permitted on a case by case basis.
2. Large scale and extensive stone or marble chip ground cover is not permitted in yards. Border edging cannot consist of gravel, rock or other “loose” material.
3. A request for additional landscaping to be placed in the areas maintained by the homeowners’ association will contain a condition that the additional landscaping be solely maintained by the homeowner and not the homeowners’ association. The association will not be responsible for any damage to these items.
4. Prohibited species include: any and all species prohibited by Lee County as amended from time to time. Additional species may be prohibited based on size, appearance, invasiveness or maintenance requirements.
5. Landscape lighting must be low voltage (12 - 15 volts) with bulb wattage not to exceed 30 watts, and mounted within planting beds to allow the applicant to readily maintain the lights. All wiring must be buried to protect it from mowers and trimming/edging equipment. Seasonal lighting may not be installed on any tree, palm, or shrub in common areas. At the applicant’s sole risk, lighting placed on trees, palms, shrubs or in those areas which are maintained by the Association (yards) are damage by maintenance personnel, and the Association will accept **no** liability for any such damage.

6. All landscape lighting must be pointed up into the trees and must be placed so as not to shine toward the street or any wall of any Unit.
7. Only live plants are permissible on the exterior of the homes. No artificial plants.
8. Trellises and arbors are not permitted on the property. Trellises installed in a potted, moveable container are allowed.

Lighting: Exterior Up-lighting and Solar Lighting: Lighting is allowed on a case by case basis.

1. All ground based lighting may **not** exceed 18” in height.
2. Solar lighting must be neutral in color and a photograph or advertisement or an example of the lighting to be used must accompany the ACC request form along with a detailed plan showing the exact planned location of the lighting.
3. Solar lights must be kept neat and straight and in good working order once installed, and may not be allowed to lean over. All lighting installed must be kept rust and dirt free.
4. Ground based electric lighting must be neutral in color and no more than 18” in height.
5. Landscape lighting must be low voltage (12 - 15 volts) with bulb wattage not to exceed 30 watts, and mounted within planting beds to allow the applicant to readily maintain the lights. All wiring must be buried to protect it from mowers and trimming/edging equipment. Seasonal lighting may not be installed on any tree, palm, or shrub in common areas. At the applicant’s sole risk: if lighting placed on trees, palms, shrubs or in those areas which are maintained by the Association (yards) are damage by maintenance personnel, and the Association will accept **no** liability for any such damage.
6. A photograph, advertisement or visual example must accompany the ACC request form which states the following information: height when installed, color of lights and bulb wattage. Bulbs may not exceed 30 watts.
7. Lights must be placed so they shine directly up into the palms or trees, and may not be placed so they shine on any part of the exterior walls, nor may they be placed to shine toward any neighboring properties or common areas.
8. Once ground based electric lighting has been approved, the owner must contact the Homeowner’s Association and Napier Sprinkler Systems prior to commencing any lot excavation in order to locate and identify any irrigation or utility lines in the path of excavation. Homeowner will be responsible for damages and cost to repair any irrigation or utility lines damages as a result of installation.

Patios:

1. Flat concrete work may be approved on a case by case basis.
2. A Five Hundred Dollar (\$500.00) debris and damage deposit for common area damage will be required from any party installing a pool or doing any concrete work. The deposit is refundable when all roadways and landscaping are restored to the original state.
3. All patios must comply with setback requirements for Unit.
4. **Paver patios are permitted on a case by case basis. Pavers must be neutral in color to comply with the Community Wide Standard. Sample of pavers to be used must accompany the architectural change request. Deposit also applies.**

Pools and spas:

1. Pools & spas are permitted on a case by case basis. No above ground pools are permitted.
2. Portable (above ground) hot tubs are permitted, but must be placed within a screen enclosure or covered lanai.
3. A request to install a pool which includes a heat pump or other pool equipment which is located outside of a screened enclosure may contain an additional condition that additional landscaping be placed around the heat pump or pool equipment, such as, hibiscus, viburnum or similar hedge material. All pool heaters are to vent away from the home and/or toward the lake.
4. A Five Hundred Dollar (\$500.00) debris and damage deposit for common area damage will be required from any party installing a pool or doing any concrete work. The deposit is refundable when all roadways and landscaping are restored to the original state.

Screen Enclosures:

1. Screen enclosures may not include kick plates. Screen must continue to deck.
2. All exterior aluminum must be white. All screens must be charcoal color.
3. All screen applications must be accompanied with site plan & elevations. Screen wall height must match dwelling unit height. Roof must be Mansard style.
5. A Five Hundred Dollar (\$500.00) damage deposit for all common areas will be required from anyone installing an after market screen enclosure. Deposit is refundable when all roadways and landscaping are restored to the original state.
6. No screens are permitted at garage openings.
7. All enclosures must comply with site plan setbacks.

Solar heating:

1. With respect to the installation of a solar heater on the roof, all frame work panels must be black or painted to match the color of the roof tiles and the piping must be painted to match the surface to which it is attached, i.e. the roof, soffit and wall.
2. Any owner who installs a solar panel is advised that the roof warranty may be voided or adversely affected as a result of the installation of solar panels.
3. Solar panels may not be installed on the front elevation of the home.
4. A Five Hundred Dollar (\$500.00) damage deposit for common area damage will be required from anyone installing solar roof panels. Deposit is refundable when all roadways and landscaping are restored to the original state.

Swing Set in Rear Yard:

1. Any request for installation of a swing set in the rear yard shall not include a fixed or hard roof top on the swing set.
2. Landscaping screening may be required.
3. Swing sets must be placed within the boundaries of the home as defined in the survey.
4. Swing sets may only be placed in the back of the home.

Window treatments:

1. All draperies, curtains, shades, or other window coverings installed in a home, and which are visible from the exterior of the home, shall have a white backing.
2. Window tinting with solar guard SS-175, SS-165 OSW, SS-165 Llumar N-1020 and 3M NV-25 have been approved. In addition other tinting with a maximum of 66% of solar energy rejected and minimum of 24% visible light transmittance have been approved. Highly reflective, dark or mirror-like tinting will not be approved. Tinting must be consistently applied on any one side of a home.

Miscellaneous

1. The homeowner is responsible for all maintenance and repairs of all homeowner installed improvements, i.e. awnings, landscape, screen enclosures, etc.
2. Exterior mounted generators will be reviewed on an individual basis.
3. Hose hangers have been permitted if screened by landscaping materials.
4. Outside lights at garage should not be fixtured with lamps greater than 75 watts per fixture.