

DESIGN CRITERIA MANUAL



MARQUESA ISLES
OF *Maples*

Rev. December 9th, 2019



NEAL COMMUNITIES

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

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Dear Marquesa Isles Homeowner:

Neal Communities commitment to excellence in land development and home building has earned the Company a reputation as Southwest Florida's premier residential builder. With over 45 years of building experience, and with over 70 successful communities, the Neal team's expertise in designing exceptional communities ensures that they will continue well into the future.

Neal Communities takes the responsibility of creating lasting communities seriously, designing each with a distinct quality and character. This takes a commitment that goes beyond the construction of the homes. We pay attention to the details of community design, environmental impact, natural habitat, and local surroundings.

We build communities that respect the land and the environment.

We take pride in every community we create, and our homeowners take pride in living here. Therefore, we have established these guidelines to maintain the exceptional quality and character of Marquesa Isles for years to come.

Sincerely,



Patrick K. Neal
Neal Communities

Homeowner Name

By signing below, I affirm that I have received the Marquesa Isles Residential Community Design Guidelines.

Homeowner Signature

INTRODUCTION

The Community's Covenants, Conditions, and Restrictions (CCR's) do not list all specific design criteria necessary for plan approval. The purpose of these Design Guidelines is to define the criteria that will guide architectural development of the homes in Marquesa Isles. They are intended to enable the Developer to achieve the development goals of having compatible, consistent, and complementary development throughout the subdivision. Like any community, Marquesa Isles will grow gradually. These Guidelines are intended to provide the foundation upon which Marquesa Isles will emerge.

The Design Guidelines have been prepared to assure long-term community quality. They are not intended to limit development choices or design alternatives, but rather to encourage creativity and innovation, while creating a blend of home styles that will enhance the community environment. The ultimate result will be to heighten property values. The Developer will update and revise these Guidelines over the course of the development as it determines necessary.

No assumptions can be made that prior approvals will govern future decisions. The Developer has the right to interpret the criteria on a case-by-case basis.

THE REVIEW PROCESS

From time to time homeowners may wish to make changes that suit his/her current life-style and creative needs. Marquesa Islés recognizes this need and wishes to accommodate these changes; however, it is important to remember that the changes may affect the character of your neighborhood. The Architectural Review Committee (ARC) must approve changes and are responsible for maintaining the original design guidelines. The Guidelines also outline an efficient and equitable review process that will be administered by Marquesa Islés HOA, Developer, or any successor or assigns.

Compliance with these standards does not preclude the ARC's right to deny a plan submittal for aesthetic purposes.

Nothing contained in these guidelines places any obligation for any governmental agency to approve any plans, nor shall approval by the Developer be interpreted as meeting the requirement of Collier County or any other governing agency.

Modification requests that are received by the 5th of each month will be approved by the 15th of that month, if all required documentation was received.

THE DESIGN REVIEW COORDINATOR

An Architectural Review Committee will be appointed by the Developer to coordinate the design review process for modifications. Each modification will be reviewed for conformance to Marquesa Isles Community design objectives.

All reviews, substitutions, and approvals by the ARC will be considered binding and final.

The Developer has the authority to function as the Architectural Review Committee for the community until there is 100% build out. Not until then is the Developer required to transfer review and authoritative power to the Marquesa Isles Homeowners Association.

The Developer, and after transfer, the HOA Board of Directors or their appointed committee, will have authority over design decisions of both new construction and modifications and additions.

To obtain specific information on the requirements and procedures for design review contact:

Vesta Property Management
27180 Bay Landing Drive
Suite 4
Bonita Springs, FL 34135
Tel: (239) 947-4552
Fax: (239) 495-1518
Email: PGabart@vestapropertyservices.com
www.VestaPropertyServices.com/SW

REVIEW AND APPROVAL FLOW CHART

Step One

RESEARCH AND REVIEW

- Architectural and Design Guidelines.
- Collier County Building and Zoning Requirements.
- Marquesa Isles Covenants, Conditions, and Restrictions (CCR'S).
- When a proposed modification has a possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with his/her neighbors prior to submitting an application to the ARC. It may be appropriate (in some cases) to provide a neighbor's comments along with the ARC application. If the modification is deemed to adversely affect adjacent properties (for example the building of a pool), the impacted neighbor(s) must be informed. The ARC, at its discretion, can require the neighbor's approval.

Step Two

REVIEW REQUIREMENTS

- Submittal of one (1) Design package including:
 - \$40.00 check made payable to Marquesa Isles Neighborhood Association, Inc., for the design review fee.
 - Modification Request Form, and, if needed, a letter detailing the modification or addition you would like to make.
 - Drawings (site plan, elevation, landscaping, etc.) as applicable.
- Approvals to proceed, recommendation for changes, or plan rejection from the Developer.
- Resubmittal of requested changes for approval.
- Resubmittal of new plan, if required.

COMMUNITY CHARACTER

Marquesa Isles is a 38.23 acre gated, maintenance assisted community located in Collier County, Florida. It will consist of 156 twin villa residences, clubhouse, pool and spa, shade structures, and grill area.

The architectural elevation styles being offered at Marquesa Isles are Coastal and British West Indies.

SPECIAL TREATMENT LOTS

Some homesites within Marquesa Isles are viewed as homesites with significant visual impact within the community or from outside the community, and will require additional landscaping.

Homesites that will have corner landscaping to provide visual appeal are lots: 056, 057, 083, 106, 107 and 130.

Marquesa Isles Site Map

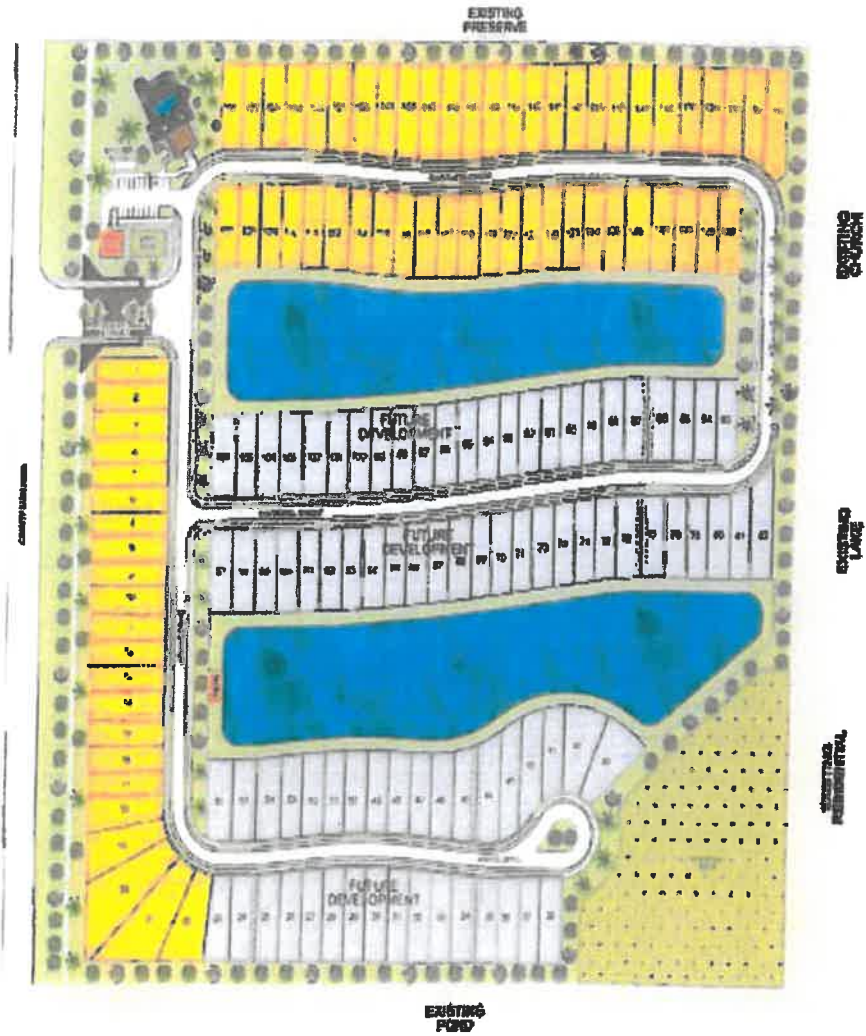


EXHIBIT B
FOR
COUNTY BARN ROAD RPUD
DEVELOPMENT STANDARDS

STANDARDS	SINGLE FAMILY DETACHED	ZERO LOT LINE	TWO FAMILY ATTACHED	TOWNHOUSE	MULTI-FAMILY	AMENITY AREA
PRINCIPAL STRUCTURE SETBACKS						
Minimum Lot Area	4,000 SF	3,500 SF	3,500 SF	1,600 SF Per Unit	N/A	10,000
Minimum Lot Width	40 feet	35 feet	35 feet	16 feet	N/A	N/A
Minimum Lot Depth	100 feet	100 feet	100 feet	100 feet	N/A	N/A
Minimum Front Yard *1,*2	20 feet	20 feet	20 feet	20 feet	20 feet	15 feet
Minimum Side Yard	5 feet	0 or 10 feet	0 or 5 feet	0 or 5 feet	10 feet	X BH
Minimum Rear Yard *4	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum Preserve	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Minimum Distance Between Principal Structures *3	10 feet	10 feet	10 feet	0 Or 10 feet	20 feet	X sum of BH
Maximum Height Zoned	35 feet	35 feet	35 feet	35 feet	35 feet 2 stories	35 feet
Actual	40 feet	40 feet	40 feet	40 feet	40 feet 2 stories	40 feet
ACCESSORY STRUCTURE SETBACKS						
Minimum Front Yard	SPS	SPS	SPS	SPS	SPS	SPS
Minimum Side Yard	SPS	SPS	SPS	SPS	SPS	SPS
Minimum Rear Yard*4	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet
Minimum Preserve	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Maximum Height Zoned	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Actual	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet

SPS – Same as Principal Structure

BH – Building Height (zoned height)

LBT – Landscape Buffer Tract

LMT – Late Maintenance Tract

*1 – The minimum front yard setback may be reduced to 12' where the unit has a recessed or side entry garage. Front-entry garages shall be set back a minimum of 28 feet from back of sidewalk.

*2 – For corner lots, only one front yard setback shall be required. The yard that does not contain the vehicle access shall provide a 12' setback.

*3 – The minimum distance between buildings may be reduced to 0' where attached garages are provided. However, the principal structures shall maintain a 10' minimum separation.

*4 – LBTs and LMTs will be platted or shown as separate tracts on the SOP or Plat. Where a lot abuts a LBT or LMT, the setback may be reduced to 5 feet for principal structures and zero feet for accessory structures.

Note: Nothing in this RPUD document shall be deemed to approve a deviation from the LDC unless it is expressly stated in a list of deviations.



ARCHITECTURE – BRITISH WEST INDIES

This more casual design is inspired by the architecture of the British influenced islands south of Florida into the Caribbean. Other influences are European, African and Asian and used in response to the hot tropical environments. The incorporation of the columned porches and balconies is prominent. Shallow roof pitches with generous overhangs allow for exposed rafter tails. The use of shutters as a prime architectural theme is common as well. Metal roofs enhance the simple rooflines. The potential for creative detailing and outdoor living makes this a good choice for the Florida market.

Common design features include:

- Comice brackets
- Exposed rafter tails
- Simple gable end details
- Louvered shutters
- Porches with post work detailing

Colors for this style can range from whites and earth tones to pastels and often bold expressions of color used as accents on shutters, brackets and knee braces.



SCALE AND MASSING

It is strongly recommended that consideration be given to the relationship of architectural massing and scale of building elements for the overall community in Marquesa Isles. The incorporation of tall entries with and other appropriate elements are encouraged for reducing the frontal mass of dwellings. In addition, a strong expression of entry is encouraged.

Future modifications and/or additions to the home shall meet the integrity of the existing home and will be subject to approval by the ARC.

EXTERIOR MATERIALS AND FINISHES

Exterior materials, trim, and detailing reflect the chosen architectural style of the homes being built in Marquesa Isles. Homes will have a decorative coating, sand finish bands, crown molding, shutters, and appliques. A cementitious finish of varying textures (based on the architectural style) is acceptable as an exterior material. Architectural detailing enhances the character. Entries should receive additional emphasis.

APPROPRIATE

- Trim and accent materials per architectural style.
- White aluminum soffit and fascia.
- Window frames will be white.
- Lanai cages will be bronze.

NOT ALLOWED

- Exposed galvanized or reflective anodized trims.
- Awnings.

ROOF PITCHES AND MATERIALS

Simple pitched gable, hip, and minor variations or combinations of these two roof forms will be the predominant roof forms in Marquesa Isles. Side-to-side roof pitches should be a minimum of 6/12 for the main body of the roof unless noted in the architectural style examples. Front-to-back roof pitches must be a minimum of 6/12 unless noted in the architectural style examples. Roof materials and colors are preselected by Neal Communities based on architectural style. See exhibit entitled *Exterior Colors*.

APPROPRIATE

- Combining roof elements (for flow of roof).
- Multiple gable elements.
- Varied ridge heights, plate heights, and jogs in ridgeline.
- Tile roofs with metal accents. (See elevations).

NOT ALLOWED

- Gambrel and mansard style roofs (prohibited).
- Shingle roofs.

ROOF ACCESSORIES, GUTTERS, AND DOWNSPOUTS

It is encouraged that all exposed metal materials are hidden or muted from the public eye whenever possible.

APPROPRIATE

- All roof vents, plumbing stacks and flashing should closely match the color of surrounding materials, and are encouraged to be located behind the main ridgeline.
- Front gutters are standard on the front and sides of the home. The color must match the approved fascia color, which is white.

NOT ALLOWED

- Front gutters and downspouts in contrasting painted colors from trim.

WINDOWS AND SHUTTERS

A variety of window types and styles, such as single hung or double hung are acceptable at Marquesa Isles. Aluminum window frame color will be white. Windows may be square or rectangular, based on architectural style.

No newspaper, aluminum foil, sheets, or other temporary window treatments are permitted, except for periods not exceeding one week after occupancy on a dwelling, or while permanent window treatments are being cleaned or repaired.

APPROPRIATE

- Detailed window trim at front elevations.
- Use of shutters is encouraged with traditional styles on front elevation. Shutters should match the style of the home.
- Standard hurricane shutters are gray steel.
- Muntins on front elevations when consistent with the architectural style.
- A homeowner who plans to be absent during the hurricane season must prepare his home prior to his departure by designating a responsible firm or individual to care for his home. The homeowner is responsible for furnishing the Association with the name(s) of that firm or individual in case the home suffers hurricane damage.
- Hurricane shutters may only be placed on a structure once a Storm Warning is issued by the appropriate governmental authority, and shall not remain on the structure for more than seven (7) days after the storm event; however, clear storm shutters may remain on the structure for a reasonable period of time while the homeowner(s) is/are not present.
- Mechanical shutter systems on lanai openings where shutter housing is mounted behind the tie beam(s) of lanai opening(s) or hidden inside soffit.

WINDOWS AND SHUTTERS (cont'd)**NOT ALLOWED**

- Milled or anodized finishes, except for temporary hurricane shutters.
- Reflective glass or applied reflective film.
- Untrimmed windows on front elevations.
- Awnings on front, rear, or side elevations.
- No storm or hurricane shutters may be installed by a homeowner except for those that comply with specifications, design, color, and style approved by the ARC.
- Permanent mechanical shutter systems on windows or doors; any shutter system that creates a permanent alteration to the home elevation or appearance.
- Any shutter mechanism, housing or structure that is visible on the exterior of a home.

PARKING

All vehicles owned by residents must be garaged or parked in the driveway. No vehicles will be allowed to be parked in the street overnight. Vehicles must never be parked in front of or near mailboxes to allow for delivery of mail.

The presence of an RV on the property is strictly for the purpose of loading or unloading the vehicle. The maximum amount of time for RV parking is 90 minutes.

No boats, trucks over ¾ tons, commercial vehicles, trailers, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles or non-commercial vans or pick-up trucks, as determined by the Board, shall be placed, parked or stored upon the Property or in the common elements for a period of more than eight (8) hours, unless such vehicle is necessary in the actual construction or repair of a structure or for ground maintenance, or if parked within an enclosed garage; nor shall any maintenance or repair be performed upon any boat or motor vehicle not owned or controlled by the Association or the Developer in the Properties, except within a building where totally isolated from public view.

Commercial moving vans, including U-Haul, Penske, etc., may be parked or stored on the property for up to 8 hours while loading or unloading household items. This does not include overnight parking.

PODS, or portable storage units, may only remain on the property for 48 hours. Prior approval by the HOA or ARC in order for them to be stored for up to 48 hours.

FRONT ENTRY, PATIO, AND GARAGE DOORS

Garage doors must be kept closed at all times except when in use, and during reasonably limited periods when the garage is being cleaned or other activities are being conducted which require the doors to be left open. No trailer, camper, motor home, boat, boat trailer, canoe, or motorcycle shall be permitted to remain upon a homesite unless within an enclosed garage other than for temporary parking. Temporary parking shall mean the parking of such vehicles belonging to or being used by owners and their guests for loading and unloading purposes only. All temporary parking shall be restricted to paved driveways. No commercial trucks or vans, tractors, service vehicles, or other commercial vehicles shall be permitted to remain within the Subdivision other than for temporary parking unless parked within an enclosed garage.

Front Entry and Garage doors are chosen by architectural style.

FRONT ENTRY, PATIO, AND GARAGE DOORS (cont'd)**APPROPRIATE**

- Standard fiberglass entry door or various glass entry doors pre-approved by Builder.
- Accent color at front entry doors is encouraged.
- Trim details around doors.
- Front Entry doors based on architectural style.
- Garage doors based on architectural style.

NOT ALLOWED

- Flush, non-accented front doors (either by color or by detail).
- Translucent fiberglass garage doors.
- Gaudy garage door details, which draw attention.
- Painted designs on garage doors.
- Garage screen doors.
- Garage door windows.

PORCHES, DECKS, AND BALCONIES

No screened front porches will be allowed.

APPROPRIATE

- Screened porches that fit the architectural style on rear elevation only.
- Lanai extensions with bronze frames, where applicable.
- Professionally constructed Built-In Outdoor Kitchens with Gas Grills under covered and/or extended lanai, where adequate ventilation is provided.
- Freestanding Gas or Charcoal Grills may be used and stored outside lanai area, providing it is stored on a hard surface, rear of home only, and is placed in a manner to allow lawn to be maintained by the Association. ARC submission and approval is required. No landscape screening is required; however, the BBQ area must be neatly kept and covered when not in use.

NOT ALLOWED

- Awnings on the front, back, rear, or sides of homes.
- Screened lanai may not be glassed in (i.e. sunroom)
- **Freestanding portable Gas or Charcoal Grill use is prohibited under covered lanai.**

EXTERIOR COLORS

To create diversity and individuality throughout Marquesa Isles, a variety of color packages are provided for homes in the community.

APPROPRIATE

- Creative mixing of elevations and color packages within the community. These are preselected by the Developer.
- There will be a reserve for repainting the villas to ensure conformity and color.

NOT ALLOWED

- Roof areas in pure white.

VILLA - COASTAL/BRITISH WEST INDIES EXTERIOR COLORS

SCHEME #1

ROOF:		BORAL; SAXONY SHAKE 900; SHADOW GREY
1	Body	BAY OF FUNDY, PPG 10-07
2	Trim	DELICATE WHITE, PPG 1001-1
3	Accent	LIGHT DRIZZLE, PPG 1033-4
4	Accent	SYMMETRY, PPG 1037-4
5	Accent	UP IN SMOKE, PPG 1010-6
PAVER		TREMRON, OLDE TOWN, GRANITE

SCHEME #2

ROOF:		BORAL; SAXONY SHAKE 900; SHADOW GREY
1	Body	SPECIAL DELIVERY, PPG 1037-3
2	Trim	DELICATE WHITE, PPG 1001-1
3	Accent	SEA FROST, 1037-1
4	Accent	BRAINSTORM, 1030-1
5	Accent	OBSIDIAN, 1035-7
PAVER		TREMRON, OLDE TOWN, GRANITE

SCHEME #3

ROOF:		BORAL; SAXONY SHAKE 900; SHADOW GREY
1	Body	DELICATE WHITE, PPG 1001-1
2	Trim	DELICATE WHITE, PPG 1001-1
3	Accent	GALE FORCE, PPG10-08
4	Accent	SOOTHING SAPPHIRE, PPG10-09
5	Accent	HATTERAS GRAY, PPG10-10
PAVER		TREMRON, OLDE TOWN, GRANITE

VILLA - COASTAL/BRITISH WEST INDIES EXTERIOR COLORS (cont'd)

SCHEME #4
ROOF:
**BORAL; SAXONY SHAKE 900;
SHADOW GREY**

1	Body	GHOST WRITER, PPG 1007-3
2	Trim	DELICATE WHITE, PPG 1001-1
3	Accent	DELICATE WHITE, PPG 1001-1
4	Accent	MOODY BLUE, NC 6221
5	Accent	PHOENIX FOSSIL, PPG1009-5

PAVER
TREMRON, OLDE TOWN, GRANITE
**STANDARD
COLORS:**

LANAI: SAND PAVERS
TREMRON, OLDE
TOWN, 3-PIECE
PATTERN
COLOR: GRANITE

WINDOWS: WHITE

SOFFIT/FASCIA: WHITE

DRIP: WHITE

CAGE: BRONZE

INCLUDED PAVERS: DRIVE, WALK AND ENTRY

**SAND
PAVERS:** TREMRON, OLDE TOWN, 3-PIECE PATTERN


GRANITE

ELEVATION VARIETY

To create diversity and individuality throughout Marquesa Isles, a variety of color packages and elevations are preselected for homes in the community.

MAILBOXES

The Developer will provide gang boxes per the requirements of the post office.

NOT ALLOWED

- Other mailboxes.
- News delivery boxes.

HOUSE NUMBERS

The Developer shall direct the style, color, and location of street numbers to be placed on the home.

SIDEWALKS

A sidewalk will be installed on both sides of the street and along common areas. The sidewalk will be installed by the Builder when the homes are built, and the Developer will build the sidewalks for the common areas. See Site Map for exceptions.

EXTERIOR LIGHTING

Lighting of homes and their surroundings can add dynamic effects within a community. Light fixtures have been preselected by the Builder based on architectural style. All lighting should be "down" or "area" lighting. All light sources should be white (no colored lights) and no spillover of lights should occur on neighboring properties. Lighting should be shielded to conceal glare. Tree up-lighting should be concealed in shrubs. Coach lights on the home at the garage are included. The Exterior Lighting selection follows this page. Blinking or colored bulbs are not permitted.

Should a homeowner need to replace his/her exterior lighting and the selections are no longer available, please contact your ARC/HOA for approved replacement fixtures.

APPROPRIATE

- Wall mounted fixtures are preselected by architectural style.
- Fixtures shall be designed to relate aesthetically to the character of the Development.
- Maximum of two (2) double-gang security floodlights per home.
- See pre-selected exterior lighting selection.

NOT ALLOWED

- Non-shielded spotlights.
- Colored lights, except during holidays.
- Spillover of light onto neighboring property or conservation areas.
- Any coach light not approved by Developer or ARC.
- Lighted bollards at walkways.

EXTERIOR LIGHTING (cont'd)



British West Indies

Villa Exterior Lighting



Included Coach Lights
10" W x 26-5/8" H x 11-1/2" E
Glass: Clear Water Glass
Finish: Oil Rubbed Bronze
Cadence #P6639-108

EXTERIOR LIGHTING (cont'd)



MARQUESA ISLES
OF *Naples*

Marquesa Isles – Coastal – Villa



Included Coach Lights
27 1/4" H x 9.5" W x 10 1/4" Ext.
Glass: Seeded
Finish: Black
Kiawah #P560012-031

WATER FEATURES, SCREEN ENCLOSURES, PLAY EQUIPMENT, OTHER STRUCTURES, & DECORATIONS

Play Equipment: Permanent play equipment will be placed within the building setback lines at the rear of the property and must be landscaped to help minimize the visual impact on adjacent property owners and from public streets. Swing sets and play equipment should be kept within fifteen feet (15') of the house, should not exceed eight-feet in height, and must be screened from neighbors and public view. It must be submitted to the ARC for approval.

Basketball Hoops: must be portable and stored out of sight when not in use. Permanent (affixed to a house or on a post) basketball hoops are not allowed.

Decorations: Decorations are a homeowner's option. Decorations, lights, flags, and other decorations customary for holidays and special events are welcome. They must be temporary in nature, and can be regulated by the ARC as to quantity, and how long they may be in place. Christmas decorations may be displayed from Thanksgiving Day until January 15. All other holiday decorations may be displayed three weeks before the holiday and one week after the holiday.

Decorative Items: Accessory structures, sculptures, and decorative objects such as birdbaths, English globes, and fountains are prohibited in the front yard.

Birdhouse and Bird Feeders: Homeowner option in the rear yard. They may not be visible from the street. The ARC must approve them.

WATER FEATURES, SCREEN ENCLOSURES, PLAY EQUIPMENT, OTHER STRUCTURES, & DECORATIONS (cont'd)

Drying Clothing: Strictly prohibited in yard space; however, it may be done on a lanai if a privacy screen is used. Towels may be hung temporarily, but should not be visible from the street.

American Flags: This is a homeowner option. Brackets may be attached to the house or garage to hold a pole for a flag, which is no larger than three feet, by five feet. The American flag must be flown in accordance with Federal Statutes.

Accessory Structures: Greenhouses, trellises, gazebos, or any other structure placed on the homesite shall be compatible with the materials, architectural style, and colors of the dwelling, and shall be governed by the ARC and building codes. Height, size, location, and setbacks, if not governed by building codes, shall be determined by the ARC on a case-by-case basis. Trellises must be integral to the design, style, and/or attached to the structure.

WATER FEATURES, SCREEN ENCLOSURES, PLAY EQUIPMENT, OTHER STRUCTURES, & DECORATIONS (cont'd)

APPROPRIATE

- Screened rooms in bronze aluminum only.
- Fountains located in rear yards only.

NOT ALLOWED

- Pools are not permitted.
- Permanent basketball hoops.
- Permanent playground equipment outside of allowable setbacks or located in the front.
- Screens that project over the existing roof planes.
- Unless attached to a barbecue or cooking appliance, propane containers cannot be installed "above ground."
- Propane containers for grills or fire pits are limited to 20 lbs.
- Other structures unless submitted to and approved by the ARC.

FENCING

Fencing is not permitted in maintenance assisted communities.

ENTRY, WALKS & DRIVEWAYS

In all cases with front load garages, the front door and entry will be connected to the driveway by a walkway.

Walkways, entries, and driveways are to be constructed of pavers, which have been preselected based on architectural style. Asphalt, gravel, and painted concrete are prohibited on all driveways. See section entitled *Exterior Colors* for approved paver colors.

On front load homes with front facing garages, driveways shall not extend beyond the side planes of the garage.

APPROPRIATE

- Paver walkways, entries, and drives; color per architectural style/color palette.
- Entry doors will be selected by the Developer, by architectural style/color.

NOT ALLOWED

- Gravel, shell, or poly-pebble walkways, and driveways.
- Any applied top coating including paint or stain.

SERVICE AREAS & EQUIPMENT

Placement of mechanical equipment and associated landscaping shall not interfere with side yard drainage.

Satellite dishes over one meter (39.37") in diameter are not permitted. Satellite dishes are not allowed on roofs or on the front of the home and shall not be visible from the street. A modification request showing location and size of dish must be submitted and approved by the ARC before being installed. Satellite dishes must be mounted on a pole in the rear of the home, cannot be visible from the street, and the pole must be landscaped to help disguise it.

Solar panels and piping shall blend architecturally with the roof of the home, and can be placed on rear facing rooflines only (unless otherwise prohibited by Federal standards).

Generators:

Generators are to be used for emergency purposes only when commercial electrical power is not available. Generators may be operated once a week for test and maintenance purposes, but for no longer than 15 minutes and only on weekdays between the hours of 10:00 AM and 2:00 PM.

SERVICE AREAS & EQUIPMENT (cont'd)

Submission to the ARC for approval is required and must include:

1. Manufacturer's specifications for unit, wiring, mounting, and sound level production.
2. Copy of surveyed site plan showing the location of the generator relative to the home.
3. Shrubs must be used to screen the generator on all three sides and must be indicated on the plan.
4. Installations of generators must comply with the state and city regulations.
 - The generator must be installed professionally. It must be plumbed by a licensed plumber and electrically connected by a licensed electrician.
 - The generator must be located at least 5 feet from any door or window opening, and at least 10 feet from all neighbors. If noise producing, neighbor approval is required.
 - Generators must be located on the exterior of the home, excluding the lanai on single-family detached homes. Sound levels produced by the generator may not be greater than 72 db(A) at 23 feet while operating at full load.
5. A county permit is required. If the county permitting process causes any changes in what was approved by the ARC, the changes must be submitted to the ARC.

SERVICE AREAS & EQUIPMENT (cont'd)**NOT ALLOWED**

- Exposed trash receptacles.
- Satellite dishes viewed from street.
- Satellite dishes over one meter (39.37") in diameter.
- Portable generators must be stored inside the garage.
- Permanent generators must be screened with landscaping and approved by the ARC.
- Garbage, Yard Waste and Trash Disposal Containers: Must not be placed out for pick up sooner than twelve hours before scheduled collection and must be removed and stored in the garage within twelve hours after collection. Garbage and refuse shall be placed only in designated areas.

LANDSCAPE CHARACTER & STYLE

Establishment of a strong community landscape image is critical to the success of Marquesa Isles. To achieve this goal, the Builder in Marquesa Isles is required to install a pre-designed landscape package for each home in the community. Modifications to the pre-designed plan shall be submitted for approval to the Architectural Review Committee.

This landscape section has been designed to provide property owners with important information related to the development of homes to ensure a harmonious neighborhood streetscape, establish a visual sense of the community as a whole, and to protect the aesthetic quality of the overall community, while still allowing for individual expression of the homeowner.

The objective is to enhance the character of Marquesa Isles. The recommended landscape character should encourage the use of native plant materials. Front yard plantings should be sympathetic to the overall neighborhood streetscape in form, texture, and simplicity of design. This can be achieved by limiting the front yard planting to lawn, trees, and layered foundation-planting beds.

The goal in landscaping is a balance between the homeowner's goals and those of the overall community.

All homesites must be completely sodded. Grass sod is to be St. Augustine. All grass shall be free of weeds, diseases, fungus, and vermin. Sample landscape plans follow.

New homeowners always have questions about the landscaping around their home, so please be aware of these important facts:

LANDSCAPE CHARACTER & STYLE (cont'd)

The landscape materials (plants, turf, mulch, irrigation) on your home lot are owned by the homeowner, and as declared in your **HOA governing documents**, each homeowner has an obligation to maintain their landscaping to the community standards, so as to preserve the beauty and value of your home and neighborhood. The community association provides all homeowners their basic landscape maintenance through a community wide contract with a landscape maintenance vendor, and your cost of that service is included in the quarterly association fees. However, it is important to understand that the homeowner is still ultimately responsible for the landscaping material in their yard, just as would be the case if everyone in the community individually contracted their landscape maintenance services.

LANDSCAPE CHARACTER & STYLE

(cont'd)

APPROPRIATE FRONT & SIDE YARD

- Formal or informal (except for front hedge).
- Cocoa Mulch
- Layered beds.

A 3" layer of Cocoa mulch is required in all planting beds and around freestanding trees and shrubs to reduce water loss, control weeds, and prevent runoff. Acceptable mulch materials include Cocoa mulch. Inorganic mulch materials such as stone, gravel, shell, and synthetic mulch materials are not allowed.

PROHIBITED

- Any type of edging around landscape beds.
- Shell, stone, gravel, or synthetic mulch.
- English Gardens.
- Oriental Gardens.
- Stone, rock, shell, or colored mulch.

LANDSCAPE PLANTING GUIDELINES

To create a "streetscape effect" that is consistent throughout the community and the entire development, the minimum planting requirements included in this section shall be met.

All trees and shrubs shall be Florida #1 or better as defined in "Grades and Standards for Nursery Plants", Parts I & II, Department of Agriculture, State of Florida. All landscaped areas, shall be irrigated by an automatic irrigation system. Positive drainage shall be provided in all areas.

Street Trees

Street trees are required and installed by Builder and continue to enhance the value of your home and community. **Homeowners may not remove the mandatory street trees.** This is a county requirement. If this tree dies for any reason, it must be replaced with a similar type and size of tree by homeowner.

Front Yards

The front yard is defined as the area from the back of curb to the front of the home, including side yards back to the mid-point of the house. Planting in this area is of the greatest importance, as it will determine the aesthetic appeal of the overall streetscape. The goal of landscaping is to integrate the home and homesite, and thereby soften the impact of the home along a particular street and create visual interest and excitement for the streetscape.

LANDSCAPE PLANTING GUIDELINES (cont'd)**Rear Yards**

Rear yards are defined as the area from the rear property line to the home including the side yards back to the mid-point of the house.

Rock, shell, wood chips, or any other materials will not be considered as an alternative to grass or ground cover.

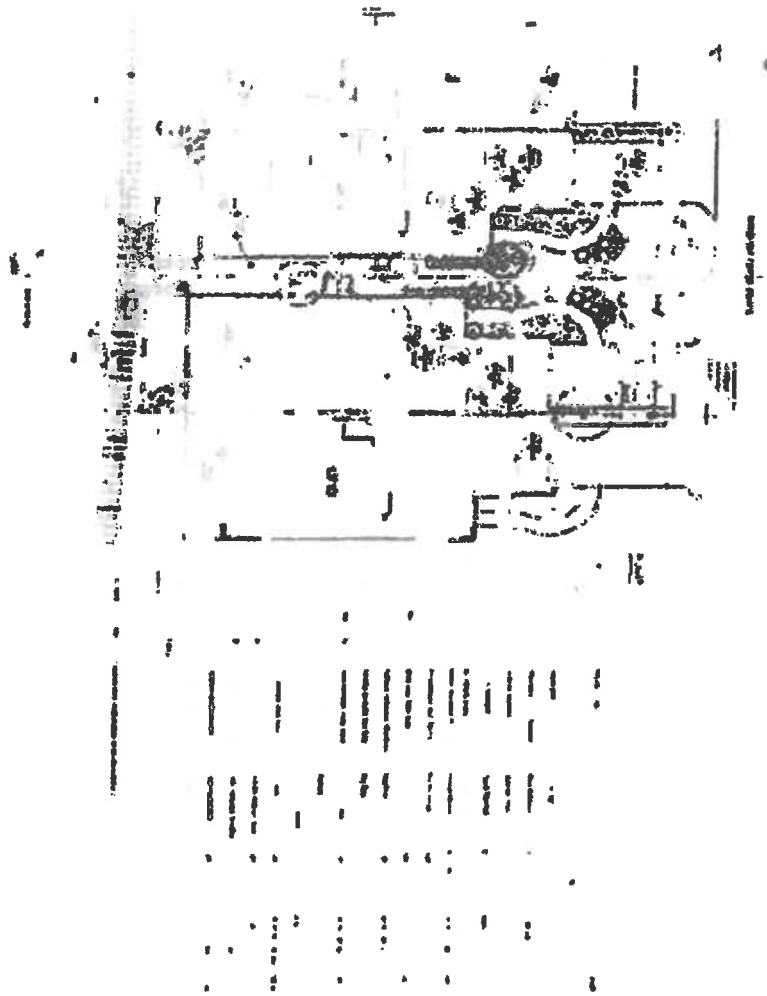
Corner and Amenity Lots

Because of their larger size and increased visual impact, additional plantings will be added by Developer for privacy as well as the extended streetscape impact.

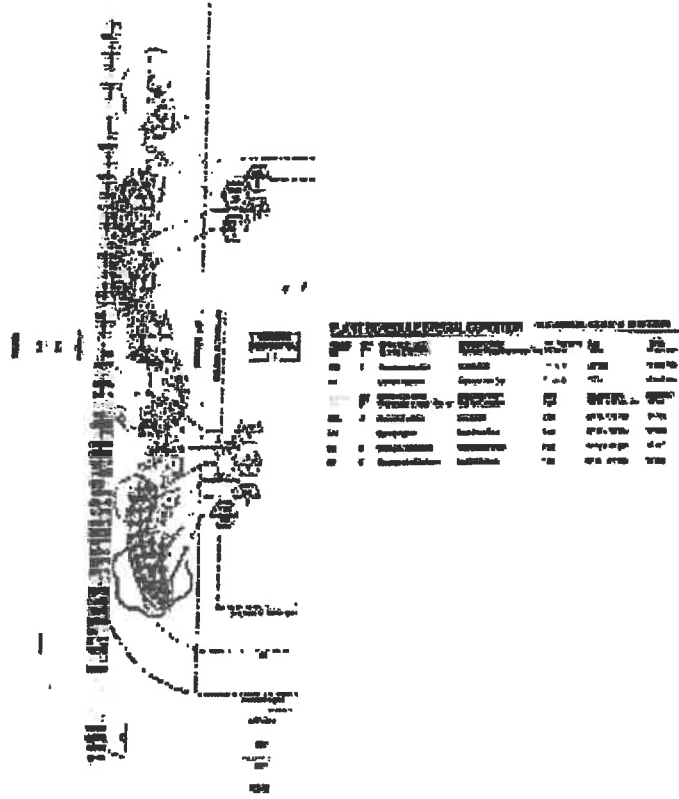
Maintenance Assisted

- This maintenance includes mowing and fertilizing lawn (using a weed-and-feed product), mulching one time a year, as well as trimming bushes and trees monthly.
- When changing plants in the original beds, using plants from the approved planting palette is a homeowner's option. Modifying existing beds, creating new beds, and using shrubs or perennial flowers not on the approved palette all require Architectural Review Committee submission and approval. White marble chips, white stones, rock, or shell are not permitted as mulch.
- When changing, adding, or removing trees, Architectural Review Committee submission and approval is required.
- Any plant material which dies shall be removed and replaced with plant material of the same variety and size within 60 days by the homeowner (for example, during a freeze).

Standard Villa Landscaping & Plant List Plan 1



Special Conditions Landscape Plan



APPROVED PLANT PALETTE

TREES

Botanical Name

Bauhinia blakeana
 Bucida buceras 'SL'
 Bulnesia arborea
 Conocarpus erectus
 Cococarpus erectus 'sericeus'
 Ilex x attenuate 'EP'
 Jatropha integerimma
 Lagerstroemia indica
 Ligustrum japonicum
 Quercus virginiana
 Tabebuia impetiginosa

Common Name

Seedless Hong Kong Orchid
 Shady Lady Black Olive
 Verawood
 Green Buttonwood
 Silver Buttonwood
 East Palatka Holly
 Jatropha tree form
 Crepe Myrtle
 Japanese Privet
 Southern Live Oak
 Pink Tabebuia

PALMS

Botanical Name

Acoelorrhaphe wrightii
 Adonidia merillii
 Bismarkia nobilis 'Silver'
 Caryota mitis
 Cocos nucifera
 Livistona chinensis
 Ptychosperma elegans
 Chamaedorea cataractarum
 Chrysalidocarpus lutescens
 Phoenix roebelenii
 Rhaps excelsa
 Wodyetia bifurcata

Common Name

Paurotis Palm
 Christmas Palm
 Silver Bismark Palm
 Fishtail Palm
 Coconut Palm
 Chinese Fan Palm
 Alexander Palm
 Cat Palm
 Areca Palm
 Pygmy Date Palm
 Lady Palm
 Foxtail Palm

SHRUBS

Botanical Name

Aechmea blanchetiana
 Alpinia purpurata
 Alpinia zerumbet variegata
 Bougainvillea spp
 Bougainvillea spp
 Bougainvillea 'Silhouette'
 Bougainvillea 'Jamaica White'

Common Name

Orange Bromeliad
 Red Ginger
 Variegated Shell Ginger
 Bougainvillea (Barbara Karst – at Trellises)
 Bougainvillea Helen Johnson – Hot Pink
 Lavender Purple Bougainvillea
 'Jamaica White' Bougainvillea

APPROVED PLANT PALETTE (cont'd)

Carissa macrocarpa	Emerald Blanket
Chrysobalanus icaco 'RT'	Red Tip Cocoplum
Clusia guttifera	Small Leaf Clusia
Clusia rosea	Pitch Apple
Coccoloba uvifera	Sea Grape
Codiaeum spp.	Croton 'Magnificent'
Cordylne terminalis	TI Plant (Green, Red, Auntie Lou, etc.)
Crinum spp	Lily Red Leaf
Dianella tasmanica variegatum	Variegated Flax Lily
Duranta repens 'GM'	Gold Mound
Ficus microcarpa	Green Island Ficus
Furcraea foetida 'varigata'	Variegated False Agave
Hamelia patens 'compacta'	Dwarf Firebush
Hibiscus spp	Hibiscus (various)
Ixora coccinea	Ixora (Maui, Nora Grant, etc.)
Jasminum simplicifolium	Jasmine (various)
Liriope muscari 'EG'	Liriope (Evergreen Giant, Emerald Goddess, etc.)
Muhlenbergia capillaris	Pink Muhly Grass
Pentas lanceolata	Pentas (various)
Pennisetum 'Little Bunny'	Dwarf Pennisetum
Philodendron Xanadu	Philodendron Xanadu
Podocarpus macrophyllus 'mak'	Podocarpus
Psychotria nervosa	Wild Coffee
Rhaphiolepis indica nana	Dwarf Indian Hawthorne
Schefflera arboricola	Schefflera (Green, Variegated, etc.)
Spartina bakeri	Sand Cord Grass
Strelitzia nicolai	White Bird of Paradise
Tripsacum dactyloides	Fakahatchee Grass (Lake banks only)
Viburnum spp	Viburnum (Sweet, Walter's, Sandankwa, etc.)

Mulch

3" minimum Cocoa Mulch

Lawn Grasses

Solid sod only.

COMMON NAME

St Augustine

ON SITE SIGNAGE

No signs of any kind shall be displayed on any homesite or in the windows of any home, except for those used by the Builder in the course of doing business.

CHANGES TO EXTERIOR OF HOME

Any changes to the exterior of the home must be submitted to the ARC, and approval received in writing before initiating any change to your home.

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MARQUESA ISLES NEIGHBORHOOD ASSOCIATION, INC.**MODIFICATION REQUEST FORM**

Date: _____

To: Vesta Property Services

27180 Bay Landing Drive, Ste 4

Bonita Springs, FL 34135

Phone: 239-947-4552 Fax: 239-495-1518

Email: PGabart@vestapropertyservices.com www.VestaPropertyServices.com/SW

From: _____

Neighborhood: _____ Lot: _____

Address: _____

Home Phone: _____ Work Number: _____

Cell Phone: _____ Email: _____

Modification Requested: _____

Estimated Completion Date: _____

SITE PLANS AND COLOR SAMPLES MAY BE REQUIRED. PHOTOS AS NECESSARY

Approved _____ Approved with Conditions _____ Denied _____

If a violation, must be complete by _____

ARC Comments or Conditions:

ARC Authorized Signature: _____ Date: _____

Owner Notified: _____ Copies Mailed: _____

Post-Completion Inspection:

Notes: _____

Property Manager Signature: _____ Date: _____

****RESUBMITTAL IS REQUIRED IF WORK IS NOT COMPLETED WITHIN 6 MONTHS****

LANAI EXTENSION REQUIREMENTS

The following items must be submitted along with a Modification Request for a lanai extension*.

- Surveyed site plan indicating the location of the structure.
- Rear elevation indicating attachment to the home, dimensions, and type of structure.
- Specification sheet for cage.
- Access form signed by neighbor(s).
- All aluminum material must be bronze with charcoal screen.
- Perimeter landscaping is required.

***Please be sure all items are included with your request.**

PROPERTY ACCESS FORM

OWNER: _____

HOMESITE NUMBER: _____ **NEIGHBORHOOD:** _____

PROPERTY ADDRESS: _____

In constructing a pool and/or lanai extensions on the above referenced property, we, the owner(s), agree to repair and pay for any damage that may occur to the neighbor's property or City/County property while our pool and/or lanai is being constructed.

We, the neighbor(s) on homesite ____, acknowledge that we are aware a pool and/or lanai is being constructed and understand that the owner(s) of homesite ____ agree to repair and pay for any damage that may occur to my property or City property while the pool and/or lanai is being constructed.

We further grant permission for access on our property, if requested.

Date: _____

Owner(s): _____

Neighbor(s): _____

Neighbor(s): _____