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DATE: April 13, 2017

TO: All Corinthian Gardens Owners

FR: Corinthian Gardens Board of Directors

RE: Corinthian Gardens Architectural Guidelines 04.13.17

The attached Guidelines were approved by the Board as of this date and supersede Guidelines dated March 3, 2016. They include changes to three sections:

Patios and Patio Extensions

Adds distinctions between backyards of Lake and Perimeter lots and revises formulas for maintaining minimum green space.

Tree Removal

Reinforces requirements of landscape buffering and tree replacement and includes suggested small hardwood trees.

Yard and Lawn Ornaments

Restates requirement of ARC approval for yard and lawn ornaments and furniture but recognizes the variety of yard design in the community.

The CG Board has adopted these guidelines to ensure consistent and unbiased application of agreed standards during the Architectural Review Committee (ARC) process. We encourage owners to thoroughly read the Guidelines and remember that, in most cases, proposed modifications to the exterior of your home or lot require CG ARC and WTC ARC approval prior to beginning your project.

Thank you for your cooperation.

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The following architectural guidelines have been approved by the Corinthian Gardens Board of Directors (CG BOD). They are protective rather than restrictive and are designed to preserve and enhance values and to maintain a harmonious topography in the community. The CG BOD has appointed the Corinthian Gardens Architectural Review Committee (CG ARC) to administer these Guidelines.

It is the goal of the CG ARC to represent the common interest of the homeowners in achieving and maintaining architectural compatibility and continuity. The committee strives to supervise compliance with the rules in a fair, reasonable and equitable manner, while maintaining the integrity, aesthetic quality and value of the community.

The Corinthian Gardens Architectural Guidelines, hereafter referred to as "Guidelines", are a supplement to the Declaration of Restrictive Covenants, Conditions, Restrictions and Easements and Rules and Regulations for Corinthian Gardens at World Tennis Center ("Declaration"). Creation of the Guidelines is recognized under State of Florida Statute 720.3035 since authority to control alterations or improvements to lots and structures is given under Article B, in Section X of the By-Laws within our Declaration.

Any undefined terms used in these Guidelines shall have the same meaning as found in Article I, Section 1 of the Declaration. In case of any conflict or ambiguity between the provisions of these Guidelines and the Declaration, the Declaration shall control.

Authority

The CG ARC is authorized by the CG BOD to achieve its stated mission in compliance with the World Tennis Club (WTC) and Corinthian Gardens governing documents. The pertinent sections state:

Architectural Control [CG Declaration Article VI]

"To regulate external design, construction materials, appearance, use, location and maintenance of the Site and to preserve and enhance values, and to maintain a harmonious relationship among structures and the natural vegetation and topography, no Residences or improvements, alterations, repairs, painting of the exterior of the Residences or improvements, regardless of whether such painting involves the change of paint colors, excavations, changes in grade of other work which in any way alters any Lot or the exterior of any improvements located thereon from its natural or improved state existing on the date such Lot was first conveyed in fee by the Developer to an Owner shall be made or done without the prior written approval of the Architectural Review Board existing pursuant to the WTC Declaration and the prior written approval of the Board of Directors of the Association."

Exterior Improvements and Landscaping [CG Declaration Article VII (w)]

“No Owner of a Lot shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors or windows of any Residence or buildings (including awnings, antennae, signs, storm shutters, screens, furniture, fixtures and equipment) or to any parking areas without the prior written consent of the Board of Directors of the Association. The Owner of a Lot may not plant vegetation, remove or alter existing vegetation or remove grass or sodded areas on his lot without written consent of the Board of Directors of the Association.”

Guidelines and Criteria

While it would be impossible to address each specific modification or addition, these Guidelines present the principal factors that will be considered when reviewing an application. These Guidelines attempt to define the standards by which all applications will be considered regarding size, quality, location, materials and color of any architectural modification or any other improvements to the Lot, taking into consideration the intended use and relationship of adjoining properties. Decisions made by the CG ARC and the CG BOD are to be based on the following criteria:

- (i) Uniformity of type and design in relation to similar improvements.
- (ii) Comparability of quality of materials used in existing improvements.
- (iii) Uniformity with respect to color, size and location.
- (iv) Aesthetically integrates with and is in harmony relative to its location and impact on the neighborhood considering the landscape, the existing structure and the neighborhood.
- (v) Consistency and compliance with site plans and recorded governing document requirements, covenants, restrictions, conditions and easements applicable to the Corinthian Gardens and World Tennis Club sites.
- (vi) Consistency and compliance with all governmental requirements, including setbacks which help to maintain a buffer between private residences and observance of WTC and CG easements.
- (vii) The furtherance of the goals of preserving the natural setting and natural beauty, establishing and preserving a harmonious and aesthetically pleasing design, and protecting and promoting the economic value of the Lot and the community.

Grandfathered Improvements

These Guidelines assume that any and all non-conforming or unapproved variances, alterations, additions and landscape improvements made to Lots or homes as of the date of these Guidelines were adopted will be permitted to remain in place provided that they are maintained. However, if an Owner submits an application to do additional work on said non-conforming or unapproved variances, alterations, and landscaping improvements, the CG ARC reserves the right to require the Owner to correct construction, additions or installations which are in violation of current Guidelines.

Examples of items NOT requiring CG ARC approval:

- Door hardware such as peepholes, kick plates and lock.
- Hanging baskets.
- Hose reels and/or hangers as long as they are inconspicuous.
- Landscaping that occurs within existing planting beds, which does not constitute a major landscaping change and does not alter surface water runoff.
- Edging installed in or around existing beds including plastic, bricks, or concrete edging, providing that the installation does not exceed the height of the grass and is not a permanent structure, such as a mortared wall.
- General repairs to roofs, driveways, exterior facades when using materials matching those existing.
- Decorations related to publicly observed holidays or religious observances, provided they are installed no sooner than 30 days before the holiday and are removed within 20 days after the holiday, and are not excessive in number, size or brightness or unreasonably interfere with the use and enjoyment of the community as viewed from other lots or roadways.
- Security signage (a single sign placed within ten (10) feet of the entrance to the home).
- Window replacement that does not alter the appearance of the house.

If there is any doubt as to whether or not a proposed exterior change is exempt from design review and approval, Owners should first seek clarification from the CG ARC before proceeding with the improvement.

Architectural Review Process.

Applications. All applications for proposed improvements must be submitted in writing to the WTC office using the Request for Modification and New Construction form (RFM) available on the WTC website or from the office. Applications must be complete in order to commence the review process. Incomplete applications will be returned to the applicant with a request for appropriate documentation.

Supporting Documentation. The application must include a complete and accurate description of the proposed modification(s) so the CG ARC may make a fair evaluation of the proposed project. Examples include:

- Site plan showing any proposed modifications to your lot and existing setback requirements and easements.*
- Architectural drawings or plans, as applicable.
- Landscape plan
- Material and/or color samples

* A legal description and survey of your lot should have been provided to you at the time of closing. A copy can be obtained, at no charge, from the Records Department of the Collier County Operations and Regulatory Management Division at 2800 N. Horseshoe Drive, Naples, FL or (239) 252-5730.

Time Frame for Completion of the Review. Your request will be reviewed by the CG ARC and the WTC ARC (the "ARC"). If your request is for replacement or repair of any portion of the existing structural elements or existing site elements with materials of the same size, color and finish, a decision will be rendered by the ARC within 7-10 days.

However, if your request is not as described immediately above, the CG ARC will hold a public meeting to discuss your request in more detail. If approved, the request will be forwarded to the WTC ARC for their review. If approved by all, you will be notified in writing and may proceed with your project.

The ARC will approve or disapprove any proposed improvement within 30 days after the receipt of a properly completed application. However, the 30-day review period will only commence once all information is obtained, including any required exhibits, as determined by the ARC. It is therefore advisable for homeowners contemplating substantial improvements to first ensure that they are aware of all required supporting documentation prior to submitting a design review application and to allow time for the review process before starting their project.

Notice of Approval or Disapproval of the RFM. Owners who have submitted an RFM application will be given written notice of the decision of the CG ARC and the WTC ARC, to be issued by the WTC office. No changes shall begin until such time as the Owner is in receipt of written approval.

Completion. Notification should be given to the WTC office in writing upon completion of a project. The CG ARC may conduct a final inspection of the project.

Appeal Process. If your request is denied, you may send a written appeal within 30 days to the CG Board explaining why you believe the denial should be reversed and asking for an appeal. A meeting with the CG Board will be scheduled within 30 days to re-examine your request and supporting documentation. Any CG Board member who also serves on the CG ARC must recuse themselves from voting at the appeal hearing.

Violations and Rules Enforcement. Any work performed without ARC approval, or outside of the approval, may result in legal action that could end in the work being undone at the Owner's expense, including legal fees. Violations will be handled as described in the WTC Rules and Regulations, Section 9 Rule Enforcement Procedure.

Structural Improvements

Preapproval is required for all structural improvements to the home including, but not limited to, major and minor exterior additions, renovations, structural reconditioning of the existing home, swimming pools and addition of screen enclosures.

New Construction

Plans for the construction of a new home must meet Collier County building codes and appropriate building permits must be obtained before beginning any site clearing or construction. All projects shall be completed in a timely manner. The failure to commence a project within twelve (12) months of approval by the ARC or the failure to complete a project within twelve (12) months of commencement shall render the approval void and will require a new RFM. Homeowners must notify the WTC office when the project commences and when it completes.

Along with a RFM for New Construction form, the required building plan information must include:

- Approved Collier Country building permit, though ARC approval may be granted contingent on obtaining such permit.

- Complete set of architectural drawings including floor plans and elevations
- Site plan showing the building location with dimensions to property lines, setbacks, easements and locations of driveways, sidewalks, pools and enclosures
- Landscape plans including planting design and location of underground sprinkler systems
- Materials and colors proposed for exterior walls, roof, driveway, doors, trim, and samples of each.

The CG ARC reserves the right to request additional information, as it may deem relevant.

Red Tile Roofs

All new homes shall have red tile roofs of the same style and color currently on existing homes in Corinthian Gardens. Any existing roof on a home being repaired or replaced shall use the same type of material and color as originally installed.

Solar Equipment

In compliance with the Florida Solar Rights Act, active solar systems are allowed. Owners should make every effort to ensure that solar installations are inconspicuous. Where practical, solar panels should be mounted to limit visibility from the street or other lots. If mounted on the ground, panels should be screened from view by landscaping materials where practical. All plumbing running to and from the panels must be painted to match the home. Other components external to the structure must be screened from view from the street. Each request for such equipment will be considered on its own merits because of differing styles of architecture and new developments in solar technology which may result in new collector designs and size requirements.

Screen Enclosures

Screen enclosures require a Collier County building permit and must be constructed according to Collier County Building Codes including structural, electrical, and wind resistance standards. They must adhere to the county setback requirements and all WTC easements. Various designs, materials, sizes and locations may be allowed by the CG ARC. The design must be compatible and consistent with the architectural design of the home.

The height of the screen enclosures shall not exceed the roofline of the home. All screen enclosures shall be constructed of either anodized or electro-statically

painted white or bronze aluminum and screen material shall be gray or black in color. Landscaping may be required to reduce the visual impact.

Screening of existing structures. Screening around existing structures requires an RFM, including drawings and samples of proposed changes. Screen enclosures of the entrance way require an elevation drawing to scale, indicating side and cross brackets and door decorations. Design brochures or pictures should be included.

Splash Guards. Solid panels may be installed on a screen enclosure no higher than 24" from the concrete floor and must be hidden from the exterior view by landscaping.

Site Improvements

Preapproval is required for all improvements to the site including, but not limited to, driveways, walkways, patios, and trellises.

Easements and Setbacks

The CG ARC intends that any site improvement project observe Collier County minimum side, front and rear setback requirements and all recorded easements. Easements are described in the Plat of Corinthian Gardens, recorded in Plat Book 18, Page 58 of the public records of Collier County. Setbacks are defined in the Site Development Plan 88-081 approved June 3, 1991 and described in the Amended and Restated Planned Unit Development Document for World Tennis Center, Ordinance Number 87-93.

Lot owners should be aware that the edge of the road or the edge of the lake is NOT their property line. To properly evaluate requests for modification that may encroach into easements and/or setbacks, the CG ARC may require the lot owner to submit a certified lot survey by a professional land surveyor with their request.

Perimeter Lots, defined as those lots whose rear property lines back up to the fences on the west side of Corinthian Way and the east side of Europa Drive, must observe the following setback and easement requirements as measured from the property lines.

	SETBACKS	EASEMENTS
Front	25 feet	10 foot Special Easement
Side	7 ½ feet	5 foot Utility Easement on some lots
Rear	25 feet	10 foot Electrical Easement and 10 foot Landscape Buffer Easement for a total of 20 feet

Lake Lots, defined as those lots whose rear property lines back up to a lake, must observe the following setback and easement requirements as measured from the property lines.

	SETBACKS	EASEMENTS
Front	25 feet	10 feet Special Easement
Side	7 ½ feet	6 feet Drainage Easement on some lots
Rear	25 feet	15 feet Maintenance Easement

When planning site improvements, owners of Lake Lots should keep in mind that their rear yard is visible to other lots and roadways bordering the lakes. Improvements should be in keeping with the architecture and scale of the house, size of the lot and natural landscaping bordering the lakes.

Special Easements have been granted to Florida Power & Light, United Telephone Company and any cablevision provider for the purpose of installation and maintenance of their respective facilities.

Utility Easements have been granted to Florida Power & Light, United Telephone Company, any cablevision provider and any other utility service provider for the purpose of installation and maintenance of their respective facilities.

Electrical Easements have been granted to Florida Power & Light for the purpose of installation and maintenance of their facilities.

Landscape Buffer Easements have been granted to WTC Community Association for the purpose of landscape buffering and the maintenance thereof. This is a *Type A Buffer*: Ten-foot-wide landscape buffer with canopy trees spaced 30 feet on center. Flexibility in buffer plantings is encouraged. Trees may occur anywhere within the buffer as long as the on center requirement is met. Trees and palms installed to meet the requirements of the Landscape Buffer Easement must adhere to the Plant Material Standards stated in Collier County Land Development Code Section 4.06.05.D.

Drainage Easements have been granted to Collier County and to WTC Community Association for the purpose of ensuring the orderly flow of water. No berming, mounding or re-grading shall impede the free flow of water to or in the swales in the easement nor shall any hardscape be placed over and into the easement.

Maintenance Easements have been granted to WTC Community Association for the purpose of maintenance of the lakes. Landscaping is not permitted within lake maintenance easements.

Approval for Encroachments into Setbacks. No construction can occur within any Setback without the prior approval of the CG ARC. This includes, but is not limited to household mechanical equipment (ex. air conditioner units, pool equipment), landscaping materials (plants, planting beds, trees, hardscape), patios, pavers, pools, screen cages and walkways.

Approval for Encroachments into Easement. No construction can occur within any Easement without the prior approval of the all parties claiming an interest in that easement and the CG ARC. This includes, but is not limited to household mechanical equipment (ex. air conditioner units, pool equipment), landscaping materials (plants, planting beds, trees, hardscape), patios, pavers, pools, screen cages and walkways. **WARNING:** Lot owners should be aware that easement holders may remove any encroachments upon any easement, whether ARC approved or not, with or without the consent of the lot owner, in order to access the easement for its intended purpose.

Drainage

Surface water runoff onto an abutting Lot shall not be increased or redirected and must be properly handled so as to not cause ponding, erosion or unfavorable impact on the Owner's or any adjacent lots. No structure, planting or other material, other than sod, of any kind shall be constructed, erected or installed, nor shall an Owner in any way change, alter, impede, revise or otherwise interfere with the flow and the volume of water in any portion of a water management and drainage area as reflected in any plat or instrument of record, without the specific prior written permission of the ARC.

Driveways, Entrances and Walkways

All driveways and entryways must be constructed of properly finished concrete (either smooth or stamped pattern), interlocking pavers or other stone finishes. Asphalt and loose gravel driveways are prohibited. Concrete should remain natural or be stained a neutral color, compatible with approved exterior paint colors. Concrete driveways may not be painted.

Sidewalks may be installed along the sides of homes for the express purpose of traversing from the front to the back of the property. Sidewalks situated at the sides of the home may not be used as patios. Sidewalks must be a minimum of 36" wide (ADA compliant) and can be no more than 48" wide and may not be installed within 3 feet of side lot lines. Sidewalks may continue into the rear yard to terminate at a rear door or approved patio. Sidewalks installed within rear yards may not increase the size of patios beyond that stated under these guidelines. Collier County Building

Code contains strict limits on the installation of sidewalks within Drainage Easements, Landscape Buffer Easements and Lake Maintenance Easements which will be considered during the application review process.

Site and Exterior Lighting

Site and exterior lighting is intended to be low impact and should not have an adverse visual effect on neighbors and roadways, as determined by the CG ARC. Consideration will be given to number, location, lumens, height, density, color spectrum or other features. Only white lights are acceptable except during holiday seasons. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house.

Low-voltage or solar-powered landscape lighting, including low voltage up lighting of trees, is permitted along walkways, planting beds, or other landscaped areas, so long as all wiring is concealed from view and light fixtures do not stand more than 12 inches above the ground. Flood lighting of buildings is not permitted. All exterior lighting should be well maintained and functional at all times.

Patios and Patio Extensions

Patios may only be sited in rear yards and should not extend beyond the sides of the house, except that special consideration may be given for non-rectangular lots. The scale of a patio shall be compatible with the scale and style of the house on that lot. Patios shall be limited to a moderate size, appropriate for residential use, as described in Article VII Section 1(a) of the CG Declaration, so as not to give the appearance of a commercial use.

In accordance with Collier County Building Code, a patio may not encroach into a Landscape Buffer Easement or a Drainage Easements and must be built at grade if encroaching into a Lake Maintenance Easement. This encroachment will require special approval of the WTC ARC and WTC Board.

The ARC recognizes that a rear yard of a Lake Lot is highly visible to neighbors and street traffic but the rear yards of Perimeter Lots are more private and accessible only to the homeowner.

Lake Lots – Hardscape in rear yards is limited to a maximum of 20% of the available rear lot after taking into consideration all applicable setbacks and easements. Consideration will be given to special circumstances when calculating this area.

Perimeter Lots – Hardscape in rear yards is limited to a maximum of 30% of the available rear lot, defined as total green space measured from the rear of the house to the rear property line, less applicable setbacks and the area covered by the

Electrical Easement, and the maximum size may be no larger than 225 square feet. The siting and shape of a proposed patio may require some encroachment into the Landscape Buffer Easement, approval for which will be considered if the overall requirement for green space is met. This encroachment will require special approval of the WTC ARC and WTC Board.

An applicant for a patio or patio extension must show that the construction will not alter or interfere with the drainage pattern for the lot or adversely impact an adjoining property.

Patios must be constructed of permeable, environmentally friendly, interlocking pavers, designed to allow water to flow through the pavers and be recaptured in the subsoil. Impervious materials are not allowed. Installation must be of a professional quality that will resist settling and give a well-maintained appearance. All RFMs for patio construction or extensions must be accompanied by a site plan, the size of the proposed patio, the distance from each property line, the specific design and material samples or brochures. The ARC reserves the right to require a certified lot survey to confirm measurements.

Swimming Pools

Installation of swimming pools or spas requires a permit from Collier County and approval from the ARC. Only in-ground swimming pools and spas will be approved; above-ground and open air pools are not permitted within CG. Pools must have a screened enclosure designed to complement the architecture of each house and not to exceed the height of the house. [See section on Screen Enclosures]

A pool must generally be located in the rear yard, though special consideration will be given to non-rectangular lots. Pools may not encroach on drainage easement areas or landscape buffer easements and must observe Collier County setback requirements. Pool filtration equipment shall be shielded from adjacent properties through the use of mature shrubbery of appropriate size and scale. The sound of the equipment and proximity to neighbors should be taken into consideration.

Fences and Man-Made Screens

Corinthian Gardens wishes to maintain an open and natural setting throughout the community. Lot owners who wish to add privacy or screen unsightly views are encouraged to do so using natural landscaping. With this as our goal, the installation of man-made fences and screens are prohibited with the following exceptions.

Where lots back to neighboring communities that have erected chain link fencing along the back lot line, CG lot owners may erect a privacy fence to shield the chain

link fence from view. To maintain a consistent appearance along the entire fence line, the height, color and fence material have been pre-specified as follows. The CG ARC has selected the Veranda Pro-Series 6 foot, vinyl 2-rail privacy fence in tan color with external pyramid post caps. This fence closely matches the height, color and design of fencing installed in adjacent communities and is readily available at a reasonable cost.

WARNING: Perimeter lot owners should be aware that easement holders along the rear property line may remove any encroachments upon any easement, whether ARC approved or not, with or without the consent of the lot owner, in order to access the easement for its intended purpose.

In most cases, trash containers, A/C units and pool equipment, can be effectively screened from view from the street and neighboring lots using natural landscaping. However, in the event that the configuration of the lot, building and/or equipment makes screening using natural materials impractical, short runs of man-made screens may be installed. Such man-made screening must be made of vinyl, with abutting slats (no lattice-work or other decorative or see-through fencing) and be no more than 4 feet in height. The screen must match as close as possible the body color of the home. When submitting a request to install man-made screening for the stated purpose, color samples of the screen and the house body must be attached. The length of the installation may not extend beyond that necessary to screen the view of the equipment it is intended to screen.

Outdoor Kitchens, Barbeque Grills and Fireplaces

An outdoor kitchen is defined as any combination of grills, smokers, burners, hoods, sinks, refrigeration units and food preparation surfaces permanently installed and free standing on a property. Depending on the design, the installation of an outdoor kitchen may require a Collier County building permit. Outdoor kitchens must be in the rear yard and must observe side and rear setbacks and easements. An owner may store a small propane gas tank for gas barbeques and fireplaces, so long as it is located to the rear of the lot.

Exterior Finishes Improvements

Preapproval is required for all improvements to the exterior of the structure, that include removal and/or installation of new elements that alter the appearance of the home, including the application of paint.

Exterior Paint

Any Owner who wishes to paint the exterior of their home shall submit an RFM to the ARC stating the colors desired and an explanation of where each of those colors are to be used on the elements of the house (e.g. the body of the house, soffit, window and door trim, front door, garage door).

Upon written approval, painting can commence. Painting without the required prior approvals may result in the rejection of the request and the Owner may be required to repaint to the original color at their expense.

The following Sherwin Williams paint colors are approved for the exterior and trim of homes in Corinthian Gardens. Paint samples may be viewed in the WTC Office or obtained from a local Sherwin Williams store. Up to three complimentary colors may be applied to the homes exterior. Complimentary colors are found within the top three hues on the same paint strip or two colors from the top three on the same paint strip plus a complimentary white. Custom wood entry doors will be considered as the third accent color where installed. Garage doors must be painted to match one of the three colors of the home. Faux finishes (e.g. wood grain, brick, stone) are not allowed on any exterior surface.

SW 6336 - Nearly Peach SW 6337 - Spun Sugar SW 6338 - Warming Peach	SW 6385 - Dover White SW 6386 - Napery SW 6387 - Compatible Cream	SW 6119 - Antique White SW 6120 - Believable Buff SW 6121 - Whole Wheat
SW 6371 - Vanillin SW 6372 - Inviting Ivory SW 6373 - Harvester	SW 6084 - Modest White SW 6085 - Simplify Beige SW 6086 - Sand Dune	SW 7000 - Ibis White SW 7001 - Marshmallow SW 7002 - Downy

The ARC will consider other colors. The request must contain the brand of the paint, color number, color name, color samples and a color plan for each of the elements of the house.

Satellite Dishes

In compliance with federal law and rulings of the Federal Communication Commission (FCC), an Owner may install a satellite dish not exceeding one meter (39 inches) in diameter. To the extent feasible, the satellite dish should be mounted in the location that best minimizes its visibility from other homes and should not extend above the crown of the roof. If reception of an acceptable quality signal cannot be obtained from these locations, the satellite dish should be located as unobtrusively as possible on the property.

Hurricane Shutters

Hurricane shutters may be metal storm panel, accordion or roll down type. Plywood boards attached to the exterior of the house are not allowed. In consideration of your neighbors living in our community throughout the year, shutters must be a color compatible with other colors of the house.

Gutters and Downspouts

Gutters and downspouts are permitted provided they are white in color or are painted to match either the house or trim color, whichever is immediately located behind the gutters or downspouts. Downspouts must not drain to neighboring properties other than the swale provided by the original grading. Gutters must be tied into downspouts and shall have splash blocks unless underground drains are installed. Gutters must be a minimum of four inches (4") in depth or width. Rain gauges or sensors for irrigation systems must be re-installed after the gutters are in place.

Awnings

Stationary awnings are not allowed. Retractable awnings may be allowed with ARC approval and only on the rear elevation of the house. Awning material must be of a solid color that matches the body color of the house. Lot owners requesting to install an awning should ensure that their request meets the requirements of Collier County Building Code, section 4.02.01.D.3, which governs the installation of awnings.

Garages

Garages may not be converted into living space, nor shall the garage be modified so as to prevent its use for the number of standard size vehicles for which it was originally designed.

Landscape Improvements

The objective of the Corinthian Gardens Board is to create and maintain a vibrant and attractive setting by establishing landscape standards which will contribute to a healthy community and enhance property values. Variety is encouraged and welcomed within the following guidelines.

Landscape Materials

Landscape materials include trees, shrubs, ground cover plants, and non-plant ground covers as described below.

Live plant material

Plant selection should be based on the plant's adaptability to the existing landscape present on the property, particularly considering appropriate hardiness zone, soil type and moisture conditions, light, mature plant size, desired effect, color and texture. Plant species that are drought and freeze tolerant are preferred.

Homeowners should retain and incorporate existing native vegetation into the landscape whenever feasible. Grassed lawn areas shall be planted with turf grass species normally grown for use as permanent lawns in Collier County.

To find information about plants specific to our area and the growing conditions of your lot, the ARC recommends you visit <http://www.south-florida-plant-guide.com>.

For purposes of determining prohibited and controlled plant species, refer to the Department of Agriculture and Consumer Services website <http://www.freshfromflorida.com> for a list of invasive non-native plants.

Non-plant ground covers

Approved non-plant ground covers include pine bark, pine needles, river rock and stone. Synthetic mulches, synthetic turf, exotic materials or bare dirt are not permitted. When non-plant ground covers are used, a weed barrier material shall be installed to ensure proper weed control.

Lot Coverage Standards

Each Owner is to use the following percentages as a guide in the selection and placement of plants. The lot percentages exclude easements. On corner lots, the side yard facing the street should be treated as an extension of the front yard.

1. Collier County Land Development Code section 4.06.05.A requires a minimum of one canopy tree per 3,000 sq. ft. of pervious open space per lot. Canopy trees are defined as reaching a minimum of 10 feet in height, having a 4-foot diameter spread and a minimum caliper of 1 ¾ inches. Trees installed to meet landscape buffer easement requirements may not be counted toward meeting this minimum code requirement. Palm trees may account for no more than 40% of the minimum requirement.
2. Living plant materials must cover a minimum of 90% of the landscape area (total lot area excluding building, driveway, patio and drainage or lake maintenance easements). The plant materials may be installed in the landscape area in any arrangement and do not need to be linear in design.
3. A maximum of 10% of the landscape area within the front yard may be covered with non-plant material.
4. A minimum of 40% of the landscape area within the front yard must be covered in ground cover plants (includes turf).

5. Artificial plants are not allowed in the landscape area within the front yard.

Landscaping Design Standards

All landscaping shall be installed to enhance the dwelling, provide erosion control, visual interest, buffering and privacy, delineation of open spaces, shading and wind buffering, and screening based on the following standards:

1. Landscaping may provide visual screening and privacy of the side and rear yards while leaving front yards and home entrances mostly visible to the street for security purposes.
2. In the front yard, shrubs within five (5) feet of the house and directly in front of windows should be maintained at a maximum height of four (4) feet and the home entrance shall be clearly visible from the street. All landscape improvements shall be designed with front entrance orientation to be visible from the street, which will enhance curb appeal.
3. Use a combination of plants for year-long color and interest.
4. Use live plant materials rather than fences to screen outdoor mechanical equipment.
5. Landscaped areas near roadways must conform to Collier County Land Development Code 4.06.01.D which specifies the requirements for safe sight distance triangles at intersections and street access points.
6. Plants' growth habit and maintenance requirements shall be considered in advance of conflicts that may arise (i.e. blocking neighbors' views especially for those yards facing the lakes, clean up of debris and fruit, pavement staining, blocked lighting, encroaching on other lots, etc.)

In this regard, trees which will reach a height of 20 feet or greater at maturity shall not be planted within 15 feet of an overhead power line. Trees shall not be placed where they interfere with site drainage, subsurface utilities or where they shall require frequent pruning in order to avoid interferences with overhead power lines and buildings.

In order to prevent future problems with roots damaging the foundation or driveways or with branches damaging the roofs of houses, large canopy trees must be planted a minimum of 15 feet away from any house eaves and 10 feet away from drives, sidewalks, and/or hardscapes, or any approved root barrier system (as described in Collier County Land Development Code 4.06.05.H.2.a) shall be installed.

Florida Friendly Landscaping

Florida Law (SB 2080-Statute 373.185 paragraph 3 (b)) specifies that covenant enforcement preserve the residents' right to Florida Friendly Landscaping. The CG ARC encourages landscape designs for water conservation. However, Florida Friendly Landscaping is not sand and cactus landscaping. There are numerous

shrubs, ground covers, flowers and other plants that can provide greenery and color in a landscape.

All landscaping plans must include significant vegetation. The guidelines provide examples of plants that will survive under Florida native rainfall. A proper landscaping plan will use beds, islands, fillers, vegetation, paving stones, and elevation variation to provide texture and color to the predominance of the landscaped area. It is not considered acceptable to leave large sections of landscape beds without plants for extended periods of time between plantings.

For more information on Florida Friendly Landscaping, go to ffl.ifas.ufl.edu, a site sponsored by the University of Florida, IFAS Extension services.

Vegetable, Fruit and Herb Gardening

Florida's mild climate provides ideal conditions to grow fruits, herbs and vegetables throughout much of the year. It is the intent of the ARC to support those residents who wish to grow edible plants for their own consumption, while balancing their neighbors' rights to enjoy attractive views from the street and from their own lots and to live in an environment free of rodent infestation.

With this in mind, lot owners may plant herbs, fruit (except banana) or vegetable plants in attractive pots anywhere on their lots - front, side or rear yards. Potted plants situated in front yards may not be fitted with animal/insect barriers nor may they be grown on supports, except that fruit trees (except banana) may be staked with a single support for up to one year to allow the tree to grow upright on its own. Due to the natural growth and decline life cycle of banana plants, they may not be grown in front yards.

Installation of raised beds or in-ground vegetable patches is limited to the rear half of side yards or to the rear yard. Exceptions to these restrictions will be considered by the ARC where sun exposure issues exist and where the rights of other lot owners will not be severely impacted. Where beds/patches installed in side or rear yards are visible from the street or from another lot, a sufficient number of decorative plants must be interspersed and/or a border of decorative plants must be installed so that the bed/patch appears as an integral part of the decorative landscape design. In addition, stakes and animal/insect barriers must be inconspicuous when viewed from the street or from other lots. Neither temporary nor permanent green houses, hot houses or cold frames are permitted anywhere on the lot.

Vegetable beds/patches must be maintained weed-free and declining plants must be promptly removed. Seasonal residents must ensure that gardens are properly tended and in an attractive state prior to leaving for the season. If unkempt gardens are observed, the Board will require the lot owner to remove the herb, fruit and/or

vegetable plants and replace them with plant materials approved by the ARC.

Access for Landscape Maintenance

Landscape designs should be careful to preserve access for mowers or other equipment to the entire property. Particular care should be exercised where the spacing with neighboring property is narrow. Landscaping services do not include hand mowing and the motorized machines require a five-foot width clearance. Landscape Easements must be observed.

Tree Removal

Often trees on a Lot do not have adequate room to grow and cause conflicts with our built environment. Some Lots are overplanted to establish an immediate appearance of a lush landscape. There may be no alternatives but to remove the trees. Removal of any existing tree on any lot requires ARC approval, except where the tree has been certified as diseased and unsalvageable by a licensed arborist. In the case of diseased trees, written certification of disease must be supplied from the arborist to the CG Board and WTC office prior to removal.

The issues the ARC will consider when evaluating tree removal requests include:

- Are the trees causing damage to structures, such as roots lifting foundations?
- Are the trees creating a safety hazard, such as blocking the view of traffic?
- Are the trees damaging utilities, such as roots invading the sewer lines?
- Are the trees located under over-head power lines and requiring excessive trimming?
- Are the trees too crowded to allow for healthy growth?
- Are the trees causing a significant nuisance, such as staining driveways or dropping excessive or dangerous debris on vehicles?

If approval to remove a tree is granted, the ARC will evaluate the entire lot to ensure that the minimum number and types of trees and the intent of landscape buffering, as specified in Collier County Land Development Code Section 4.06 – Landscaping, Buffering and Vegetation Retention, is preserved. This includes landscaping to protect established residential neighborhoods, improve the aesthetic appearance through minimum landscaping to harmonize with the natural and built environment, reduce noise and glare and improve environmental quality through the preservation of canopy trees.

The following is a suggested list of hardwood trees which reach a height of 20-25 feet. They are considered slow growers and suitable for small backyards. Examples

of these trees, along with detailed descriptions, can be found at www.south-florida-plant-guide.com. The ARC will consider other varieties.

Small Flowering Hardwoods

Little Gem Magnolia (*Magnolia grandiflora* “little gem”)

Cassia Tree (*Cassia* spp.) – Desert Cassia, *Cassia Surattensis*, *Cassia Fistula*

Weeping Bottlebush Tree (*Calistemon viminalis*)

Oleander Tree (*Nerium oleander*) – Note: can cause skin irritations

Small Hardwoods

American Holly (*Ilex* spp.) – Nellie Stevens Holly, Weeping Holly or Yaupon Holly

Silver Buttonwood (*Conocarpus erectus* var. *sericeus*)

Weeping Podocarpus Tree (*Podocarpus gracilior*)

Japanese Fern Tree (*Filicium decipiens*)

In the rear yards of Perimeter Lots, the landscape buffering requirement may be met by the planting in the electrical easement. However, the ARC may also require that a replacement tree or other vegetation that provides appropriate cover be planted if the lot is found to be deficient.

Tree stumps must be removed, ground down or cut off at a minimum of 6 inches below grade and the stump site shall be replanted to be aesthetically pleasing.

Planters and Potted Vegetation

No more than five (5) planters can be visible in the front of a dwelling. Planters may not exceed 32” in length, width or diameter and be no higher than 48”. No artificial vegetation is permitted in planters or pots.

Mail Boxes and House Numbers

All mailboxes must comply with USPS regulations and must be kept clean and in good working condition. Replacement house numbers shall be of the same general type, size and color as originally installed on the dwelling and mailboxes and for safety purposes, must be easily seen from the street. House numbers are typically centered over the garage door.

Yard and Lawn Ornaments

We residents of Corinthian Gardens appreciate the variety of yard beauty to be found in our community and the ARC guidelines do not wish to inhibit homeowners in enhancing their property. Still, the Corinthian Gardens ARC requires prior approval of yard and lawn ornaments and fixtures such as sculptures, birdbaths, fountains, seating, tables, and similar items that are placed on any lot where they will be visible from the street or other properties. All such objects and fixtures should be of a compatible design, theme, and materials and should be proportional

in size and scope, and in colors that complement the home. Objects should be placed away from the edge of the street and must be properly maintained. CG ARC approval shall not be unreasonably withheld.