



PELICAN BAY FOUNDATION

**AMENDED AND RESTATED
DESIGN GUIDELINES**

Last Revised June 24, 2022

PELICAN BAY FOUNDATION

6251 Pelican Bay Blvd. | Naples, Florida 34108

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SECTION A - INTRODUCTION

1. PURPOSE OF THE DESIGN GUIDELINES

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SECTION A - INTRODUCTION

Pelican Bay is a luxurious community consisting of single family and multi-family residential neighborhoods and upscale commercial developments situated along the Gulf of Mexico in northwestern Collier County, Florida. It consists of 3.4 square miles (2,330 acres) and is bordered by the City of Naples to the south, U.S. Route 41 (Tamiami Trail) to the east, and Vanderbilt Beach Road to the north.

Since its founding in the 1970s, Pelican Bay has embraced “a model of environmental planning” with over 550 acres of mangroves, a designated natural resource along the Gulf Coast and 43 acres of parks and recreation areas.

This vibrant coastal community, home to the prestigious Artis-Naples with its symphony and art museum, has thrived since its inception. Pelican Bay’s character is one of beauty, peacefulness and lush landscaping specifically showcased through an elegant architectural style with beautiful yards and common areas.

Ensuring Pelican Bay’s quality and character through the integrity of the design process is the objective and guiding principle contained in these Design Guidelines.

1. PURPOSE OF THE DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a series of standards for redevelopment, alterations to existing structures, additions, new construction and site work in Pelican Bay to achieve one coherent and unified whole, and to preserve the existing and unique character of Pelican Bay. The purpose of these Design Guidelines is not to produce stylistic conformity, but visual harmony and compatibility in the building fabric by establishing a common understanding of design principles, which address materials, proportions, and other built-form components.

The Design Guidelines supplement the existing land use regulations and are intended to provide guidance to help new construction, renovations and redevelopment projects especially in established neighborhoods to be consistent and compatible with, and sensitive to the existing character of Pelican Bay.

The Design Guidelines do not presume to supersede existing regulations. The information contained within the Design Guidelines, which references the PUD is provided for information only. Approval by the design committee is not representative of review and approval of governmental standards nor is it indicative of compliance with the PUD.

2. OVERVIEW

The Pelican Bay Foundation Design Guidelines is organized in a series of sections:

- a) Introduction.
- b) The Design Review Process identifies procedures involved in obtaining the appropriate reviews and submittals related to new construction, renovations or redevelopment projects.
- c) Pelican Bay Character (Section C) provides an overview of the existing architectural and landscape characteristics.
- d) Architectural Standards.
- e) Landscape Standards.
- f) Signage Standards - These design standards provide development criteria objectives and policies with the goal to maintain the beauty and character of the community. These standards are in addition to other existing regulatory documents. The DRC will use these standards in reviewing project applications in addition to other existing regulatory documents.
- g) Construction Guidelines include procedures to be followed during the construction activities of a project. These guidelines apply to new construction, renovations or redevelopment projects including exterior and interior modifications.

Appendix - The Appendix includes useful information including a Design Guidelines Checklist, a Glossary of Terms, Resources, and a series of tables and illustrative maps that include a summary of development regulations contained in the PUD and the Neighborhood Covenants for PUD Groups 1, 2, 3 and 4. The information contained in these sections is for information only and provides an at-a-glance summary of some of the current land use regulations. Users are directed to the principal documents with regards to the Covenants, PUD or other regulatory documents.

SECTION B - DESIGN REVIEW PROCESS

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SECTION B - DESIGN REVIEW PROCESS

1. THE DESIGN REVIEW PROCESS

The design review process is set up to be a cooperative one between owners, their design and construction team, and the Design Review Committee ("DRC"). The DRC helps owners to realize their own objectives while implementing the overall vision that distinguishes Pelican Bay from other communities located in Naples, Florida.

a. Review Criteria.

- (i) **Validity of Concept.** The basic idea of the exterior change must be sound and appropriate to its surroundings.
- (ii) **Landscaping and Environment.** The exterior change must not adversely impact the natural landscape or the existing man-made environment.
- (iii) **Relationship of Structures and Adjoining Property.** The proposed change must relate harmoniously to its surroundings and to existing buildings and terrain that are visually related to the change.
- (iv) **Consideration of Neighbors.** The interests of neighboring owners and the owner's property rights are protected by making reasonable provisions for such matters as water drainage, sound buffers, privacy, light and air, and other aspects of design which may have substantial effects on neighboring property.
- (v) **Design Compatibility.** The proposed change must be compatible with the design characteristics of the applicant's Dwelling Unit and the general neighborhood setting. Compatibility is defined as harmony in design, style, scale, materials, finish(es), color and construction details.
- (vi) **Scale.** The three-dimensional size of the proposed change must relate satisfactorily to adjacent structures and its surroundings.
- (vii) **Materials.** Continuity is established by use of the same or compatible materials as used in the Dwelling Unit.
- (viii) **Color.** Must be consistent with the neighborhood's color scheme.
- (ix) **Workmanship.** The quality of work must be equal to or better than that of existing structures.

- b. **Project Approval.** This document details the process by which you must apply for and obtain advance written approval from the Foundation before commencing any construction, improvement or exterior alterations to a Plot ("Project Approval"). Work or upkeep which does not alter the location, size, type, or external appearance of any structure, improvement or portion of your Plot, does not require advance written approval under this Section, but still must comply with the Governing Documents and all other provisions of these Guidelines. If an owner is not sure whether proposed work is of the nature that requires Project Approval under this Section B, the owner should contact the Covenants Department prior to commencing any work at (239) 596-6180, ext. 230 or via email at covenants@pelicanbay.org

- c. **Project Completion/Timing.** Any changes to your project must first be approved by the Foundation. In the unlikely event that a project significantly exceeds the stated design, scope, or time period, the owner shall communicate in writing to the Director of Covenants regarding these changes and provide additional information. Projects that remain uncompleted for a long period of time, are visually objectionable or can be a nuisance and safety hazard for neighbors and the community, may be subject to HOA Board and/or PBF Board action. All applications must contain a proposed maximum time period from start to completion of construction. If the proposed time period is considered unreasonable, the Committee may recommend the project be broken up into phases or reject the application. When the work is complete, the owner shall notify the DRC. A follow up inspection may be required using the Governing Documents and all other provisions of these Design Guidelines.

- d. **Foundation Property.** The Foundation Property and the Foundation Common Areas are exempt from the DRC review process and requirement of Foundation approval.

- e. **No Liability.** In fulfilling its obligations relative to consideration of requests for Project Approval, neither the Foundation, the Board of Directors, nor the DRC, assume responsibility for the following:
- (i) structural adequacy, capacity or safety features;
 - (ii) soil erosion, un-compactable or unstable soil conditions;
 - (iii) acquiring necessary permits from state and local authorities, and compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances;
 - (iv) performance or quality of work of any contractor or subcontractor;
 - (v) hazardous materials regulation compliance; (vi) existing site conditions and site restrictions;
 - (vii) property rights or boundary line determinations relating to neighboring or adjacent properties; or
 - (viii) objections from neighbors or other Owners in the community. No responsibility, liability or obligation may be assumed by or imposed upon the Foundation, the Board of Directors, or the DRC by virtue of the authority granted to the Board or the DRC in their Guidelines or as a result of any act or failure to act by the Foundation, the Board of Directors or the DRC with respect to any proposed improvements.

2 NEIGHBORHOOD APPROVAL & GOVERNMENTAL APPROVALS

- a. **Local Government.** To the extent that Collier County ordinances or any governmental ordinance, building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines or the Pelican Bay Governing Documents, the government standards will prevail. To the extent that any government standard is less restrictive, the Pelican Bay Governing Documents and these Design Guidelines will prevail. Obtaining any necessary Collier County or other governmental permits, licenses or approvals is exclusively the responsibility of the Owner. Additionally, obtaining necessary governmental permits, licenses or approvals does not by itself constitute project approval as required by these Guidelines and the Governing Documents.
- b. **Neighborhood Association.** The governing documents of a neighborhood association may provide for additional architectural or design review to be provided by or performed by a neighborhood association. Such review shall not substitute or replace the obligation to have all construction and modifications reviewed by the DRC. Prior to any submittal to the DRC, the Owner is responsible for obtaining all approvals required by the applicable neighborhood association documents and providing a full copy of such approvals to the DRC, together with such other evidence of approval the DRC may request. The DRC will not commence its review process if the DRC has not received evidence of neighborhood association approval.

3 APPROVAL AUTHORITY; REVIEW COMMITTEE

Foundation review and approval for the modifications and improvements is carried out by the following entities.

- a. **Director of Covenants.** In addition to general covenants duties unrelated to design review, the Director of Covenants will administer the approval process according to the Governing Documents. The Director of Covenants may use the resources of the Covenants Department in fulfilling its responsibilities. All applications, fees, and submittals required hereunder must be submitted to the Covenants Department. The Director of Covenants also has the authority to perform all the duties of design review and Project Approval of Minor Projects, described below.
- b. **Design Review Committee ("DRC").** The DRC will normally consist of five (5) members, with a minimum of three (3) but not more than seven (7) individuals who are Foundation members, and who will be appointed, removed, or replaced by the Board. It is preferred that at least two individuals of the DRC come from at least two professional categories relevant to Design Review, such as, but not limited to: architecture, urban planning, landscape architecture, civil engineering, construction, community association/real estate law, or similar professionals. The DRC may also, or alternatively, consult with members of the "DRC Professional Advisors," described below. Any time a quorum of the DRC gathers to conduct DRC business, the DRC must meet with the same formalities and notice

requirements as required for Board meetings, unless otherwise permitted by law. Any Owner wishing to appear before the DRC may do so. These meetings must be open to all Owners.

- (i) **Staff Liaisons**. The staff liaisons to the DRC will be: (i) the President of the Foundation, (ii) the Director of Covenants, and (iii) Covenants Assistant. The DRC may consult with the staff liaisons in conducting all of the DRC's duties and functions, but the staff liaisons will not be members of the DRC.
- (ii) **Role of the DRC**. It is the responsibility of the DRC to review, approve, approve with conditions, or deny requests for Project Approval, all in compliance with these Guidelines and procedures. The DRC also has the authority to adopt the application forms for use in the design review process, and to establish and amend from time-to-time design review fees and construction deposits, in an effort to continuously evolve its standards and practices and enhance the DRC's competency in design review. Notwithstanding the foregoing, the DRC will advise the Board in advance of any significant decisions the DRC intends to make. The DRC will also have the authority to inspect and ensure that projects are being completed as approved.
- (iii) **DRC Professional Advisors**. The DRC will develop relationships with local professionals, that the DRC can use, on a regular basis, to assist the DRC in fulfilling its responsibilities ("DRC Professional Advisors"). DRC Professional Advisors are strictly advisors to the DRC and Staff Liaisons. DRC Professional Advisors will be local professionals with experience and knowledge in fields relevant to design review, including without limitation: (i) Florida real estate and community association law, (ii) local architecture, (iii) civil engineering, (iv) landscape architecture, urban planning, or (v) housing development. DRC Professional Advisors must also have an understanding of the Foundation Governing Documents including these Design Guidelines and be familiar with PUD master planned communities—preferably Pelican Bay—which have both "master/general" and "neighborhood/sub" covenants and restrictions.
- (iv) **Oversight Panel**. The responsibility of the Oversight Panel is to act as an appeal board to adjudicate appeals by Owners of decisions made by the DRC or the Director of Covenants. The Board of Directors of the Foundation acts as the Oversight Panel.

4. BOARD OF DIRECTORS

The Board of Directors may:

- a. Monitor design review activities and make changes in the review process that may be needed from time to time.
- b. Adopt or revise the Design Guidelines. Amendments will be prospective in application only.
- c. Serve as the Oversight Panel.

5. CATEGORY OF PROJECTS

There are four categories of projects:

- a. **Minor Projects**. "Minor Projects" include, but are not limited to:
 - (i) Antennas/dishes
 - (ii) Painting or repainting color change
 - (iii) Driveways/Walkways
 - (iv) Flags and flagpoles
 - (v) Signs
 - (vi) Solar collectors
 - (vii) Tree removal/replacement
 - (viii) Hurricane shutters or decorative shutters
 - (ix) Downspouts and gutters
 - (x) Mailboxes
 - (xi) Low voltage (twenty-four (24) volts or less) lighting for landscaping
 - (xii) Generators

- (xiii) Dumpster or port-o-let on site
- (xiv) Replacement Roofing

- b. **Major Projects.** “Major Projects” include, but are not limited to:
- (i) New construction or tear downs, including any and all exterior signage changes
 - (ii) Exterior renovations
 - (iii) Structural changes
 - (iv) Changes in floor elevations
 - (v) Changes in grade elevations and roof elevations
 - (vi) Any landscape project not listed above as a Minor Project
 - (vii) Any alteration, construction, or project not listed above as a Minor Project

c. **Commercial Projects.**

All Commercial Projects will be reviewed by the DRC. All Major Commercial Projects, including Major landscaping and exterior painting color changes, will be reviewed by the DRC and presented to the Board for approval. All items listed above for submittal for Major Projects must be provided to the Covenants Department prior to the commencement of the Design Review Process. Design review fees will apply for the Review Process, changes and/or re-reviews and will be the responsibility of the Owner. All fees must be paid prior to any approvals being granted or work started.

- d. **Landscape Projects.** Landscape Projects include, but are not limited to:
- (i) Minor Landscape Changes
 - (ii) Major Landscape Changes

6. REVIEW FORMS AND APPLICATIONS

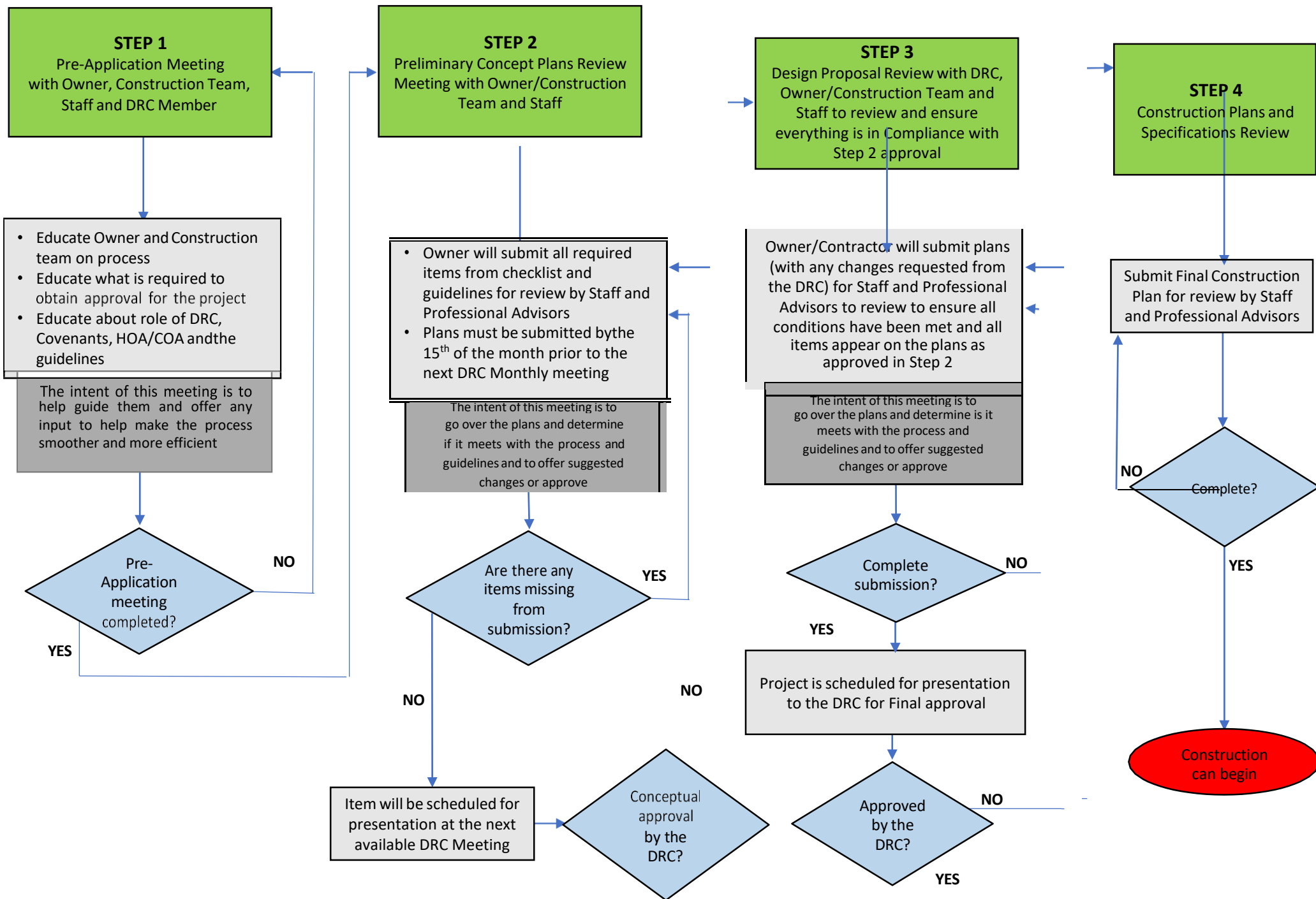
The Design Review Applications are available at the Covenants Department Office or on-line at www.pelicanbay.org or you may request a copy to be sent to you via email or fax. All materials required to be submitted with an application must include at least one electronic / digital copy.

- a. **Minor Projects.** All minor projects will be reviewed by the Director of Covenants. No work may begin until Project Approval has been granted by the Director of Covenants. No design review fees are required for minor projects. Reviews of Minor Projects will be conducted by the Director of Covenants and the Covenants Department. Reviews will be completed within fourteen (14) working days of receipt by the Covenants Department of the Design Review Application for Minor Projects, and all documents listed in the application or otherwise required by the Covenants Department. Notwithstanding the foregoing, the Director of Covenants may, in its sole discretion, refer a Minor Project to the DRC for review, and/or make a determination that a project constitutes a Major Project.
- b. **Major Projects.** All Major Projects must be reviewed by the DRC in accordance with Section 7 below.
- c. **Commercial Projects.** All Commercial Projects will be reviewed by the DRC. All items listed above, for submittal for Major Projects must be provided to the Covenants Department prior to the commencement of the Design Review Process. Design review fees will apply for the Review Process, changes and/or re-reviews and will be the responsibility of the Owner. All fees must be paid prior to any approvals being granted or work started.
- d. **Landscape Projects.** All Major Projects must be reviewed by the DRC in accordance with Section 7 below.

7. REVIEW PROCEDURES

Review of all Major Projects will be conducted by the DRC upon receipt of a completed formal Review Application with all required documents, plans and fees by the Covenants Department. In the event of any circumstances requiring a delay in the formal review, the DRC will promptly notify the Owner. The project approval process is as follows (SEE FLOW CHART FOLLOWING):

DESIGN REVIEW PROCESS FLOWCHART



Step 1. Pre-Application Meeting (REQUIRED)

The Owner, together with the Owner's contractor, architect, or consultant (design team), shall contact the Covenants Department to schedule a consultation to discuss the proposed project and these Design Guidelines, prior to formal submittal for design review.

The purpose of this meeting is to:

- Ensure that you understand the process involved in doing a major renovation or re-build
- Understand the information that is required to obtain approval for your project
- Learn about the role of the Covenants Department, the DRC and your homeowner's association, and their Regulating Documents and guidelines that govern your project
- Obtain guidance and advice to assist in developing the project.

Step 2. Preliminary Concept Plans Review (REQUIRED)

This step is for the Preliminary Concept approval of the proposed project. This meeting should be arranged early in your planning phase, as soon as you have conceptual drawings. The intent is to ensure that you receive the necessary advice and guidance to ensure that the balance of the review process proceeds well.

Two sets of the "preliminary concept" plan described in Section 3.03(c) of the Declaration must be submitted along with the Design Review Application and all required design review fees. All fees must be paid prior to any Project Approval being granted or any work started. Design review fees will apply for the review process, changes and/or re-reviews, and will be the responsibility of the Owner. Each application shall include, at a minimum, the following:

- Colored architectural renderings of the front and rear of the proposed project.
- Schematic site plans with setbacks and easements identified, building floor plans, and the exterior elevations of the front, rear and sides of the building (rear elevations must clearly show any waterfront areas).
- Views of the existing property with the outline of the proposed project superimposed on the existing site; showing the neighboring properties on either side to scale, including elevations, heights, setbacks, etc.
- An aerial view with the existing property and the properties on either side.
- Preliminary Floor Area Ratio (FAR).
- Preliminary Pervious/Impervious calculations.
- Preliminary colored landscape/hardscape plans with an understanding that a full colored landscape/hardscape plan will be required in
- Step 3.
- An understanding that a parking plan addressing where construction vehicles will park during construction will be required in Step 3.
- An understanding that a site grading plan and civil storm water management / drainage plan will be required based on the pervious/impervious ratio. The plan will be different based on the pervious/impervious calculation specific to that property.
- Colors, roofing and landscape plans will be required in step 3 based on the approved palettes for Pelican Bay.
- Evidence of neighborhood association conceptual approval.
- An estimated project timeline.

The DRC shall review the preliminary concept plans with the Covenants Department, and all materials submitted with the application to identify if the application is complete, or if any components of the request for Preliminary Concept approval require additional information or a site visit. Any forms considered incomplete, or where additional information is required, will be identified, and the Owner submitting the request will be notified so all appropriate information can be submitted for consideration during the next step, Design Proposals, outlined as Step 3 below.

Complete applications must be submitted to the DRC by the 15th of the calendar month in order to be considered at the next regularly scheduled meeting of the DRC. In the event the completed application is submitted to the DRC on or after the 15th of the calendar month, the DRC will not review the application until the next calendar month.

At the next regularly scheduled meeting of the DRC, the DRC will:

- "Approved". Advise that the conceptual plan, based on the information submitted, is an acceptable plan at the conceptual stage and the owner can proceed with developing their plan.

- “Approved with Conditions”. Advise of any obvious issues with applicable General or Neighborhood Regulating Documents and any remedies that must be made to the plan in order to bring it into compliance.
- “Disapproved”. Advise if the conceptual is not compliant, and therefore being rejected.

Step 3. Design Proposals Review (REQUIRED)

The next sequential approval of the proposed project is for Design Proposals.

Two sets of the “design proposals” described in Section 3.03(c) of the Declaration must be submitted. The Design Proposal materials shall include, at a minimum, the following:

- More detailed building and site design documents sufficient and definitive in detail so that there can be determined the character, exterior appearance, exterior materials and colors, and the quality and kind of building and landscape materials proposed.
- Two sets of plans prepared by a licensed design professional of record (including their signature and seal). Owners should include all applicable full working drawings and plans, including without limitation: (i) construction plans and specifications; (ii) all items listed on the Design Review Application; and (iii) all other plans, drawings, elevations, wall sections, and exterior finishes sufficient and definitive in detail to determine that the project complies with these Guidelines.
- If the Major Project consists of new construction, a rebuild, or alterations that change the building footprint in any way, the plans and documents described above must also include: (i) front elevations showing the existing Dwelling Unit and the neighboring Dwelling Units on each side, as the Dwelling Unit exists prior to alteration; (ii) a front elevation of the proposed project showing the neighboring Dwelling Units on each side in scale; (iii) an aerial view of the proposed project showing neighboring Dwelling Units on each side, including the Owner’s existing exterior walls superimposed on the plan for the proposed project; and (iv) an aerial view showing the proposed project and the neighboring Dwelling Units on each side.
- Any revised site plans from Step 2, with setbacks identified, building floor plans, and the exterior elevations of the front, rear and sides of the building; The Floor Area Ratio (FAR) is required.
- Complete colored renderings of the hardscape plans.
- Complete colored renderings of the landscape plans.
- A parking plan addressing where construction vehicles will park during construction.
- Civil Stormwater Plan (Type 1 or II depending on the impervious calculations) prepared by a licensed Civil Engineer which includes a site grading plan and drainage plan based on the pervious/impervious ratio. (See Section D-6 and D-7 Stormwater Management for details).
- Current Topographic Boundary Survey of the property, prepared by a licensed survey that reflects property lines, setback lines, easement locations, rights-of-way, flood zone, existing contour lines indicating the shape and elevation of the land over the entire parcel, showing high points, low points, grade changes, and at sufficient intervals to represent the general character of the terrain.
- A statement of exterior building materials and colors to be used, including exterior walls, doors, windows (including types of glass), shutters, fencing, pavers, stone, wood, trim and roof based on the approved palettes for Pelican Bay. Exterior color samples must be included.
- Neighborhood HOA approval of the current Design materials.
- An updated project timeline.

The DRC shall review the Design Proposals with the Covenants Department and all plans submitted to identify if they are complete, or if any components of the request for Design Proposal approval require additional information. Any plans considered incomplete, or where additional information is required, will be identified, and the Owner submitting the plans will be notified so all appropriate information can be submitted for consideration prior to this meeting.

The DRC Design Proposal decision will be one of the following:

- “Approved”. The entire application as submitted approved.
- “Approved With Conditions.” The application is not approved as submitted, but the DRC’s suggestions for curing objectionable features or segments are noted. The Owner must correct the objectionable features or segments. The Owner may be required to resubmit in order to receive Project Approval prior to commencing any work.
- “Disapproved.” The application as submitted is rejected. The DRC may provide comments but is not required to do so.

Step 4. Final Construction Plans and Specifications Review (REQUIRED)

The Final Construction Plans and Specifications review shall be a true extension of the plans and proposals presented and approved in Step 2 and Step 3. This step will include two sets of: the demolition plans; reconstruction plans; final civil engineering and landscaping plans; project timeline (including anticipated commencement and completion dates); all logistical accommodations including parking plans; fencing; storage of materials and dumpster; contact names, addresses, numbers, and Collier County license numbers for the architect, engineers, general contractor, and sub-contractors. Any forms, plans, or documents considered incomplete, or where additional information is required, in the sole discretion of the Director of Covenants, will be identified, and the Owner will be notified so all appropriate information can be submitted for consideration. The Owner will be notified of any resubmission or supplemental submission if additional materials are required. The Director of Covenants may defer, in its discretion, review of applications which are not consistent with the DRC's Preliminary Concept and Design Proposal approvals, or which require further information.

The Director of Covenants will make the final determination that the Construction Plans and Specifications are consistent with the DRC's Preliminary Concept and Design Proposal approvals. The final determination will be one of the following:

- "Approved". The entire application as submitted approved.
- "Approved With Conditions." The application is not approved as submitted, but the suggestions for curing objectionable features or segments are noted. The Owner must correct the objectionable features or segments. The Owner may be required to resubmit in order to receive Project Approval prior to commencing any work.
- "Disapproved." The application as submitted is rejected based on inconsistencies with the DRC's Preliminary Concept and Design Proposal approvals. The Director of Covenants will mark on the Design Review Application as appropriate and will thereafter provide a copy to the requesting Owner.

8. TIME TO COMPLETE

If an application is approved, construction must begin within six months of the later to occur of: (i) final Project Approval, or (ii) obtaining a building permit. If the approved alterations to the site are not physically commenced within six months, the Project Approval will expire, and the Owner must reinitiate the Project Approval process as per the direction and requirement of the DRC. Any proposed variations from a project as approved hereunder must be submitted in writing to the Covenants Department and approved hereunder prior to implementation. If the Project Approval or any other agreement does not specify a maximum period, construction must be completed within eighteen months of its commencement. If not completed within eighteen months of commencement, or within any extended period granted by the DRC, the Owner and the Plot will be deemed in violation of the Governing Documents and these Guidelines. Consistent with Section 8.04 of the Declaration entitled "Completion of Construction–Remedy," once commenced, the project must be prosecuted diligently and completed as indicated in the approved project timeline.

9. APPEAL PROCESS

If any Owner is denied Project Approval for any of the project types listed above or disagrees with the imposed Construction Guidelines, and if the disagreement cannot be resolved by discussion and negotiation, the Owner has the right to appeal the decision to the Oversight Panel. To appeal, the Owner must submit a request for consideration in writing to the Board within thirty (30) days of notification of denial. Any additional design review fees or architectural fees associated with the appeal process will be the responsibility of the Owner. The consideration by the Oversight Panel will be final and may not be unreasonably delayed.

10. CONSTRUCTION GUIDELINES

It is the responsibility of the Owner to review the Guidelines with their Construction Team to determine those that are applicable to the project. Check with your neighborhood association governing documents for any other construction guidelines that may be specific to your neighborhood association. The Oversight Panel shall adjudicate unresolved disagreements between the Owners and the Covenants Department or DRC about the applicability of the Guidelines.

11. VARIANCES

Variances may be granted by the DRC in some circumstances including, but not limited to, odd shaped plots, topography, natural obstructions, hardship, or environmental considerations. All variance requests must be in writing. The DRC has the authority to grant variances to the Design Guidelines, and only if the variance does not result in a material violation of the Declaration, Neighborhood Regulating Documents, or Governmental Regulations. No variance will be effective unless approved by the DRC and issued in writing.

12. ENFORCEMENT

A representative of the DRC or the Covenants Department will conduct periodic field reviews to ensure compliance with approved plans, Design Guidelines including the Construction Guidelines, and the Governing Documents. Any noncompliance will be considered a violation of the Governing Documents or restrictions affecting the Plot, and the Board or the DRC may exercise all remedies under Florida law and the Governing Documents for violations. Without limiting the generality of the foregoing sentence, the DRC or the Board may immediately require that all work on the property cease and desist until the violation is cured, may remove or remedy the violation, and/or seek injunctive relief requiring the removal or remedying of the violation. In addition, the DRC or the Board may record a notice of violation in the Public Records of Collier County. The DRC will be entitled to recover all costs incurred in enforcing compliance.

All construction, renovation, and redevelopment projects within Pelican Bay, including, but not limited to structural or landscaping, require Pelican Bay Foundation (Foundation) approval; either from Foundation Design Review Committee, Foundation Board of Directors, or Foundation Design Review and Covenants Department. Approval for any project is contingent upon satisfactorily complying with Foundation governing documents and guidelines. Property owners, and their assigns, recognize and agree, that an essential element of all Foundation approvals is the execution of the work in strict compliance with the terms and conditions of the approval. Failure to comply with the plans submitted, or not following Foundation guidelines during the performance of the work, shall result in the Foundation revoking previous approvals, and halting all work until the infractions are rectified and brought into full compliance.

13. SEVERABILITY CLAUSE

If any provision of the Design Guidelines or any provision, section, clause, sentence, phrase, word, and/or the application thereof under any circumstance, is held invalid, the validity of the remainder of the Design Guidelines and of the application in any other circumstance of any such provision, section, clause, sentence, phrase, and/or word, shall not be affected thereby, and the remainder of the Design Guidelines shall be construed as though the invalid portion(s) are not included therein.

14. POST-CONSTRUCTION REQUIREMENTS

Once construction of the project has been completed, the Owner and/or the Construction Team should schedule a walk-through of the completed project with a DRC representative. In addition, the Owner and/or Construction Team must submit the following documents to the Covenants Department to close the file:

- Digital copy of the Final recorded drawings;
- Digital copy of the As-Built survey;
- Stormwater Certification Letter signed and sealed by the Engineer of Record;
- Copy of Certificate of Occupancy; and
- Turf Reports, if applicable.

SECTION C - PELICAN BAY CHARACTER

1. OVERVIEW

2. REGULATING DOCUMENTS

3. SINGLE FAMILY HOMES ARCHITECTURAL COMPONENTS

4. PELICAN BAY COMMUNITIES

SECTION C - PELICAN BAY CHARACTER

1. OVERVIEW, *By Pelican Bay Foundation*

Pelican Bay is a premier, mixed-use community situated alongside two and one-half miles of Gulf beaches, with a backdrop of a native Florida mangrove estuary. The community consists of approximately 6,500 dwelling units, including single family homes and condominium subdivisions, and various commercial entities including retail, hotels, art and entertainment venues, financial services, offices, and a church. The Pelican Bay Foundation (Foundation), incorporated in the State of Florida on May 1, 1979, is the master association for the community and the only organization structured to represent the interests of all property owners. The Foundation is responsible for constructing, operating and maintaining the common areas and recreational amenities that serve the member residents, including beach restaurants and services, neighborhood parks, and tennis, fitness, and community center facilities.

As a master-planned community, Pelican Bay was developed over a thirty-year period by WCI Communities, working with other builder/developers. In 2003, with Pelican Bay largely built out, WCI turned the community over to the Foundation for future oversight, governance and management. The responsibilities assumed by the Foundation include, without limitation, enforcing the covenants and codes that apply community-wide and regulating certain aspects of building, landscaping and signage within the community. In addition, the various Pelican Bay subdivisions have deed restrictions that must be maintained by the individual homeowner associations in conformance with those of the Foundation, with issues of enforcement sometimes involving the Foundation. Pelican Bay remains an unincorporated area within Collier County and is subject to overall county planning and zoning law.

2. REGULATING DOCUMENTS

The Design Guidelines supplement the following documents, all as amended from time to time, which impose conditions and restrictions on the property within Pelican Bay:

- a. Governing Documents
 - (i) Second Amended and Restated Declaration and General Protective Covenants for Pelican Bay (Declaration) recorded in Official Records Book 4442, Page 3381, et. seq., of the public records of Collier County, Florida.
 - (ii) Amended and Restated Articles of Incorporation for Pelican Bay Foundation, Inc. F/K/A Pelican Bay of Naples Foundation, Inc. (Articles)
 - (iii) Amended and Restated Bylaws of Pelican Bay Foundation, Inc. (Bylaws) recorded in Official Records Book 5222, Page 2343, et. seq., of the public records of Collier County, Florida.
 - (iv) Pelican Bay Foundation Rules and Regulations (Rules). An Owner should refer to the Pelican Bay website located at <https://pelicanbay.org/> for a current copy of the Rules.
- b. Pelican Bay Neighborhood Covenants and Restrictions (Neighborhood Covenants). An Owner should refer to the governing documents for the Neighborhood the Owner's property is located within to obtain copies of the relevant Neighborhood Covenants. If the Owner has difficulty locating copies of the Neighborhood Covenants, the Owner may contact: (i) the Neighborhood's board of directors (for property located in Groups 2 or 3); or (ii) the Covenants Department (for property located in Group 1).
- c. Pelican Bay Planned Unit Development Ordinance Number 77-18 and Ordinance Number 04-59 (collectively, PUD).
- d. Local government regulations (See Section B, 2.1 in this document)
- e. Florida Friendly Landscape and Waterwire Irrigation Guidelines.
- f. South Florida Water Management District Xeriscape Plant Guide II.

The definitions set forth in the Declaration shall apply to terms used in these Design Guidelines, except where the context would otherwise suggest, or the term is otherwise defined in Appendix A or elsewhere herein.

3. SINGLE FAMILY HOMES ARCHITECTURAL COMPONENTS

In general, Pelican Bay's single-family homes' architectural detailing comprises a mixture of details of varying style origins. The community's single-family homes' architectural styles may be classified in three American Domestic Architecture ¹ styles and often include a blend of components from the following domestic architecture styles:

- a. Styled Ranch (early to mid- 1980s)
- b. Millennium Mansion (mid 1990s-Present)
- c. New Traditional (early 1980s-Present)

Styled Ranch - Styled Ranch houses were built typically during mid twentieth century to about 1975 in the United States and dominated new one-story homes in the 1980s. Styled Ranch incorporates five main styles, which include Spanish, French, Tudor, Colonial Revival, and Neoclassical. In general, Styled Ranch houses have a dominant entry and traditional multi-panel windows; one-and-one-half-story forms with a higher pitch than the earlier Ranch houses. The extra half- story helped create larger homes all within the same lot size. (McAlester, 2015). In Pelican Bay, Styled Ranch houses generally incorporate elements common to French, Spanish and Neoclassical Styled Ranches.

French Ranch - *"Generally, at least one portion of the house (commonly the central block) is topped by a high-pitched hipped roof. One or more segmental arches are usually present (on doors, windows, or dormers). Windows are usually tall and narrow, sometimes full height. The front entry is typically prominent and features a paneled front door (both paired doors and curvilinear panels are common). ...French Ranches may be either symmetrical or asymmetrical."* (McAlester, 2015)

Spanish Ranch - *Spanish Ranches are generally clad in stucco (or buff-colored brick) and topped with a tiled roof. One or more round or parabolic arches are often present, usually at the front entry or porch, principal windows, or courtyard entry.* (McAlester, 2015)

Neoclassical Ranch – *This Ranch style is often characterized by a one-story porch supported by classical columns. The porch may be present only at the entry...Traditional multi-pane windows are typically used, and roof dormers may be present.* (McAlester, 2015)

Millennium Mansion - This type of domestic architecture spread in the mid- 1990s in the United States and is the predominant style in many subdivisions built from the 1980s up to the present. Identifying features of this domestic style consist of complex high-pitched roof, with lower cross gables or hips; tall entry features, one and one-half to two stories high and often arched; dormers; differing window sizes and shapes, sometimes arched; commonly asymmetrical and with tall vertical appearances. (McAlester, 2015).

New Traditional - Homes built in the New Traditional style incorporate architectural features with precedents found more commonly in the early 20th century domestic architectural styles including Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance, Spanish, Craftsman, and Prairie. (McAlester, 2015) In Pelican Bay, a mixture of and/or a blend of Mediterranean, French and English roots are evident in some of the community's single-family homes.

¹ Architectural classification and definitions contained in this Section are based on *A Field Guide to American Houses* by Virginia Savage McAlester.

4. PELICAN BAY COMMUNITIES



























































GROUP 1		
Barrington Bay Colony Shores Bay colony Strand Bay Colony Villa La Palma Cambridge	Georgetown Jamestown Oakmont Pelican Bay Woods Pinecrest	Pointe Verde The Village Waterford
GROUP 2		
Avalon Barrington Club Bay Colony Viscaya Bay Villas Beauville Breakwater Bridge Way Villas Chanteclair Coco Bay Crescent	Glencove Grand Bay Isle Verde L'Ambiance Las Brisas Laurel Oaks Lugano Oak Lake Sanctuary Pointe of Pelican Bay Renaissance	Saint Andrews Sanctuary Sand Pointe Serendipity St. Simone Tierra Mar Villa Lantana Villas of Pelican Bay Willow Brook
GROUP 3		
Bay Colony Mansion La Palma Calais Cannes Carlton Place	Chateaumere Hyde Park Interlachen Pebble Creek	San Marino Valencia
GROUP 4		
Bay Colony Biltmore Bay Colony Brighton Bay Colony Carlisle Bay Colony Contessa Bay Colony Marquessa Bay Colony Remington Bay Colony Salerno Bay Colony Toscano Bay Colony Trieste Bay Colony Windsor Cannes (front of Cap Ferrat) Cap Ferrat Chateaumere Royale	Claridge Coronado Dorchester Glenview Grosvenor Heron Inn at P.B. Marbella Montenero Naples Grande Mystique Ritz-Carlton St. Kitts	St. Laurent St. Lucia St. Maarten St. Marissa St. Nicole St. Pierre St. Raphael St. Thomas St. Tropez St. Vincents Stratford Watermark Place IV

































































The following table summarizes the land development designations shown in the PUD to which certain development, lot and building standards and other elements of the intended built environment are applicable.

PUD Group	Main Uses	Character
Residential Group 1	<ul style="list-style-type: none"> ○ Single Family Detached Residential ○ Single Family Attached Residential - up to 3 units per structure 	<ul style="list-style-type: none"> ○ Strictly residential ○ Mix of medium to large residential house types ○ Variable private landscaping ○ Variable themed neighborhoods
Residential Group 2	<ul style="list-style-type: none"> ○ Single Family Detached Residential ○ Single Family Attached Residential - up to 6 units per structure ○ Multi-family Units 	<ul style="list-style-type: none"> ○ Strictly residential ○ Mix of medium to large residential house types ○ Low rise attached residential units ○ Higher density ○ Variable themed clustered neighborhoods ○ Variable landscaping ○ Some gated communities
Residential Group 3	<ul style="list-style-type: none"> ○ Single Family Detached Residential ○ Single Family Attached Residential - up to 6 units per structure ○ Multi-family Units 	<ul style="list-style-type: none"> ○ Low to mid rise ○ Some medium to large residential house types ○ Variable themed clustered neighborhoods ○ Variable landscaping ○ Some gated communities
Residential Group 4	<ul style="list-style-type: none"> ○ Single Family Detached Residential ○ Single Family Attached Residential - up to 6 units per structure ○ Multi-family Units 	<ul style="list-style-type: none"> ○ Low, mid and high rise
Non-Residential Golf Course Community & Area Commercial Conservation Area Utility	<ul style="list-style-type: none"> ○ Professional ○ Commercial ○ Retail ○ Communal 	<ul style="list-style-type: none"> ○ Commercial, professional and communal including school and places of worship ○ Predominantly South Florida architectural style

















PELICAN BAY PUD PERMITTED USES

Uses Permitted	Residential Group 1	Residential Group 2	Residential Group 3	Residential Group 4	Golf Course	Community & Area Commercial	Conservation Area	Utility Area
Permitted Principal Uses and Structures								
Single-Family Detached								
Attached single-family:								
Up to 3 units per structure								
Up to 6 units per structure								
Multi-Family Units								
Garden Apartments								
Parks								
Playgrounds/Playfields								
Commonly owned open space								
Water Management Facilities								
Existing non-commercial plant nursery								
Golf Course								
Golf Clubhouse								
Tennis Courts								
Tennis Clubhouses								
Transient lodging facilities not to exceed 25 units								
Nature trails including boardwalks								
Boat trails								
Boat docks (non-commercial)								
Pedestrian paths and bridges								
Beach sun shelters								
Marine research laboratory								
Recreational clubs (and other recreations/conservation/preservation activities if approved by Director)								
Government administration facilities (i.e. Fire Station, library, sheriff's substation, branch courthouse offices, auditorium, etc.)								
*See list of Principal Uses in PUD pages 35-37 for Community and Area Commercial								
Potable water treatment and distribution facilities								
Sanitary waste water collection treatment								
Utility services equipment, storage, maintenance and offices								

PELICAN BAY PUD PERMITTED USES

Uses Permitted	Residential Group 1	Residential Group 2	Residential Group 3	Residential Group 4	Golf Course	Community & Area Commercial	Conservation Area	Utility Area
Lawn or golf course maintenance shops and equipment storage								
Other maintenance or utility services uses (as approved by Director)								
Permitted Principal Uses and Structures with Site Plan Approval								
Non-commercial boat launching facilities								
Docking area: one per dwelling unit)								
Multiple docking areas								
Recreational Clubs								
Golf Courses								
Practice driving range and other accessory uses related to golf courses								
Churches								
Schools								
Child care centers when accessory to church or school								
Child care center								
Governmental administration buildings								
Convalescent homes, rest homes, homes for the aged, adult foster homes, children's homes, rehabilitation centers and licensed skilled nursing facilities								
Civic and cultural facilities								
Hotels and motels (except where not permitted in other areas of PUD)								
Private Pelican Bay clubs								
Permitted Accessory Uses and Structures								
Private boat docks								
Private garages								
Signs								
Model Homes (limited to 2 years)								
Tents in conjunction with hotels/motels (with conditions)								
Pro-shop, practice driving range and other customary accessory uses of golf course, tennis clubs or other recreational facilities								

PELICAN BAY PUD PERMITTED USES

Uses Permitted	Residential Group 1	Residential Group 2	Residential Group 3	Residential Group 4	Golf Course	Community & Area Commercial	Conservation Area	Utility Area
Small commercial establishments including:								
gift shops								
golf and tennis equipment sales								
restaurants								
cocktail lounges								
Shuffleboard courts								
swimming pools								
Signs								
Maintenance shops and equipment storage								
Non-commercial plant nursery								
Accessory uses and structures customarily associated with the uses permitted in this district								
Signs as permitted in the Zoning Ordinance								

SECTIOND- ARCHITECTURAL STANDARDS

- 1. DESIGN GOALS**
- 2. SINGLE FAMILY RESIDENTIAL DESIGN GUIDLINES**
- 3. BUILDING PLACEMENT STANDARDS**
- 4. LOT COVERAGE AND SETBACKS**
- 5. FLOOR AREA RATIO (FAR)**
- 6. IMPERVIOUS SURFACE, IMPERVIOUS/PERVIOUS RATIO**
- 7. STORMWATER MANAGEMENT**
- 8. BUILDING CONFIGURATION**
- 9. RELATIONSHIP TO ADJACENT PROPERTIES**
- 10. ARCHITECTURAL COMPONENTS**
- 11. ARCHITECTURALLY THEMED CLUSTER DEVELOPMENT**
(Refer to Design Review Committee-DRC)
- 12. MULTI-FAMILY GUIDELINES**
(Refer to Design Review Committee-DRC)
- 13. NON-RESIDENTIAL GUIDELINES**
(Refer to Design Review Committee-DRC)

SECTION D - ARCHITECTURAL STANDARDS

All building regulations and standards shall be in accordance with the Regulating Documents, and the following Design Guidelines.

1. DESIGN GOALS

- a. Promote and enhance a sense of community and neighborhood while preserving Pelican Bay's unique and diverse architectural styles
- b. Promote compatible design within established Neighborhoods
- c. Enhance architectural and visual interest of Neighborhoods
- d. Ensure longevity of Neighborhoods that will endure over time

2. SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

The principal objective of these Design Guidelines is to ensure that new Dwelling Units, infill construction, additions and alterations are compatible with the existing established surrounding Neighborhood.

Compatibility Rule:

The compatibility rule promotes and reinforces a sense of place by requiring that new construction, additions and alterations to existing buildings in an established neighborhood fit in size, scale and color and general character of the block within which a building is located.

Except for those Neighborhoods in Group 2 that have Dwelling Units that are similar to one another, the compatibility rule does not promote mimicking existing architectural designs and creating "cookie-cutter" developments and redevelopments. It acknowledges an existing community's unique character and sense of place and promotes authenticity of design, which is appropriate and harmonious within an established Neighborhood and which relates to its context in scale, detail, surface, texture and materials.

More specifically, compatibility is determined based on the following factors:

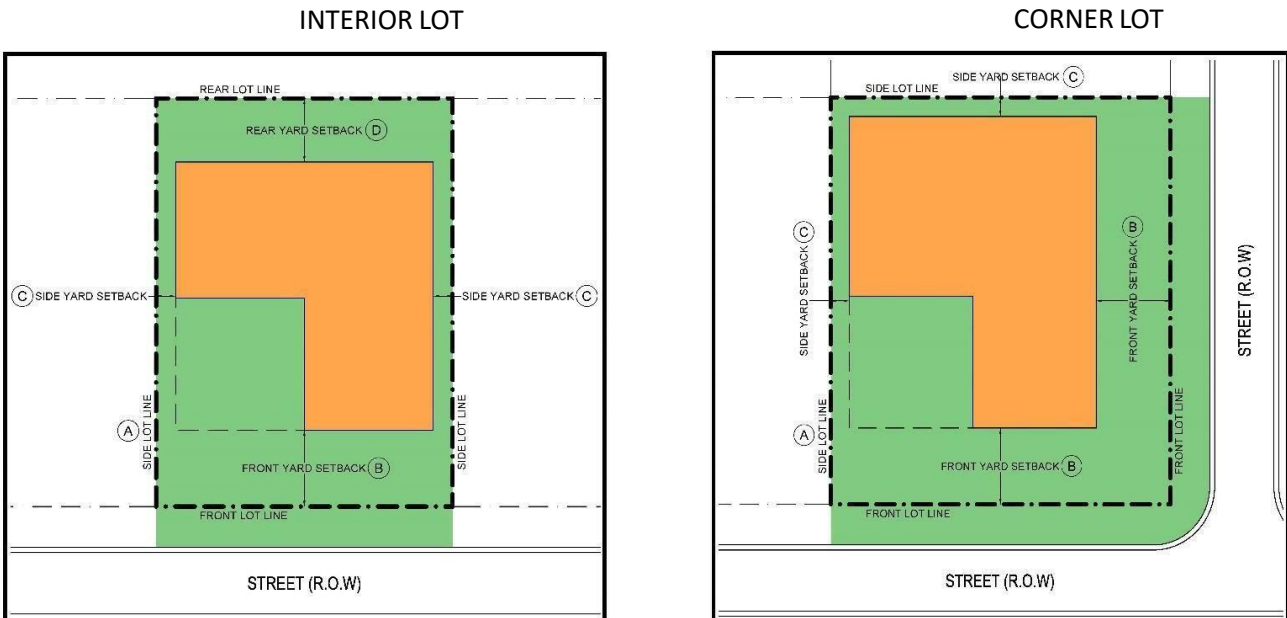
Lot size	Building height
Setback	Building orientation
Massing	Roof shapes
Scale	Like elements of residential design within neighborhood
Spacing	Building materials
Size	Colors

No two individual single-family Dwelling Units fronting on the same street, between two intersecting streets, shall have the same exterior architectural design, nor shall such two Dwelling Units have a mirrored reverse appearance.

3. BUILDING PLACEMENT STANDARDS

- a. Lot Configuration - All lot regulations shall be in accordance with the Regulating Documents as referenced in Section D.3 Exhibit 1, and the following:
- b. General – The size of any new lots proposed within an established Neighborhood shall not vary more than 20% from the typical existing lot.
- c. The building shall be placed so that all side and rear yards are no steeper than a 5:1 (H:V) slope from existing adjacent grade to proposed building Finished Floor Elevation (as calculated per pertinent agencies). This is referenced in Section D.3 Exhibit 2.
- d. Lot Width
 - (i) Minimum lot width for single family residential lot shall be in accordance with the Regulating Documents.

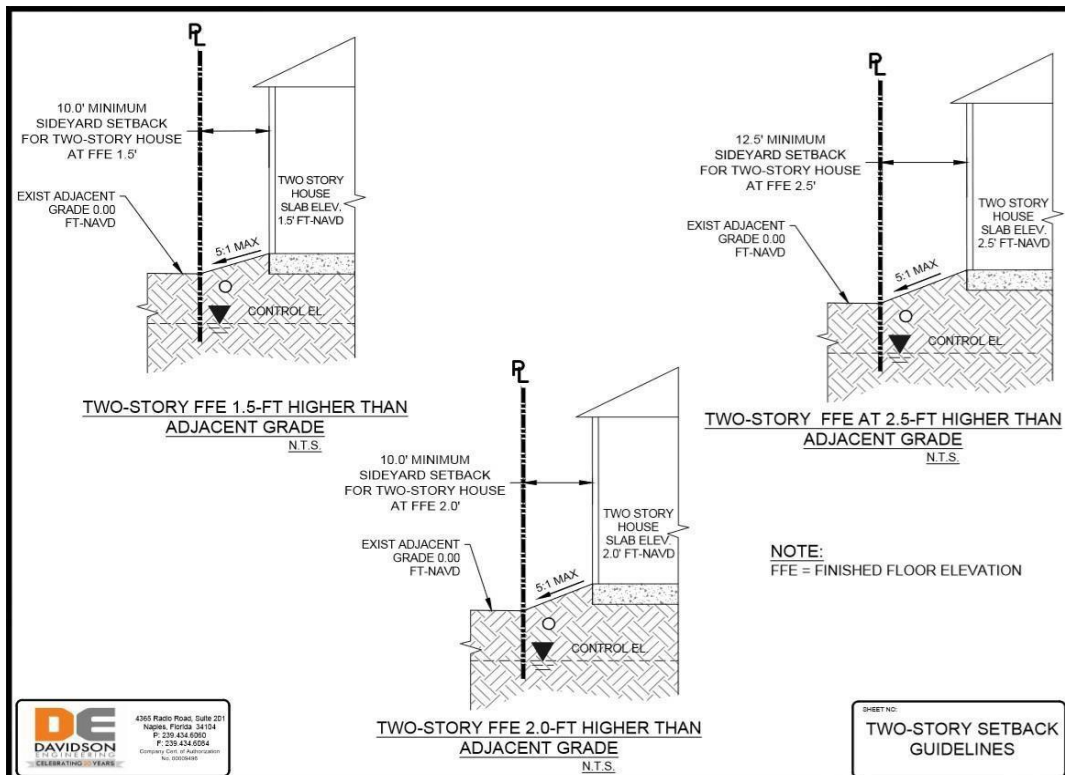
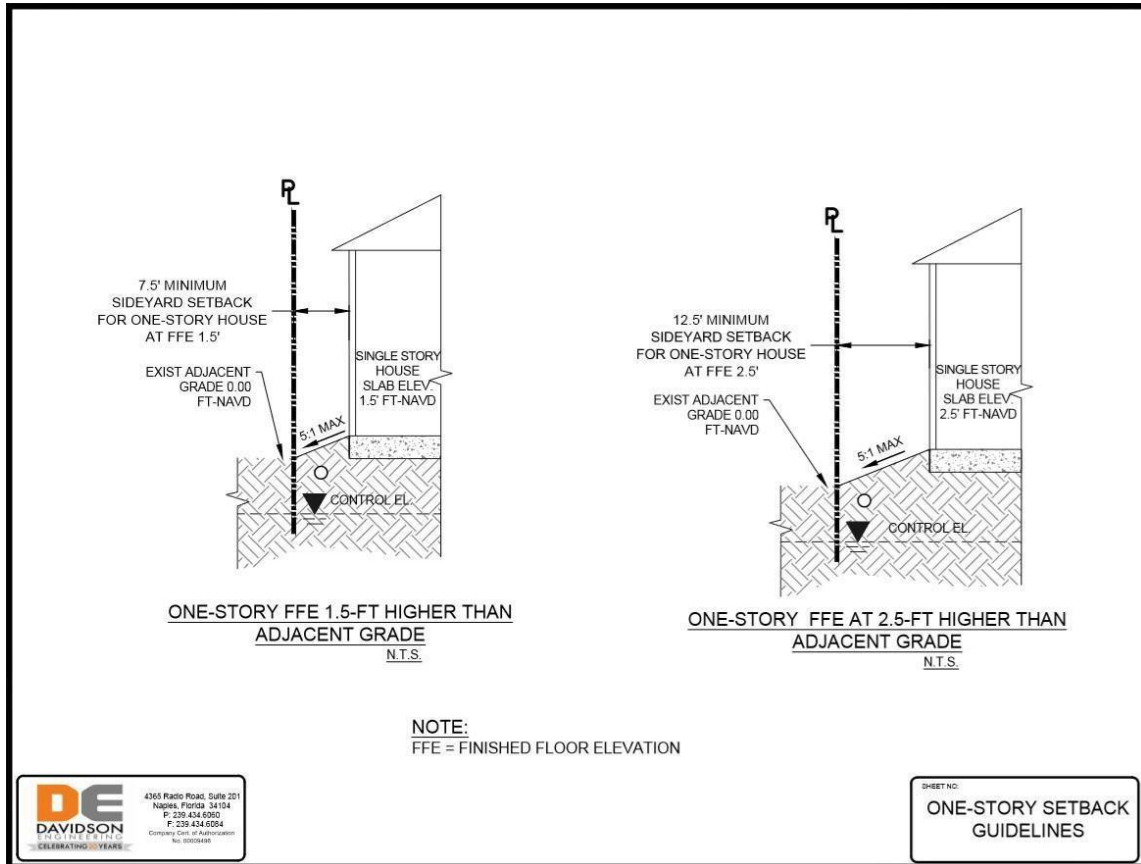
SECTION D.3 EXHIBIT 1



II.

- (A) LOT LINE:** ANY BOUNDARY OF A LOT
- (B) FRONT YARD SETBACK:** A HORIZONTAL DISTANCE ON A LOT MEASURED AT A RIGHT ANGLE FROM THE FRONT LOT LINE TO THE NEAREST MAIN WALL OF A PRINCIPAL BUILDING OR STRUCTURE
- (C) SIDE YARD SETBACK:** A HORIZONTAL DISTANCE ON A LOT MEASURED AT A RIGHT ANGLE FROM THE SIDE LOT LINE TO THE NEAREST MAIN WALL OF A PRINCIPAL BUILDING OR STRUCTURE
- (D) REAR YARD SETBACK:** A HORIZONTAL DISTANCE ON A LOT MEASURED AT A RIGHT ANGLE FROM THE REAR LOT LINE TO THE NEAREST MAIN WALL OF A PRINCIPAL BUILDING OR STRUCTURE

SECTION D.3 EXHIBIT 2



4. LOT COVERAGE AND SETBACKS

Setbacks shall be in accordance with the Regulating Documents. Please reference Appendix C of the Design guidelines for setbacks and lot regulations as outlined in the Regulating Documents.

- a. Front Yard: See Regulating Documents.
- b. Side Yard: See Regulating Documents. For side yards contiguous with a neighboring dwelling and not on a water feature, preserve, landscape buffer, golf course or other feature, the setback applies to the first 15 feet of vertical height measured from the **greater of**:
 - (i) The FEMA first habitable floor height requirement;
 - (ii) 18 inches above the state department of environmental protection requirement for the first habitable floor structural support;
 - (iii) 18 inches above the elevation of the average crown of the adjacent roads or the average natural grade.
 - (iv) Additional height must remain within a 12:12 (45 degree) slope beyond the initial setback.
- c. Rear Yard: See Regulating Documents. For rear yards contiguous with a neighboring dwelling and not on a water feature, preserve, landscape buffer, golf course or other feature, the setback applies to the first 15 feet of vertical height measured from the **greater of**:
 - (i) The FEMA first habitable floor height requirement;
 - (ii) 18 inches above the state department of environmental protection requirement for the first habitable floor structural support;
 - (iii) 18 inches above the elevation of the average crown of the adjacent roads or the average natural grade.
 - (iv) Additional height must remain within a 12:12 (45 degree) slope beyond the initial setback.
- d. Yard Encroachments: Overhangs are permitted to project 36 inches beyond the line of setback. An overhang will include only that part of the roof fascia and gutter that extends beyond the vertical extension of the outside face of the wall. No other part of a structure, including any portion of a roof, may encroach into the required yards.

5. FLOOR AREA RATIO (FAR)

- a. Building massing should be consistent with the surrounding environment, where appropriate, and within the floor area ratio (FAR). All buildings shall be designed to avoid monumental or massive buildings that are out of scale with their setting and detract from the neighborhood character. Large, unbroken, horizontal planes and vertical elevations are discouraged.
- b. Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot that the parcel is located on.
- c. Maximum FAR shall be as follows:
 - (i) Single-story: 0.35
 - (ii) More than one story: 0.43
- d. Floor Area Ratio = Total Building Floor Area ÷ Total Lot Area
- e. For the purpose of determining the FAR, the total building floor area is the sum of the gross areas of each floor of each building on the lot.
 - (i) The FAR should be calculated as follows; summation of building (all floors), garage, screen porch and open porch areas, divided by total lot area.
 - (ii) For this calculation, the total lot area excludes the parts of the lot that are water.

6. IMPERVIOUS SURFACE COVERAGE

- a. Impervious surface standards are established to reduce the likelihood of flooding and preserve the integrity of the stormwater management system.
- b. By definition, impervious surface shall include:
 - Building roof areas – includes both indoor and outdoor covered walkways, entryways, roof overhangs, balconies, ancillary (accessory) structures such as attached or detached courtyard residences, cabanas, studios, etc.
 - Patios, decks, and porches – includes open and enclosed areas (i.e., screened in areas)
 - Concrete and asphalt pads – includes air conditioning equipment, utility boxes, generators, solar devices, pool/hot tub equipment, etc.
 - Pavers with lime rock base (including areas such as driveways, walkways, and pathways)
 - Swimming pools and hot tub decks, includes water surface
 - Lined pond areas and lakes
 - Wood deck and wood decking
 - Grass, artificial turf or any other material used between pavers in driveways, walkways and pathways shall not be counted toward greenspace and must be considered impervious when calculating impervious surface coverage.
- c. Maximum impervious surface percentage shall be less than or equal to 55%.
- d. Impervious surface coverage is measured in square feet as a percentage of total lot area and is calculated as follows:
 - (i) Impervious Surface Coverage Percentage = (Total Impervious Surface ÷ Total Lot Area) * 100.
 - (ii) For this calculation, the total lot area excludes the parts of the lot that are water as measured from the top of lake bank and delineated by the mean high-water level (MHWL) (control elevation).

GREENSPACE REQUIREMENTS

No less than forty-five percent (45%) of the lot shall consist of undeveloped greenspace, meaning land that is partly or completely covered with grass, organic mulch, trees, shrubs, or other vegetation.

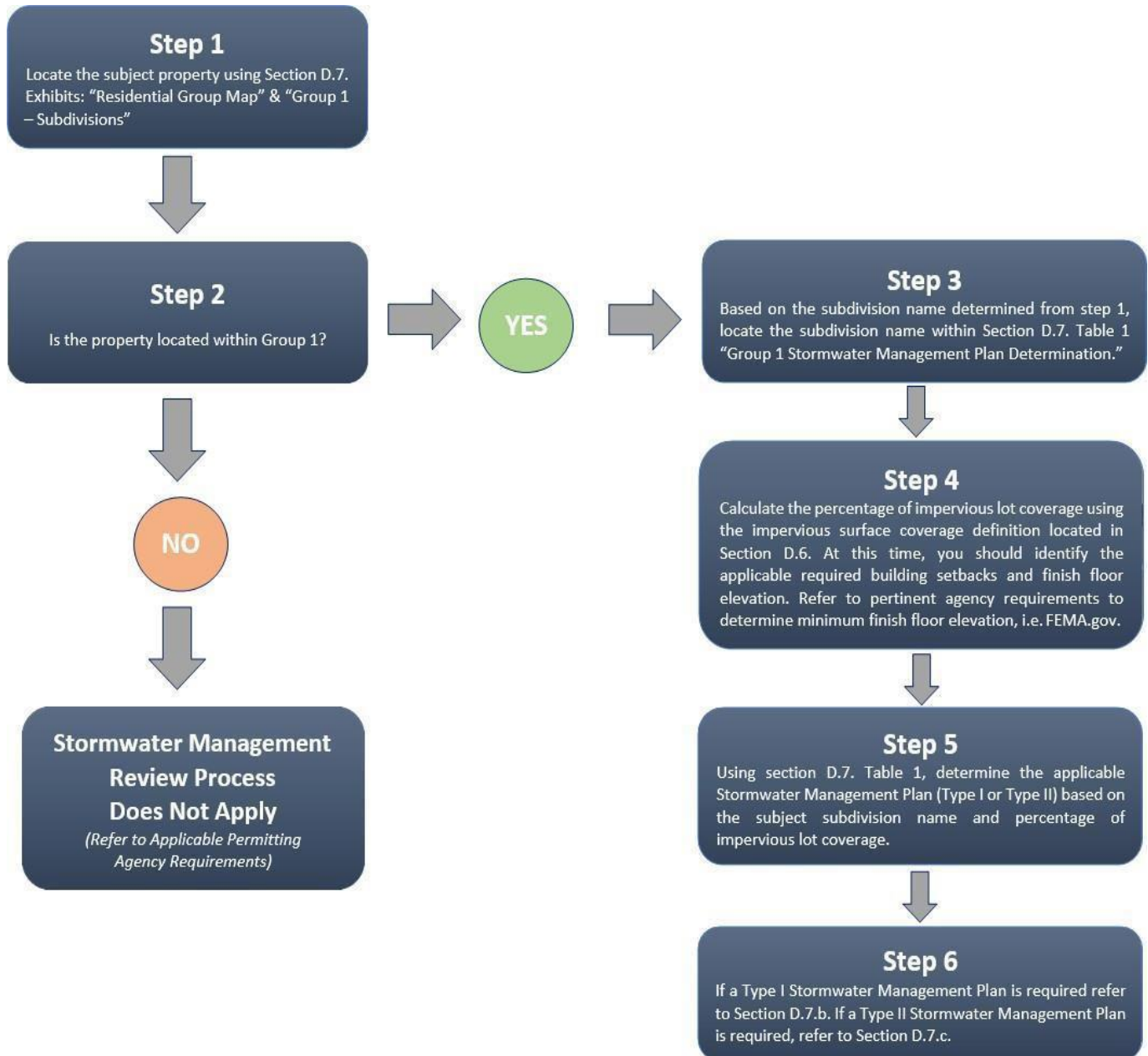
Grass, artificial turf (as first approved by the DRC), or any other material used between pavers on driveways, walkways, pathways, decks, pool decks, etc., should not be included in the greenspace calculation nor should it be considered as greenspace area when calculating the greenspace percentage.

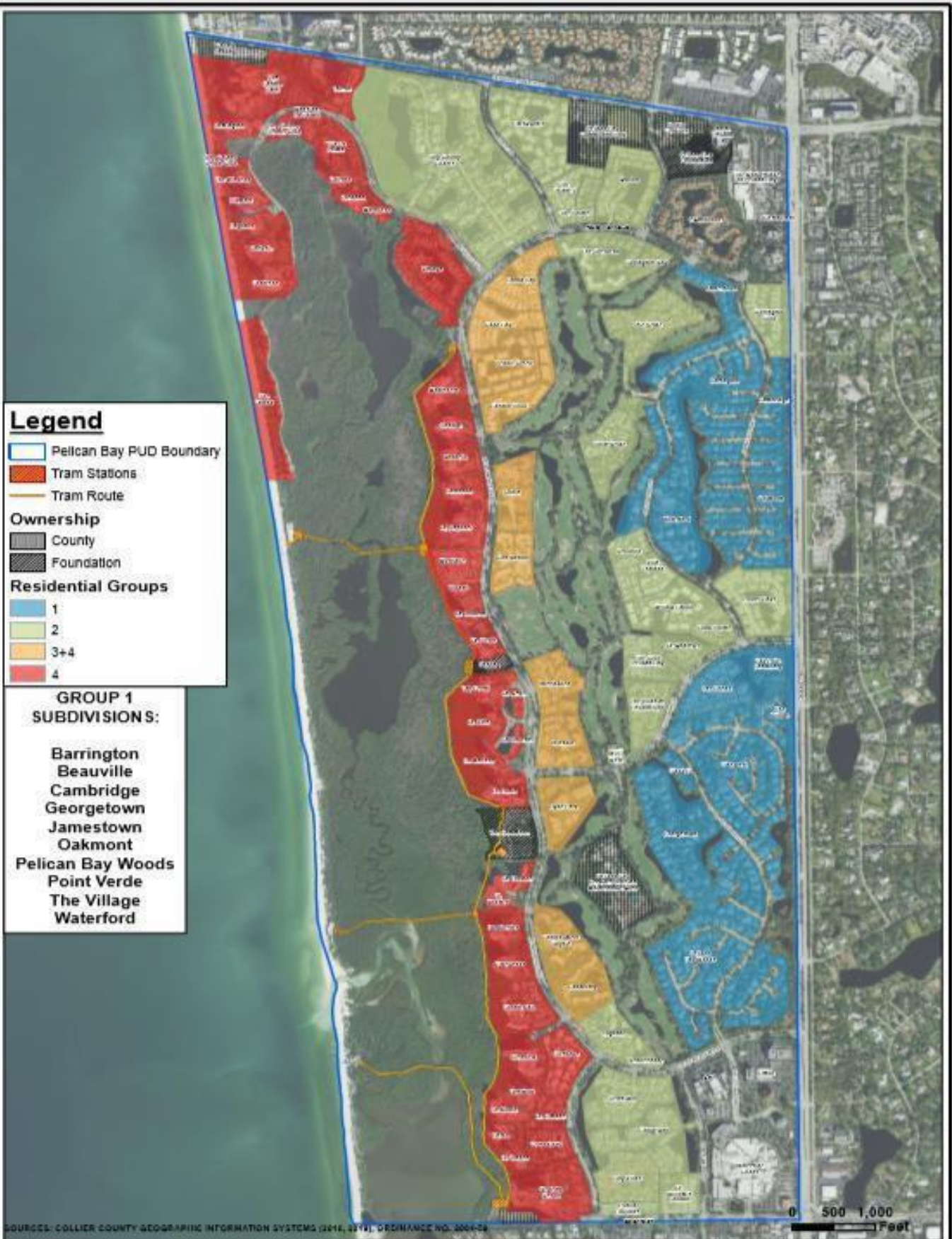
7. STORMWATER MANAGEMENT

- a. Stormwater Management Review Process
- b. Locate the subject property using Section D.7. Exhibit 1 “Residential Group Map”. This Exhibit will identify the applicable group number and subdivision name for the subject property.
- c. Based on the Residential Group Map, if the subject property is located within Group 1, refer to step 3. If the subject property is not located within Group 1, the Stormwater Management Review Process does not apply (please refer to applicable permitting agency requirements).
- d. Based on the subdivision name determined from step 1, locate the subdivision name within Section D.7. Table 1 “Group 1 Stormwater Management Plan Determination.”
- e. Calculate the percentage of impervious lot coverage using the impervious surface coverage definition located in Section D.6. At this time, you should identify the applicable required building setbacks and finish floor elevation. Refer to pertinent agency requirements to determine minimum finish floor elevation, i.e. FEMA.gov.
- f. Using Section D.7. Table 1 determine the applicable Stormwater Management Plan (Type I or Type II) based on the subject subdivision name and the percentage of impervious lot coverage.
- g. If a Type I Stormwater Management Plan is required, refer to Section D.7.b. If a Type II Stormwater Management Plan is required, refer to Section D.7.c.

Owners shall be held responsible to provide stormwater management plans signed and sealed by a licensed professional engineer in the state of Florida that meet professional standards designated herein.

STORMWATER MANAGEMENT PROCESS FLOWCHART





The following shall be required as part of the DRC Stormwater Management Review Process:

b. Type I Stormwater Plan Requirements (< 40% impervious coverage) as referenced in Section D.7 Exhibit 2:

- (i) Property survey (confirm existing conditions/improvements, corner monuments, easements, flood zone, FIRM, etc.).
- (ii) Boundary & ROW survey (confirm adjacent properties, ROW information, etc.)
- (iii) Topographic information (confirm land contours for site, adjacent properties, ROW, average crown of road and downstream drainage flow/outfall).
- (iv) Site plan of the proposed building and hardscape improvements.
- (v) Required and provided building setbacks.
- (vi) Proposed finished floor elevations.
- (vii) Pervious and impervious area calculations based on impervious surface coverage definition
- (viii) Identify the wet season water table elevation.
- (ix) Proposed site grading including the direction of stormwater runoff. Side yard and rear yard slopes shall be no steeper than 5:1 (H:V).
- (x) Cross section through each property line (front, side and rear yards) depicting site improvements, elevations and slopes in relation to adjacent existing grade.
- (xi) Show roof gutter and downspout routing through sub-surface perforated socked pipe system to proposed outfall location (no retention required).

c. Type II Stormwater Plan Requirements (40%-55% impervious coverage) as referenced in Section D.7 Exhibit 3:

- (i) Property survey (confirm existing conditions/improvements, corner monuments, easements, flood zone, FIRM, etc.).
- (ii) Boundary & ROW survey (confirm adjacent properties, ROW information, etc.).
- (iii) Topographic information (confirm land contours for site, adjacent properties, ROW, average crown of road and downstream drainage flow/outfall).
- (iv) Site plan of the proposed building and hardscape improvements.
- (v) Required and provided building setbacks.
- (vi) Proposed finished floor elevations.
- (vii) Pervious and impervious area calculations based on impervious surface coverage definition.
- (viii) Identify the wet season water table elevation.
- (ix) Proposed site grading including the direction of stormwater runoff. Side yard and rear yard slopes shall be no steeper than 5:1 (H:V).
- (x) Cross section through each property line (front, side and rear yards) depicting site improvements, elevations and slopes in relation to adjacent existing grade.
- (xi) All stormwater management systems shall be designed as sub-surface drainage systems (i.e. underground exfiltration trench). The plan must identify all downspouts/rainwater leaders, yard drains, storm pipe, swales, perforated pipe, outfall location, etc.
- (xii) Water quantity storage calculations that demonstrate the ability to accommodate the runoff from the area exceeding the applicable impervious threshold from the SFWMD 5-year 1- day storm event (5.50 inches).
- (xiii) A perimeter berm shall be provided along the property line as applicable to avoid runoff into adjacent lots; minimum six (6) inches above adjacent average property grades.

d. Stormwater Certification Requirements: Proposed drainage, hardscape, grading and elevations shall be confirmed by both on-site inspection/certification and submittal of record drawings at the completion of work. A hard copy and digital file of the record drawings shall be submitted to the Pelican Bay DRC for review and approval.

Section D.7. Table 1: Group 1 Stormwater Management Plan Determination

System II		
Subdivision	Impervious Surface Coverage	Guideline
Georgetown	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
Pelican Bay Woods	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
Pinecrest	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
The Village	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
System III		
Beauville	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
System IV		
Barrington	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
Cambridge	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
Jamestown	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
Oakmont 6	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
Oakmont 7	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
Oakmont 11	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
Pointe Verde	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted
Waterford	<40%	Type I Stormwater Plan per Section D.7.b
	40% - 55%	Type II Stormwater Plan per Section D.7.c
	>55%	Not Permitted

8. BUILDING CONFIGURATION

A. SCALE, FORM AND MASSING

- (i) The building mass on Plots shall be appropriately scaled. Plots adjacent to open space features, such as lakes, are more appropriate for larger building mass.
- (ii) A new Dwelling Unit or addition shall be designed of a similar scale to that of the neighboring Dwelling Units. If a new Dwelling Unit or addition is proposed to be larger than the surrounding Dwelling Units, design techniques shall be used to reduce the apparent mass and scale in a manner to be compatible with the surrounding Dwelling Units and the Neighborhood.
- (iii) A Dwelling Unit shall have one primary mass and at least one secondary mass and shall reflect the elements of residential design that are prevalent in the Neighborhood.
- (iv) Large areas of flat, blank walls and lack of treatment is limited to no more than 35% of the overall surface of a façade.
- (v) Dwelling Units shall be oriented to respect the need for privacy, light, and air of surrounding Dwelling Units.
- (vi) In determining proportional relationship between adjacent Dwelling Units, a contextual elevation shall be provided illustrating the following conditions:
 - Overall building front elevation including all building(s) and structures on the Plot and showing elevations of adjacent Dwelling Units to each side of the Dwelling Unit drawn to scale.
 - Placement and configuration of car garages and other secondary mass elements should be considered to break the building mass facing the street.
- (vii) See Section 4. Lot Coverage and Setbacks.
- (viii) Garage and other secondary mass elements placement and setback shall be varied to break the visual mass of buildings and improve streetscape appearance. For all other standards see Architectural Standards Section 10.R pertaining to garages.
- (ix) See Section 9a Relationship to Adjacent Properties for factors in addressing building height as it relates to scale and to adjacent Dwelling Units.



9. RELATIONSHIP TO ADJACENT PROPERTIES

This section addresses the relationship between new construction and adjacent existing single-family Dwelling Units.

A. Height

- i. The maximum height of a Dwelling Unit shall be 30 feet above the FEMA first habitable floor height requirement; 18 inches above the state department of environmental protection requirement for the first Habitable floor structural support; 18 inches above the elevation of the average crown of the adjacent roads; or the average natural grade, whichever is highest.
- ii. Second Story Location - Second story additions that are located exclusively over the garage are prohibited.

B. Building Orientation

- i. Principal Buildings shall orient to the street, both functionally and visually.
- ii. Main entrances shall face a front yard not the side or rear yard.

10. ARCHITECTURAL COMPONENTS

The materials, configurations, and operations prescribed herein are standard; all others are prohibited.

A. Window opening placement

- Windows facing and within 25 feet of common property lines shall have either (a) sills at minimum of six feet (6') above finished-floor level or (b) lower sills with a means of permanently obstructing views into neighboring windows and yards.
- Screening views into neighboring windows and yards may be achieved by any of the following:
 - (i) Utilize windows with translucent/obscured glass, or offset windows, as appropriate, at window locations that would otherwise provide direct views into private rear yard areas of neighboring properties
 - (ii) Landscape buffer.
 - (iii) Windows whose sight lines are confined to their lot by privacy walls are exempted from these restrictions.

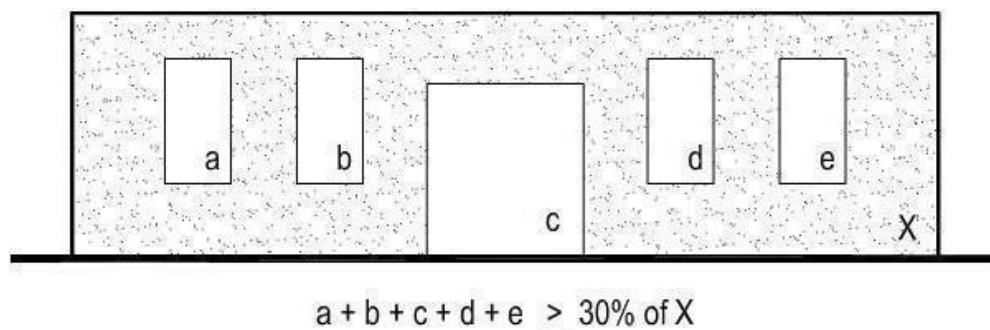
B. Exterior Building Walls and Trim

- All exterior walls must be finished in similar materials and use consistent detailing on all sides of the main volume of Dwelling Units, garage, and any other structure on the lot.
- Material or pattern changes to distinguish volumes or define design elements are allowed.
- Numerous pattern changes in siding may be considered pending approval by the DRC.
- Permissible exterior building wall materials include the following:
 - Painted Stucco.
 - Brick.
 - Painted Fiber cement products.
 - Wood painted or stained may be pressure treated pine, cedar or cypress.
 - Keystone (a Florida aquatic sedimentary stone) or coral rock in its natural patina.
 - Cast Stone.
 - Painted Composite Wood.
 - Electrostatically painted (ESP), powder-coated or paint finish are required on all metal surfaces including windows, flashing, drips, and caps, in colors matching the trim colors.
 - Vinyl or metal siding is prohibited.
 - Other materials may be considered by the DRC.

C. Windows and Doors

- Where visible from the street, or common areas, all window, door, shutter, and gate designs must be approved by the DRC. All materials must be identified on the drawings submitted to the DRC.
- Wood or terra-cotta window boxes and metal flowerpot holders are permitted.
- All major vertical surfaces shall be articulated with windows.
- The following materials shall be permitted:
 - Aluminum clad, vinyl clad, wood window frames – bronze, charcoal, or white.
 - Solid-wood window frames, doors, shutters, and trim.
- Windows with multiple panes of glass shall use true divided lights (TDL) separated by muntin's or simulated divided-light (SDL) windows are permissible.
- Reflective glass and/or mirrored glass, film, or added tinting is prohibited.
- Burglar bars, steel or wrought iron bars or similar security treatment is prohibited on the exterior of windows.

Configuration - Where visible from the street, fenestration shall not be less than 30% of the façade area.



D. Shutters Hurricane/Storm

Removable Panels, Hurricane Fabrics and Associated Mounting Hardware

- If the mounting hardware is designed to permanently attach to the dwelling unit, it shall be painted to match the color to which it is attached.
- Color of panels, fabrics, straps and hardware shall be compatible to existing color palette of residence
- Removable panels shall not be stored on the exterior of the Dwelling Unit.

Roll-Up Shutters

- Housing, hardware and tracks must be painted to match the existing body or trim color of the Dwelling Unit.
- Shutter systems must match as closely as possible to existing body or trim color of the Dwelling Unit.
- Motorize shutters shall not have visibly exposed wire or conduit on the exterior of the Dwelling Unit.

Accordion Shutters

- Housing, hardware and tracks must be painted to match the existing body or trim color of the Dwelling Unit.
- When in the open position, the shutter slats shall stack to a maximum of 1" thick per linear foot of shutter coverage.
- Shutter systems shall match as closely as possible to the existing body or trim color of the Dwelling Unit.

Bahama Shutters

- Shall remain in the OPEN position a maximum of thirty (30) degrees under normal weather conditions.
- Bahama Shutters shall be compatible in color with the Dwelling Unit. Storm bars must match the color of the shutter.

E. Columns

This section addresses exterior columns visible from the street.

- Columns shall be square, rectangular, or round.
- Columns may be single, paired, or in small grouping.

- Column caps and capitals, if used, shall be designed to project beyond vertical faces of the beam.
- Columns may be of materials matching main wall finishes. See permissible exterior building materials list in Paragraph 10.
- Aluminum columns are not acceptable.

F. Chimneys

- Chimneys shall be appropriate to the architectural design of the Principal Building. Chimneys shall not exceed 30 feet, the maximum building height as stated in 9. (a)(i).
- Chimney projections on exterior walls shall extend to grade.
- See permissible exterior building materials list in D.10.
- If prefabricated metal fireplaces are used, they shall have coverings for all exposed flue pipes. Flues shall extend through the roof and are prohibited through walls.
- Chimney caps shall be scaled to fit the chimney and must be compatible with the chimney structure and Principal Building.

G. Privacy Walls and Fences.

Privacy walls and fences shall comply with the following guidelines:

- Prohibited on property line.
- Privacy walls and fences are not allowed in the front yard or in the front of the Dwelling Unit.
- A landscape buffer is required between wall/fence and adjacent property. An adequate area of two-foot (2') minimum shall be provided for maintenance/screening.
- All structures must be built within the wall/fence.
- Maximum height of wall or fence shall be six (6) feet.
- Height of wall/fence shall be measured from the existing grade.
- Reference Landscape Standards for buffers and hedges.

Walls:

- Painted stucco, stone or brick may be used for wall material. Wall material must match the primary material of the main Principal Building.
- Other materials may be considered by the DRC.

Fences

- Fence, which shall include gates, posts, pickets and all fence component parts (except hardware).
- Painted or stained wood, painted aluminum, or quality PVC may be used for fencing material.
- Mill finish aluminum is prohibited.
- Masonry piers may be used in the fencing configuration.
- Piers material to match and blend with the primary material of the Principal Dwelling Unit.
- Chain link fencing is prohibited.
- Fencing shall be a minimum of thirty-six inches (36") from sidewalks or pathways.
- See landscape section for buffer requirements.

Partial Fence Replacement.

- Partial fence replacement shall be considered provided that:
- The replacement panels are of a like kind of material, form, design and color
- If no suitable replacement can be found, or if the property owner wishes to change the type of fencing, then the entire fence must be replaced in its entirety.
- A transition in fencing type may occur at corners, provided that all fence types harmonize.

Removal, addition or modification of Wall or Fencing: Requires Foundation approval.

H. Trash Enclosures

- Fully enclosed storage facilities for recycling and trash containers shall be required for each dwelling unit such that all trash is stored out of sight at all times except for the approved interval during which such items are placed adjacent to the street for pick-up.
- Trash and recycling containers shall be screened from the street by a fence, wall, landscaping or stored in garages.
- See Privacy Walls and Fences for permitted wall or fencing materials and for maximum height of six feet (6').
- Trash and recycling enclosure shall be a minimum of 48-inches high.

I. Porches

- Porch is defined as a covered space that adjoins the entrance of a dwelling unit/building, often has a separate roof supported by columns or posts and is usually enclosed by a railing; can wrap around several sides of a building; is narrower than wide and is ground level or can be elevated a few steps off the ground.
- Porches may be open or screened.
- Porches that are visible from the street shall not be screened.
- Porches shall be constructed of materials that blend with the main Dwelling Unit and may include the following:
 - Painted stucco
 - Brick
 - Painted fiber cement products
 - Wood painted or stained may be pressure treated pine, cedar, or cypress
 - Keystone (a Florida aquatic sedimentary stone or coral rock in its natural patina)
 - Cast stone
 - Painted composite wood
- Porch screens shall be transparent bronze, black or dark gray color mesh.

J. Balconies

- Balcony is defined as an enclosed private space with a railing on one, two or three sides which usually projects from the wall of a building, cantilevered or supported by columns or brackets, accessible from the inside only.
- Balconies may be open or screened.
- Balconies that are visible from the street shall not be screened.
- Screened balconies shall be roofed with structure and materials to match and blend with the Principal Dwelling Unit.
- Screened roof balcony enclosures are prohibited.
- Balconies shall be constructed of materials that blend with the main Dwelling Unit.
- Balcony screens shall be transparent bronze, black or dark gray color mesh.

K. Pool Enclosures

- Swimming pools may be enclosed by screened enclosures.
- The frames of the screen enclosure shall not be visible from the street excluding cul-de-sac or corner lots.
- The screen framing must be treated as an integral aspect of the architecture of and shall be compatible with the Principal Building.
- Flat roofed screen enclosures are prohibited unless the enclosure is part of an approved mansard screen enclosure and the sloped portions are compatible in pitch with the Principal Building.
- The screen framing structure's material shall be compatible with the main Dwelling Unit.
- Screens shall be transparent bronze, black or dark gray color mesh.

L. Patios and Decks

Patios

- Patio is defined as an outdoor ground level paved space that adjoins a residence, and generally is used for dining or recreation; may also refer to a roofless courtyard or a paved area between and residence and the garden.
- Open patios shall be constructed of material that blends in with the Principal Building and that help reduce surface water

and pollutant runoff by maximizing the use of pervious surfaces.

- Enclosed patios are an integral part of the Dwelling Unit and shall be treated in accordance with the section on Porches.
- See also pool enclosures for patios containing swimming pools.

Decks

- Deck is defined as an open, unroofed porch or platform extending from the dwelling unit/building.
- Decks are an integral part of the patio area or Dwelling Unit and shall be constructed of material that blends with the Principal Building.
- Second story decks are permitted on the front or rear of the property provided they meet the following requirements:
 - Two-story homes with a second story deck must be setback from the walls of the dwelling unit a minimum of twenty feet (20').
 - Second story decks must be a minimum of fifty feet (50') from the front or rear setback lines.
 - All privacy issues related to neighboring properties must be provided for in plans and must include use of landscaping to block the view from one property owner to another on all sides.
 - Maximum size for any second story deck is four hundred (400) square feet in total; meaning if owner proposes two decks one on the front and one on the rear the combination of each deck cannot be larger than four hundred (400) square feet in total. (example: two hundred (200) sf for the front deck, two hundred (200) sf for the rear deck).
 - No second story decks are permitted on the sides of properties.
 - Open air decks not required to be included in Floor Area Ratio (FAR).
 - If a deck is covered, it must be included in the Floor Area Ratio and will be considered a two-story home and must meet all setback requirements for two story homes.
 - Decks are not considered a balcony. See section on balconies for information on balcony requirements.
 - Access to decks from the interior of the house (such as a sun deck or roof deck) will be considered part of the dwelling unit and must be included in the Floor Area Ratio calculations and will be considered a two-story dwelling unit.
 - Decks with exterior access only cannot be modified to include any interior access, unless the house was originally built as a two-story home.

Informational Note: By definition, a second story deck is a flat, elevated platform adjoining a Dwelling Unit that is open air – void of walls and a roof. Distinct from a deck is a balcony. A balcony is defined as a covered shelter that is enclosed by certain types of frames including walls, columns, railings, or screens, extending from the Dwelling Unit.

Wood Decks

- The use of wood decks, decking in a project must be included in the impervious calculation as they are not considered to be pervious, no matter the installation process.
- Wood decks or decking are prohibited to encroach into setback lines.
- Wood decks or decking are prohibited to encroach into easement areas.

M. Gutters/Downspouts

- New home construction must have continuous gutters around entire perimeter of the home with downspouts connected to subsurface drainage that runs to the front or rear of the property.
- Exposed gutters and downspouts shall be painted to match the color of the surface they are attached to or match the trim of or the main color of the Principal Building.
- Existing downspouts shall direct runoff towards the front and/or rear of property; shall not be directed towards or cause ponding, erosion or unfavorable impact on neighboring properties, nor be directly discharged to a stormwater system.
- All drain extensions must be buried below ground. See Section D.7 Stormwater Management for connections to site drainage.
- Galvanized gutters are prohibited. Exposed attachment straps are not permitted.

N. Roofs

Prohibited - The following are prohibited:

- Widow's walks
- Roof-level decks
- Pediments and/or sculptures above the eaves' line

Rooftop equipment and Accessories:

Rooftop equipment and accessories including roof stacks and vents shall be painted to match the roof color and shall not be visible from the street.

Configuration:

- Pitch (slope): The minimum roof pitch shall be 5:12.
- Flat roofs are prohibited; provided, however, that a flat roof which comprises ten percent (10%) or less of the principal roof structure of the Dwelling Unit will be permitted if the flat portion of the roof is not visible from the street adjacent to the front or sides of the Dwelling Unit.

Profile:

- Symmetrically pitched simple hipped or gabled roofs.
- Shed roofs leaning against the Principal Building.
- Eave (overhang) with a minimum depth of 16 inches is required.

Materials: The following are permitted roofing materials.

- Clay, slate, or concrete barrel, flat and "S" tile.
- Hand sawn or split cedar shakes.
- Stone coated steel.
- Attractive new materials will be considered.
- Standing seam metal roofing.
- Other materials may be considered by the DRC.

O. Ancillary (Accessory) Structures

- Ancillary structures consist of, but are not limited to, gazebos, cabanas, greenhouses, trellises, pergolas and outdoor showers.
- Ancillary structures should be treated as extensions of the Principal Dwelling Unit and shall comply with the same architectural design requirements as the Principal Dwelling Unit.
- Ancillary structures shall match or blend with the Principal Building in material, color and style.
- Ancillary structures are an integral part of the landscape and shall be located in the rear yard.

Cabanas/Studios:

- Attached or detached courtyard residences which include cabana bedrooms separately accessed from the courtyard and not from the main Dwelling Unit are permitted providing that:
- The cabana/studio structure shall give the appearance in elevation from the street of being one single family residence;
- The cabana/studio structures must be accessible only from the enclosed courtyard and must not be accessible directly from the street;
- The cabana/studio structure may not contain primary cooking facilities.

Freestanding Storage Structures/Sheds

Freestanding storage structures including, without limitations, sheds are prohibited.

Outdoor Showers

Outdoor showers may be provided with a privacy enclosure but are not required to be enclosed. If an enclosure is provided, the enclosure shall match and blend in material and color with the main Dwelling Unit and shall comply with the setback requirements of the main Dwelling Unit.

Outdoor Recreational Equipment

- Outdoor recreation equipment is prohibited in the front or side yards.
- All Outdoor Recreation equipment shall be approved by the Foundation.
- Tree houses are prohibited.

P. Exterior Lighting

- Pedestrian-scale lighting may be integrated into building and landscape design.
- Exterior light fixtures shall be:
 - Compatible with the architectural style, materials, color and scale of the Principal Building.
 - Used to reinforce the architectural features and blend into the landscape. Accent lighting may be used to highlight unique design features.
 - Shielded and directed down to shield adjacent properties from direct light source and glare and shall be located to avoid light spillage onto adjacent properties and in private spaces.
 - 300 lumens max per fixture.
 - Color temperature of no more than 3000 Kelvins
 - LED, Incandescent or halogen elements.
 - High wattage spotlights or floodlights are prohibited.
 - Ballasted fixtures (sodium, mercury, multi-vapor, fluorescent etc.) are prohibited.
 - Colored lights are prohibited, except as temporary seasonal holiday decorations.
 - For landscape lighting see Landscape Standards.

Q. Exterior Equipment, Devices and Hardware Exterior Equipment

- Exterior equipment, devices and hardware, consist of, but are not limited to air conditioning equipment, utility boxes, generators, solar devices, satellite devices, pool equipment, and clotheslines.
- To preserve the visual integrity and character of Pelican Bay, unless otherwise required by law, exterior equipment, devices and hardware including but not limited to air conditioning equipment, generators, and pool equipment must not be visible from the street but must be screened from view, either within fenced enclosures, behind privacy walls, landscaping or within enclosed structures attached to the Principal Building and, unless otherwise required by law, shall comply with the following:
 - Enclosures must comply with section on Privacy Walls and Fences and the corresponding criteria contained in this section.
 - Encroachment into the required setback for concrete pads related to exterior equipment is allowed for a maximum 10-foot length.
 - Landscape buffer is required around equipment and/or enclosures. Equipment screen or buffer shall be of adequate height to conceal the top of the equipment. See Landscape Standards for buffers.
 - Permanent propane tanks must be placed underground (permanent meaning must be serviced and are not considered portable).

Air Conditioning Equipment

- Location of additional exterior central air conditioning units shall be placed so not to have any adverse audible or visual impact on adjoining lots and open spaces. The units noise rating must be below seventy (70) decibels.
- Equipment Pads shall not extend into easements.
- Window air conditioning units are prohibited.
- Through wall air conditioning units are permitted with the following conditions:
 - The outside unit must be screened as indicated in this section.

- Approval of Neighborhood Architectural Committee and/or Neighborhood Association Board is required.
- Exterior appendages such as refrigerant lines may not be visible from the street or adjoining properties.

Utility Boxes

- Electric, gas, cable and telephone company meters or boxes shall be screened from view by elements of the architecture and/or sufficient landscaping or low screen walls compliant with these Design Guidelines and to the extent feasible or allowed by utility providers.
- All utility boxes shall be painted dark green to match Pelican Bay preferred utility box color.
- Street-side meter boxes and backflow prevention devices.
- Landscape shall not hinder access to street-side meter boxes or backflow prevention devices and as such, shall not completely surround the equipment.
- Landscape shall be installed a minimum of thirty (30") inches on three sides and open in the back with view blocked from the street.

Generators

- See Collier County Requirements for permanent generator placement, setback requirements, general installation standards. Generators must comply with NFPA 37.
- Location shall be on rear or side of the Dwelling Unit based on setbacks and accessibility.
- Permanent Backup Generators shall be installed within an integrated enclosed structure to suppress generated noise and to provide a satisfactory degree of acoustical isolation for adjacent occupied spaces by achieving a maximum noise level of seventy (70) decibels.
- Detached generator enclosure is prohibited.
- Permanent generators may on be tested one (1) time per week for a maximum of one (1) hour during the time period of 9:00 a.m. and 4:00 p.m., Monday through Friday only.
- Temporary generators may be installed during power loss caused by a hurricane, storm, or other casualty or emergency event, but must be removed and stored out of sight in compliance with local and state regulations with reasonable speed after the storm has passed or electricity has been restored.
- Location must be away from any windows, doors, or ventilation openings per manufacturer and Collier County requirements.
- Propane tanks must be placed underground. Above-ground propane tanks for generators are prohibited.
- Generators may be installed in ancillary structures enclosures, or partially or fully enclosed structures attached to the principal structure. Enclosures are subject to principal setback requirements and must also comply with sections on Ancillary Structures and/or Privacy Walls and Fence and the corresponding criteria contained in this section.
- Landscape buffer is required around equipment and/or enclosures. Equipment screen or buffer shall be of adequate height to conceal the top of the equipment or enclosure. See Landscape Standards (see Section E.) for buffer requirements.

Clotheslines

- Exterior clotheslines must be placed in a location on the property where they cannot be seen from the street or any adjacent property.
- Permanent clothesline structures are prohibited.

Solar Panels

- Solar panels, devices and related appurtenances and equipment are an integral part of the Principal Building. Location and placement shall be approved by the Foundation.
- Solar panels shall be placed on roofs in such a manner as to be parallel to roof lines, shall appear to be flush with the roof, located behind the structure, completely concealed from the road, neighboring properties or open spaces (providing location does not impair effective operation of the solar panels).
- Solar panels wiring, and other components shall be concealed and must be painted so as to blend with the roof surface.
- In the case it is determined that placement of the solar panels is required on the front of the building facing the street for effective operation, the location and placement must be reviewed with the DRC. Where the homeowner provides adequate

information in support of that determination including:

- A plan, to scale showing the location and orientation of the panels.
- The panels must be as close to flat on the roof as possible.
- Wiring and components shall be concealed.

Satellite Devices

- **NOTE:** DRC will work with the resident to secure a location on the property from which the best signal will be available and which will not compromise the community *aesthetic* values.
- A satellite device, for purposes of this provision, shall mean:
- A “dish” antenna designed to receive direct broadcast satellite service, including direct- to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
- An antenna designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.
- An antenna that is designed to receive local television broadcast signals.
- Satellite devices larger than 39.37” (100 cm) in diameter are prohibited.
- In the case it is determined that for an effective operation of the satellite device and appropriate quality signal, placement of the satellite device is required in the front yard facing the street, then the location and placement must be reviewed with the DRC where the homeowner provides adequate information in support of that determination including:
 - A plan, to scale showing the location and orientation of the satellite device.
 - An elevation showing the satellite device to scale in relationship to the building.

R. Garages

- Detached garages are prohibited.
- When front entry garages are used, garage door openings shall not comprise more than 40% of the length of the front street facing façade of the Dwelling Unit measured along the ground floor.
- All elevation sides of the garage structure shall match the main Dwelling Unit.
- Unless otherwise specified in the Neighborhood Regulating Documents applicable to the property, a single-family Dwelling Unit is required to have a car garage to accommodate no less than two (2) but no more than four (4) automobiles and as follows:
- The attached car garage may be composed of up to two (2) attached car garages as long as collectively the car garage(s) accommodate no more than four (4) automobiles.

Garage Doors

- Material: Painted or stained wood, wood composite, paneled steel, and coated aluminum.
- Garage doors shall be paneled or patterned and may incorporate glazing. Reflective and/or mirrored glass is prohibited. Any glass used shall be opaque so that the contents of the garage shall not be visible from the street whether interior garage lights are on or off.
- Operation: Overhead sectional doors, swinging garage doors (swinging out from hinges at the jambs), folding (carriage doors), or one-piece garage doors (sled doors, flip up overhead on tracks)

S. Driveways/Walkways

- Driveways and walkways shall be designed to help reduce runoff by maximizing the use of pervious surfaces
- Reference Impervious Surface Coverage, Section D.6.
- When calculating the total impervious surface lot coverage, it is important to include any walkways or patios that may not be part of the proposed driveway.
- Grass, artificial turf (as first approved by the DRC), or any other material used between pavers on driveways, walkways, pathways, decks, pool decks, etc., should not be included in the greenspace calculation nor should it be considered as greenspace area when calculating the greenspace percentage.

Materials:

- Driveways and walkways may be constructed of permeable paving, concrete pavers, turf stone, brick pavers, stone pavers or impressed or pattern concrete.
- Gravel, blacktop, and crushed shell are prohibited.

T. Mailboxes

All mailboxes have been designed to provide uniformity of number sizes, color and style. The following standards pertain to mailboxes:

Mailbox Type: Pelican Bay Single:

- Aluminum box, zinc chromate primer, multi-part urethane
- 3" Beaded Post
- 3" Ball Finial
- 3" Naples Bottom Base
- Pelican Scroll
- Red Flag
- Note: Along public roads, newspaper tubes/boxes and driveway reflectors are prohibited.

Mailbox Color*:

- Mailboxes shall be black (high gloss black base)
- *May vary with your Neighborhood Association but shall be consistent throughout the neighborhood; check with Neighborhood Architectural Review Committee or your Board.

Installation:

No application needed for routine maintenance however the replacement of entire unit requires Minor Exterior Project form.

Address Numbers:

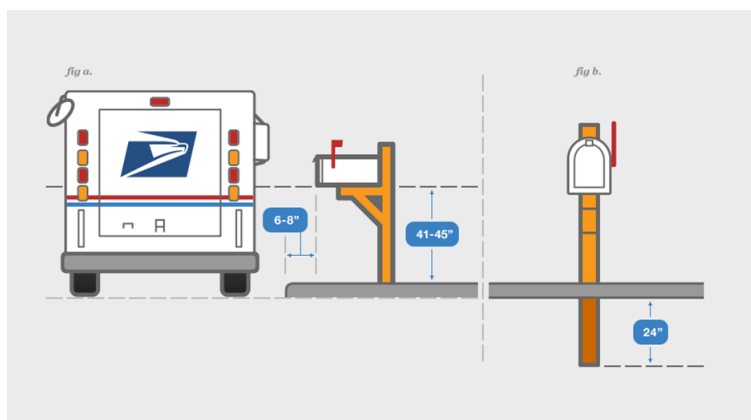
Mailboxes shall have Dwelling Unit addresses on the mailbox. Dwelling Unit addresses shall be consistent in size and color (2" white/non-reflective) numbers.

Location:

Mailbox shall be located so as not to obstruct sidewalks or sight lines in accordance with all regulations.

Landscape Standard:

To comply with the requirements of the US Postal Service, plants are prohibited beyond the front of the mailbox and must not interfere with mail access. Additionally, plants may not infringe on the approach and departure of the mail carrier's vehicle and shall have a maximum height of two feet (2').



U. Swimming Pools and Hot Tubs

- Swimming pools and hot tubs and should be treated as extensions of the Principal Building and the landscape plan and shall comply with the same architectural design as the Principal Building and in accordance with these Design Guidelines.
- Swimming pools shall be located in the rear or side yard.

Hot tubs

- Shall be located in the rear or side yard.
- Shall be screened from view of the street with landscaping or privacy walls.
- All mechanical equipment associated with swimming pools and hot tubs, shall not be readily visible from adjacent streets or properties. See exterior equipment standards section D.
- Above ground swimming pools and hot tubs are prohibited.
- No change shall be made which results in any permanent change in the flow or drainage of surface or subsurface water or which detrimentally affects any adjoining property

V. Lawn Ornaments, Accessories and Decorative Objects

- Generally: Owners shall not install any external decorative objects exceeding 12" in height and 18" in width or depth, including natural and man-made objects without first receiving the approval of the Foundation.
- External decorative objects will be considered based on their size, color, scale, appropriateness with the surrounding area and their visual impact on adjoining lots and common areas.
- External decorative objects include, but are not limited to, benches, birdbaths, sculptures, fountains, ponds, sundials, small decorative pools, stumps, driftwood, stone, of any type and items attached to structures.

Weathervanes, Birdbaths, Birdhouses, and Bird Feeders.

Weathervanes, birdbaths, birdhouses, and bird feeders may be located in the rear yard and/or side yards behind a privacy wall, so as not to be visible from any street or adjacent property. Bird feeders shall not be a nuisance to neighboring properties.

Fountains

- Fountains may be located in the rear and side yards.
- Fountains may be located in the front yard, but they must be located in the fifty percent (50%) of the front yard closest to the Dwelling Unit.
- Maximum height is five feet (5').

Sculptures or Ornament

- Sculptures may be located in the rear yard and/or side yards or behind a privacy wall, so as not to be visible from any street or adjacent property.
- Sculptures may also be located in the front yard, but all front yard sculptures must be located in a garden bed and located at least 15-feet from any street.
- Front yard sculptures larger than 36-inches in any dimension (height, width or depth) must be behind privacy walls so as not to be visible from any street or adjacent properties.
- No more than two pieces of sculpture are allowed per front yard.

W. Exterior Color Palette

The Color of a Dwelling Unit shall be representative of architectural style and character. The color palette of the Neighborhood within the Pelican Bay community. The color palette for the Pelican Bay community includes the following colors:

Body Colors:

- Base (primary wall) colors include muted earth-tone colors, whites through light grays, soft pastels and beiges.
- Secondary colors are limited to the mid-range intensity of the base color or a complimentary color and are limited to 35% of the Dwelling Unit surface area that they are used on.
- Examples of allowable colors in the Sherwin Williams color selection are shown in the appendix. Other manufacturers are permissible.
- Slight variations in the shade of a color as a result from a different manufacturer (other than Sherwin Williams) may be permissible upon review of the DRC.
- The DRC may consider other colors which are not clearly contemplated by the current color palette shown in the appendix.

Exterior Trim and Accent colors:

- Limited to a mid-range intensity of the base building or complementary color
- Restricted to special areas such as front doors, window sashes, decorative shutters or small areas of wall surface. Accents shall be limited to 5% of the overall surface of the Dwelling Unit..
- Accent colors shall compliment the body color of the Dwelling Unit.
- Examples of allowable colors in the Sherwin Williams color selection are shown at the end of this section. Other manufacturers are permissible.
- Slight variations in the shade of a color as a result of a different manufacturer (other than Sherwin Williams) may be permissible upon review by the DRC.
- The DRC may consider other colors which are not clearly contemplated by the current color palette shown in the appendix.
- Stained woods in natural colors are permissible.

Roof Colors:

- The roof color examples provided shall be used as a visual tool when selecting the color of the roof materials. Final approval shall be obtained from the DRC.
- Roof colors- Colors are based on the manufacturer's selection may be terra cotta, brown, grey, white or other earth tones. Highly saturated and fluorescent colors are not permitted.
- The roof of the Dwelling Unit shall not be the same color as the roof of the Dwelling Unit located on either side or across the street from the Dwelling Unit under review by the DRC.
- Care must be taken to ensure that colors and materials are integrated into the overall design of the Dwelling Unit and to maintain the relationships between main body, accent trim and roof colors.

Prohibited:

- No more than 4 colors may be used on a Dwelling Unit.
- Exterior body colors may not be fluorescent, metallic paint, black, or other non-traditional bold colors.
- Trim and accent colors may not be fluorescent metallic paint, or other non-traditional bold colors.

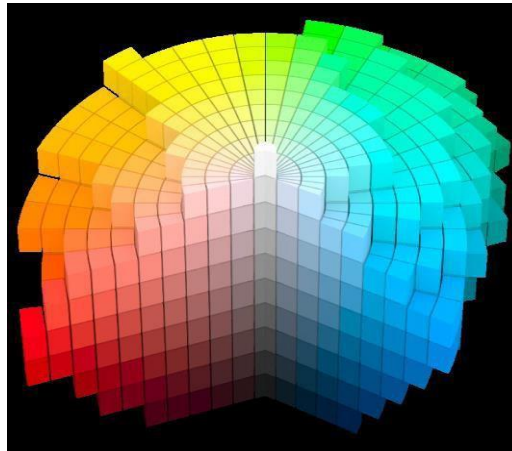
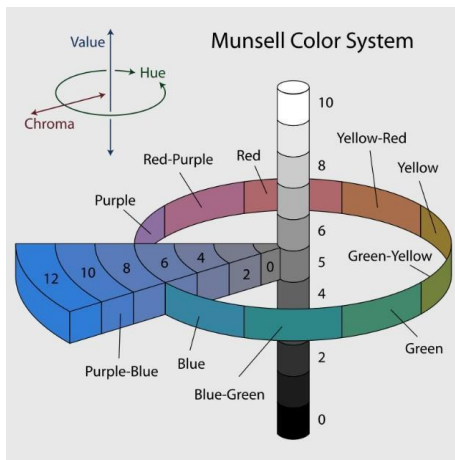
All Design Review submittals for color shall include:

Color chip samples or photos of the samples, along with the manufacturer's color codes or links to the manufacturer's website for each color included in the submission, if available. Color submittals shall include, but not be limited to:

- a. Main body
 - b. Trim
 - c. Fascia.
 - d. Window and doors.
 - e. Entry door (if different from other doors).
 - f. Roof.
 - g. Accessories
- Pictures of the Dwelling Unit, with indications for the location on the Dwelling Unit where the requested colors will be used.
 - Pictures of the two adjoining neighbor's Dwelling Units and the Dwelling Unit located across the street from the Dwelling Unit.
 - If requesting a partial repaint, then also include pictures of the unaffected sides of the Dwelling Unit to demonstrate existing paint is in good repair.
 - If the request is to "match existing colors" (via computer color matching), and a manufacturer's standard color chart paint chip is not available for submission, then owners shall submit photos showing in the same picture, a side by side sample of both existing and h color to be used on the Dwelling Unit, showing the accuracy of a color match between existing and new paint.

Appendix:

The specification of allowable colors is based on the standard Munsell color system and is based on 3 properties; Hue (specific color family), Value (lightness or darkness) and Chroma (saturation).

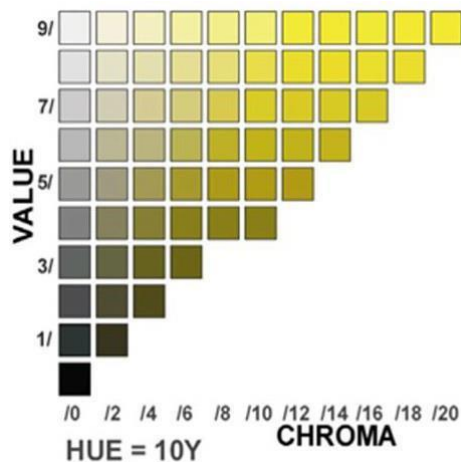


Hue: (specific color family) Each horizontal plane represents hue, commonly divided into the principle 5 hues known as Red, Yellow, Green, Blue and Purple, and the intermediary hues between them.

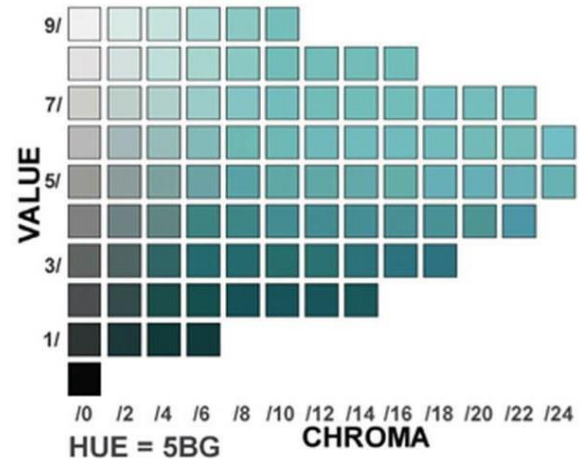
Value: Value (lightness and darkness) is measured from 0-10 max. Not all hues go up to 10 in the scale. 0 pure black and 10 is pure white. The higher the number the lighter the color.

Chroma: Chroma(saturation)is measured from N (or 0)-28 max. Not all hues go up to 28 in the scale. "N" represents neutral and is pure black. The higher the number the more saturated the color.

Yellow 10Y Hue Example:



Blue Green 5BG Hue Example:



Exterior colors shall have a Value of 7 or higher and a Chroma of 3 or lower.

Exterior Trim and Accent colors shall have a Value of 4 or higher and a Chroma or 4 or lower.

Web links for further information the Munsell Color System:

General Information -

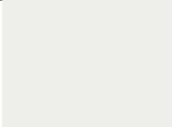



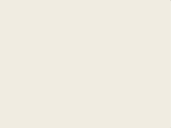
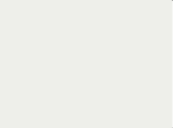

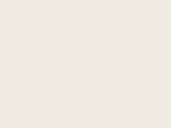

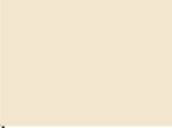

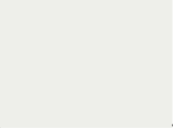
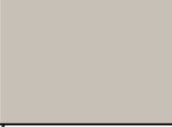
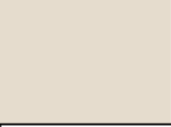
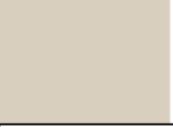

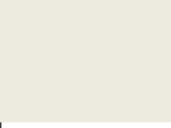


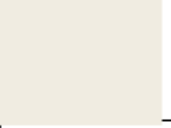
https://en.wikipedia.org/wiki/Munsell_color_system Virtual


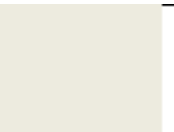
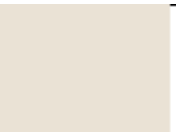
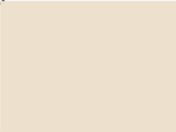
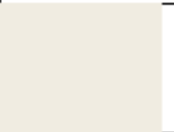


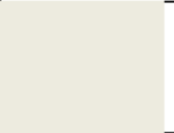
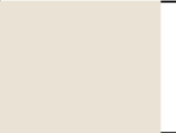


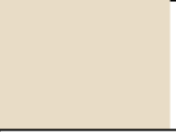
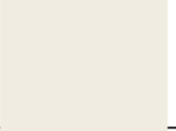


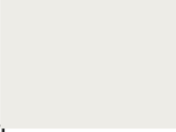



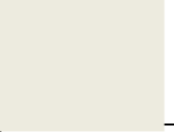

Color Selection - <http://pteromys.melonisland.net/munsell/>


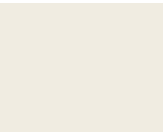
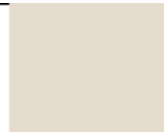




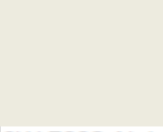

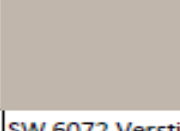
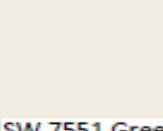
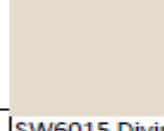
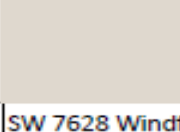
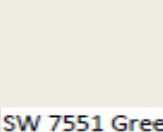
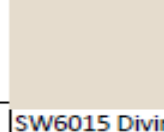
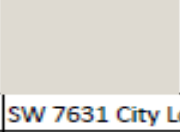
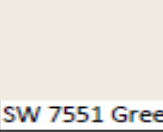

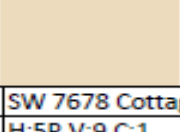
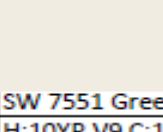
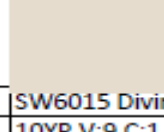
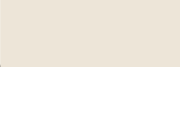
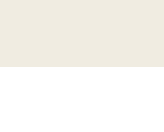
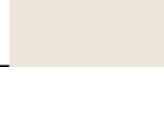
Virtual Color wheel with RGB Conversion - <http://www.andrewwerth.com/color/>

Munsell to Paint manufacturer conversion and search engine - <https://encycolorpedia.com>

Pelican Bay Color Samples

Palette Number	Main Body	Accent	Trim
1			
Sherwin Williams Color	SW7006 Extra White	SW 7527 Nantucket Dune	SW 7641 Colonnade Gray
Munsell Color Number	H: 10P V:9 C:1	H:10HR V:8 C:2	H:10YR V:8 C:1
2			
Sherwin Williams Color	SW 6148 Wool Skein	SW 7551 Greek Villa	SW7006 Extra White
Munsell Color Number	H:5Y V:8 C:1	H:10YR V9 C:1	H: 10P V:9 C:1
3			
Sherwin Williams Color	SW 7527 Nantucket Dune	SW 7551 Greek Villa	SW Canoe 7724
Munsell Color Number	H:10HR V:8 C:2	H:10YR V9 C:1	H:7.5YR V:6 C:4
4			
Sherwin Williams Color	SW 6672 Morning Sun	SW 7008 Alabaster	SW7006 Extra White
Munsell Color Number	H:10HR V:8 C:2	10YR V:9 C:1	H: 10P V:9 C:1
5			
Sherwin Williams Color	SW 7641 Colonnade Gray	SW6015 Divine White	SW 7541 Grecian Ivory
Munsell Color Number	H:10YR V:8 C:1	10YR V:9 C:1	H:5Y V: 8 C:1
6			
Sherwin Williams Color	SW 6421 Celery	SW 7008 Alabaster	SW 7541 Grecian Ivory
Munsell Color Number	H:10Y V:8.5 C:2	10YR V:9 C:1	H:5Y V: 8 C:1
7			
Sherwin Williams Color	SW 6232 Misty	SW 7551 Greek Villa	
Munsell Color Number	H:5PB V:8 C:1	H:10YR V9 C:1	

8			
Sherwin Williams Color	SW 6155 Rice Grain	SW 7008 Alabaster	SW 6147 Panda White
Munsell Color Number	H:2.5Y V:8 C:2	10YR V:9 C:1	
9			
Sherwin Williams Color	SW 7571 Casa Blanca	SW 7551 Greek Villa	SW6015 Divine White
Munsell Color Number	H:7.5YR V:8 C:2	H:10YR V9 C:1	10YR V:9 C:1
10			
Sherwin Williams Color	SW 6163 Grassland	SW 7008 Alabaster	SW 6147 Panda White
Munsell Color Number	H:2.5Y V:8 C:2	H:10YR V:9 C:1	
11			
Sherwin Williams Color	SW 6218 Tradewind	SW 7008 Alabaster	SW 6126 Navajo White
Munsell Color Number	H:5B V:8 C:1	H:10YR V:9 C:1	H:2.5Y V:8.5 C:2
12			
Sherwin Williams Color	SW 7551 Greek Villa	SW 6086 Sand Dune	SW 6088 Nuthatch
Munsell Color Number	H:10YR V9 C:1	H:7.5YR V:7 C:2	H:5YR V:5 C:4
13			
Sherwin Williams Color	SW 7005 Pure White	SW 6003 Proper Gray	SW 6004 Mink
Munsell Color Number	H:10R V:9 C:1	H:5R V:7 C:1	H:5YR V:5 C:1
14			
Sherwin Williams Color	SW 7036 Accessible Beige	SW 7008 Alabaster	SW 7038 Tony Taupe
Munsell Color Number	H:10YR V8 C:1	H:10YR V:9 C:1	H:10YR V:7 C:2

15			
Sherwin Williams Color	SW 6162 Ancient Marble	SW 7551 Greek Villa	SW6015 Divine White
Munsell Color Number	H:5Y V:8 C:1	H:10YR V9 C:1	10YR V:9 C:1
16			
Sherwin Williams Color	SW 7014 Eider White	SW 7008 Alabaster	SW 7023 Requisite Gray
Munsell Color Number	H:5YR V:9 C:1	H:10YR V:9 C:1	H:5YR V:7 C:1
17			
Sherwin Williams Color	SW 2833 Roycroft Vellum	SW 7008 Alabaster	SW 2813 Downing Straw
Munsell Color Number	H:2.5Y V:8.5 C:2	H:10YR V:9 C:1	H:2.5Y V:7 C:4
18			
Sherwin Williams Color	SW 6072 Verstile Gray	SW 7551 Greek Villa	SW6015 Divine White
Munsell Color Number	H:2.5Y V:8 C:2	H:10YR V9 C:1	10YR V:9 C:1
19			
Sherwin Williams Color	SW 7628 Windfresh White	SW 7551 Greek Villa	SW6015 Divine White
Munsell Color Number	H:5Y V:8.5 C:1	H:10YR V9 C:1	10YR V:9 C:1
20			
Sherwin Williams Color	SW 7631 City Loft	SW 7551 Greek Villa	SW 6072 Verstile Gray
Munsell Color Number	H:5R V:9 C:1	H:10YR V9 C:1	H:2.5Y V:8 C:2
21			
Sherwin Williams Color	SW 7678 Cottage Cream	SW 7551 Greek Villa	SW6015 Divine White
Munsell Color Number	H:5R V:9 C:1	H:10YR V9 C:1	10YR V:9 C:1
22			

Sherwin Williams Color	SW 7013 Ivory Lace	SW 7551 Greek Villa	SW 7013 Ivory Lace
Munsell Color Number	H: V: C:	H:10YR V9 C:1	H: V: C:
23			
Sherwin Williams Color	SW	SW	SW
Munsell Color Number	H: V: C:	H: V: C:	H: V: C:
24			
Sherwin Williams Color	SW	SW	SW
Munsell Color Number	H: V: C:	H: V: C:	H: V: C:
25			
Sherwin Williams Color	SW	SW	SW
Munsell Color Number	H: V: C:	H: V: C:	H: V: C:

SECTION E - LANDSCAPE STANDARDS

1. BACKGROUND
2. LANDSCAPE DESIGN STANDARDS AND GREENSPACE REQUIREMENTS
3. TREE PROTECTION, AND PRESERVATION
4. TYPICAL LANDSCAPE ZONES & BUFFERING
5. IRRIGATION
6. MAINTENANCE
7. TOPIARIES
8. SWIMMING POOLS
9. LANDSCAPE LIGHTING
10. RECOMMENDED PLANT PALETTE

SECTION E - LANDSCAPE STANDARDS

1. BACKGROUND

The single-family neighborhoods of Pelican Bay have a well-established mature landscape, both in the public spaces as well as private. The most unique feature found in each of the Neighborhoods is the mature canopy of shade and flowering trees, with a mixed variety of palms. Many of the Neighborhoods are defined by other distinct features such as lake & golf views, decorative paver roads & driveways, signage, lighting, and parks.

The landscape should be carefully designed and detailed to heighten one's sense of nature as well as to promote health of the plant species within Pelican Bay. Owners must comply with up to date Florida friendly landscaping guidelines. Detailed information can be found on their website [at http://www.floridayards.org](http://www.floridayards.org).

The level of plantings will depend upon several factors including the individual characteristics of each lot as well as the amount of existing plants on the lot that can be preserved. Landscape plantings must be commensurate with the appearance and style of the dwelling and be consistent with Pelican Bay requirements. Each Lot will be evaluated individually during design review process to ensure that adequate plantings exist or will be installed.

Single Family Residential Landscape Design Guidelines

2. LANDSCAPE DESIGN STANDARDS

The principal objective of these Design Guidelines is to ensure that landscape for new Dwelling Units, infill construction, additions and alterations is compatible with the existing established surrounding Neighborhood. The intent is to encourage landscape design which enhances the unique architecture of each Dwelling Unit, respects the general character of the street, and immediate site context and emphasizes simple massing of like plants in composition with a balance of trees, palms, green, foliar color and flowering shrubs and ground covers. Landscape plans must be submitted for written approval in accordance with Section 'B' of these Guidelines. No less than forty-five (45%) of the Lot shall consist of undeveloped, green space - meaning land that is partly or completely covered with mulch, grass, trees, shrubs or other vegetation. If pervious and sand set pavers are used, a twenty (20%) discount will be given for calculating the Impervious Calculation pertaining to the Stormwater Management Plan only.

Greenspace Requirements

- No less than forty-five percent (45%) of the lot shall consist of undeveloped greenspace, meaning land that is partly or completely covered with grass, organic mulch, trees, shrubs, or other vegetation.
- Grass, artificial turf (as first approved by the DRC), or any other material used between pavers on driveways, walkways, pathways, decks, pool decks, etc., should not be included in the greenspace calculation nor should it be considered as greenspace area when calculating the greenspace percentage.

The Foundation may, in its sole discretion, require additional landscaping on corner Lots, Lots with unusual site conditions or properties that may significantly impact the golf course. Ideally, residential landscapes should provide a backdrop of native plantings, while incorporating Xeriscape principles to facilitate water conservation. It is the desire of the Foundation that the landscape reflect the same level of permanence, quality and elegance as the architecture.

The Landscape Architect shall examine the existing side yard landscapes of previously developed adjacent Lots and the proposed landscape design shall be coordinated with such existing landscape. The buffering of views between neighboring Dwelling Units and from the golf course, street or any adjoining open space

corridors shall be addressed in any landscape plans submitted to the Foundation. Open views into windows, patios, and pool areas from beyond the Lot boundaries shall be avoided. The Owner is strongly encouraged to separate all outdoor living areas from adjoining Lots or open space corridors by establishing a vegetative screen with a height minimum of five feet with appropriate plant materials that will achieve 75% opacity within one year after installation. Side lot line hedges are required adjacent to the Dwelling Unit or portion thereof. Any hedge material installed along the rearmost 50 feet of each side lot line may be required to be maintained at a maximum height of 4 feet to preserve views from adjacent lots.

The elevations of Dwelling Units shall have enough landscaping to screen all blank walls and large roof sections. All screening walls or fences shall have associated landscape planting in the form of continuous shrubs and/or vines. Minimum height of plantings on screening walls or fences shall be 4 feet.

Layered Plant Masses

- Shrub and ground covers are to be planted in mass and layered by size from largest (+/- 48 inches) to smallest (+/-6 inches) from the Dwelling Unit out and from side property lines in.
- Shrub and ground cover masses are encouraged to alternate between green and foliar color and green and flowering in composition in order to highlight the unique characteristics of each plant group and limit visual busyness.

Shade vs Sun Plant Selection

- Shade Plantings - Take advantage of preserved or created mature canopy microclimate for shade mass plantings and incorporate tropical green shrubs and ground covers in composition with shade color foliar and flowering plants.
- Full Sun Plantings- In full sun areas, incorporate layered masses of green shrubs and ground covers in composition with flowering and color foliar plants.

Balance of Trees and Palms

- Palms are encouraged to accentuate and reinforce the architectural character and massing of the primary façade at the primary entry and where vertical features are prominent. Consideration must be given to the right palm for the right place given proximity to the structure, utilities and hardscape areas with smaller palms closer to the Dwelling Unit and larger palms out in the landscape.
- Trees are encouraged to provide a broad, horizontal canopy form in the landscape to juxtapose the vertical form of the palms with smaller, courtyard scale trees in close proximity to the architecture and hardscape areas and larger shade/canopy trees out in the landscape.

3. TREE PROTECTION AND PRESERVATION

The principle objective of these tree protection and preservation guidelines is to preserve the existing mature shade and flowering trees within the community to the greatest extent possible, valuing them as a primary asset of this established community and to preserve the unique character of the existing surrounding Neighborhood.

Guidelines for Tree Protection

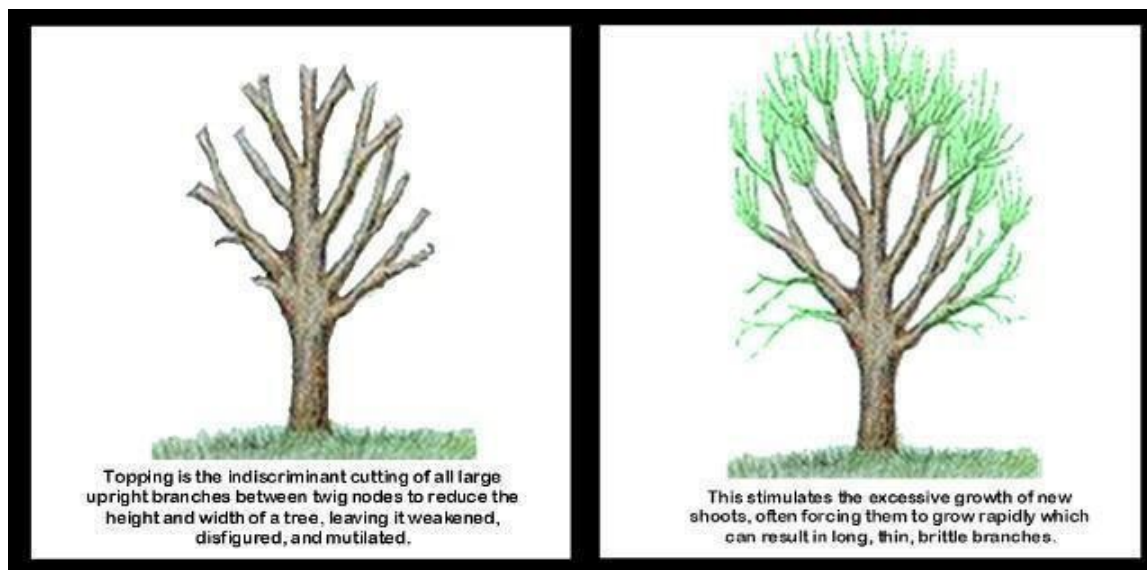
Prior to land clearing, all trees that are proposed to be removed shall be marked with red flagging and barricades shall be erected around trees proposed to be protected. All barricades shall remain in place in good condition throughout construction. The movement of equipment or the storage of equipment, material, debris or fill shall not be permitted within the tree's protective barrier. The cleaning of equipment or material or the storage or disposal of waste materials such as paint, oil, solvent, asphalt, concrete or mortar shall not be permitted within the drip line of any tree or group of trees. No damaging attachment wires, signs or permits shall be fastened to any tree.

Barricades shall be constructed with two by four posts and two rails of three-inch-wide, seven-mil thick polyethylene tape of a high visibility color. Elevation changes within the protective perimeter of the tree shall be avoided where possible. Retaining walls and root pruning shall be required to minimize the disturbance of the tree's root structure. Roots shall be severed by clean pruning cuts utilizing root pruning equipment or by hand digging a trench and cutting the roots with a chain saw. Root pruning shall be required to a minimum depth of twelve inches below the depth of disturbance. Root pruning will not be required for utility lines that are installed by tunneling or directional bore through the root zone.

Guidelines for Tree Trimming

Canopy trees shall only be pruned to promote healthy, uniform, natural growth of the vegetation. The Owner shall be responsible for the continued maintenance and upkeep of all required trees so as to present a healthy plant in a condition representative of the species. A tree's growth habit shall be considered in advance of conflicts which might arise (i.e. views, overhead power lines, lighting, sidewalks, buildings and similar conflicts).

No more than 25% of the leaf surface of the tree may be removed at a time. Trees shall not be severely pruned or topped in order to permanently maintain growth at a reduced height or spread. Severely pruned trees shall be replaced by the Owner. In the event the Director of Covenants determines that a tree has been improperly pruned, the Owner shall hire an arborist to certify that the tree is healthy or shall replace the tree pursuant to the Design Guidelines.



Guidelines for Tree Removal and Replacement

No tree shall be removed without the prior written approval of the Foundation in accordance with Section 'B' of these Guidelines. To obtain approval to remove, replace or add trees to any Lot in Pelican Bay, the Owner shall submit drawings, details and photographs to the Director of Covenants prior to commencing any work on the project. A written recommendation from a Certified Arborist is required.

Trees presenting a safety hazard and emergency may require removal before obtaining written approval. The Foundation will work with Owners in these emergency situations.

The removal of trees larger than 6-inch caliper shall require the approval of the Foundation, unless a written assessment by a Certified Arborist is submitted to the Director of Covenants in advance, and that the Director of Covenants concludes that removal is justified.

In some instances, a tree can be removed without replacement if doing so adds benefit to existing trees or surrounding landscape. The Director of Covenants will expect a reasonable explanation for those trees not planned for replacement.

Tree stumps must be ground out to 12 inches below grade and the area restored with sod or plantings. All portions of the tree - wood chips, limbs, trunk, leaves, etc. must be removed from the Lot and disposed of properly.

Replacement/Adding Additional Trees

Plant the tree(s) so that installation and future maintenance can be performed from within the Lot lines. Encroaching onto a neighbor's Lot, the Foundation common area, or golf course is prohibited. Keep in mind that the air space at the Lot line is owned by that property Owner. Neighboring property Owners have the right to trim and/or remove that portion of the tree or any other landscape materials that extend onto their Lot.

Trees shall be replaced as follows:

Existing Tree Size	Required Min. Caliper Replacement
4" – 15" D.B.H.*	4inches
16" – 30" D.B.H.*	6 inches
Over 30" D.B.H.*	7 inches

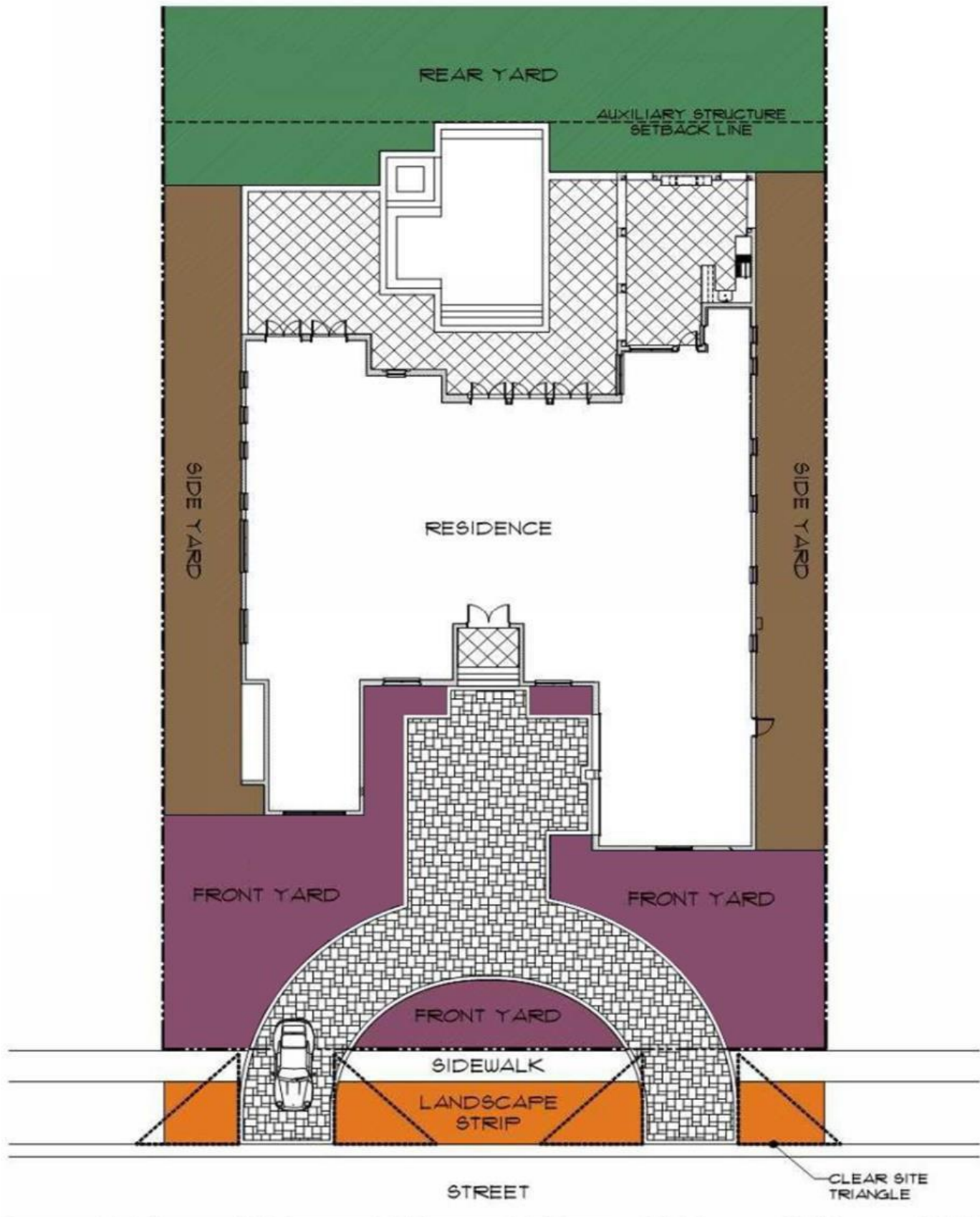
*(D.B.H. – diameter at breast height)

The required replacement tree or trees shall be of like species or an alternative species approved based upon consideration of the Lot conditions (e.g., presence of overhead power lines). The replacement trees shall not be less than 16 feet in overall height, 6-inch caliper with a minimum 6-foot spread. Palms shall be a minimum of 10-foot clear trunk or palms shall otherwise meet or exceed the "Florida Department of Agriculture, Grades and Standards for Nursery Stock, Florida Number one Grade," as the same may be amended from time to time. Native trees are encouraged.

4. TYPICAL LANDSCAPE ZONES AND BUFFERING

The principal objective of defining typical landscape zones is to provide parameters for planting design in various areas of the typical residential site for general design direction to ensure that landscape for new Dwelling Units, infill construction, additions and alterations is compatible with the existing established surrounding Neighborhood. All landscape zone regulations shall be in accordance with the PUD and Collier County Land Development Code (LDC).

Figure 1 – landscape zones plan



Typical Landscape Zones

All landscape zone regulations shall be in accordance with the PUD and the following:

Landscape Strip

- The landscape strip adjacent to the street should only be planted with low groundcovers (not to exceed 18 inches), annuals and/or sod. Plantings around driveway entrances must not obstruct clear sight triangle views to/from the street for both vehicles and pedestrians.
- Identify minimum safe sight distance triangle at both sides of the driveway, on all driveway access points. Two sides of the triangle shall extend 10 feet each way from the point of intersection from the edge of pavement and the right of way line.

Front Yard

- Required minimum of two canopy street trees per front yard.
 - Street trees must be a canopy tree. Palms are not considered street trees. Existing canopy trees may be counted towards street tree requirement.
 - Street trees must be located along the front of the property internal to the lot within a distance of 15' from the property line and shall be evenly distributed along the street frontage.
 - Corner lots must have two street trees on each street frontage of the property.
 - Street trees may be counted towards the required Collier County code of 1 tree per 3000 SF of pervious open space lot requirement.
- Provide a 60:40 Ratio of shrub beds to sod.
- Provide foundation shrubs, 3-gallon minimum.
- Provide shrub and ground cover plantings in masses that layer out from the Dwelling Unit from larger to smaller. Alternate green plants with color foliar and flowering plants.
- Provide palms and/or trees to highlight architectural features such as the entry, two story elements and to soften blank walls while taking into account the lot size, existing trees, etc.
- Provide small scale palms and/or trees to provide human scale, enhance the architecture and provide sense of entry.
- No shrubs shall exceed 4 feet in height with the exception of hedges which may not exceed 6 feet in height.
- Where applicable, use vines attached with wire to enhance blank walls and/or over garage doors, on pergolas, etc.

Side Yards

- Provide a plant bed to sod ratio of 50:50.
- Privacy hedges must be 48 inches height minimum at time of planting and be maintained no higher than 6 feet in height over time.
- If first floor privacy is desired, utilize small trees, hedges (6-foot maximum height), multi-trunk palms or a combination thereof to provide desired privacy.
- If second floor privacy is desired, utilize vertical form trees, solitary palms, clusters of palms, multi-trunk palms or a combination thereof to provide desired privacy.
- On Lots with side yards that abut road rights of way, utilize hedges (6-foot maximum height), trees, solitary palms, clusters of palms, multi-trunk palms, layers of shrubs and ground covers or a combination thereof to provide desired privacy. The face of hedges must be set back a minimum of six (6) feet from the right of way line and have shrub and groundcover layers on the street side. Meandering alignment is encouraged.
- Due to potential shady conditions in side yards, the use of coquina shell, granite gravel, granite screenings, decorative rock, and/or mulch are acceptable. The use of metal edging to secure and contain these materials is encouraged. These areas must not go beyond the side yard zone and the first 3 feet in from the Lot line must contain plantings to visually buffer from adjacent neighbors, rear and street views.
- Screening of walls/fences (See section "D", Architectural Standards, Architectural Components)
- Screening of trash enclosures (See section "D", Architectural Standards, Architectural Components)
- Screening of equipment (See section "D", Architectural Standards, Architectural Components).

Rear Yards

- Provide a 40:60 ratio of shrubs beds to sod.
- Provide palms and/or trees to soften corners of pool enclosures and/or architecture. These trees/palms should complement the character/style of the architecture as well as the front yard landscape, creating a cohesive design.
- On Lots with rear yard golf course, lake or other amenity area views, shrub and ground cover plantings may not exceed 36-inch height beyond the rear auxiliary structure setback line.
- On Lots with rear yard golf course, lake or other amenity area views, trees and palms must have a minimum of 10 feet clear trunk when beyond the rear auxiliary structure setback line.
- On Lots with rear yards that abut road rights of way, commercial properties or other residential lot rear yards, utilize hedges, trees, solitary palms, clusters of palms, multi- trunk palms, layers of shrubs and ground covers or a combination thereof to provide desired privacy. These buffers have no height restrictions with the exception of those which may be dictated by the presence of utilities such as overhead wires or those which abut road rights of way.
- If pool and patio area privacy is desired, within the axillary structure setback area, hedges (6-foot maximum height), small trees, multi-trunk palms or a combination thereof may be utilized to provide the desired privacy.
- Provide shrub and ground cover plantings in masses that layer out from the rear of the Dwelling Unit and the pool area from larger to smaller and from the side yards in from larger to smaller. Encourage alternating of green plants with color foliar and flowering plants.
- Planting within pool enclosures and/or pool deck areas is encouraged.
- Screening of patios and decks (See section “D”, Architectural Standards, Architectural Components)
- Screening of sculptures (See section “D”, Architectural Standards, Architectural Components)

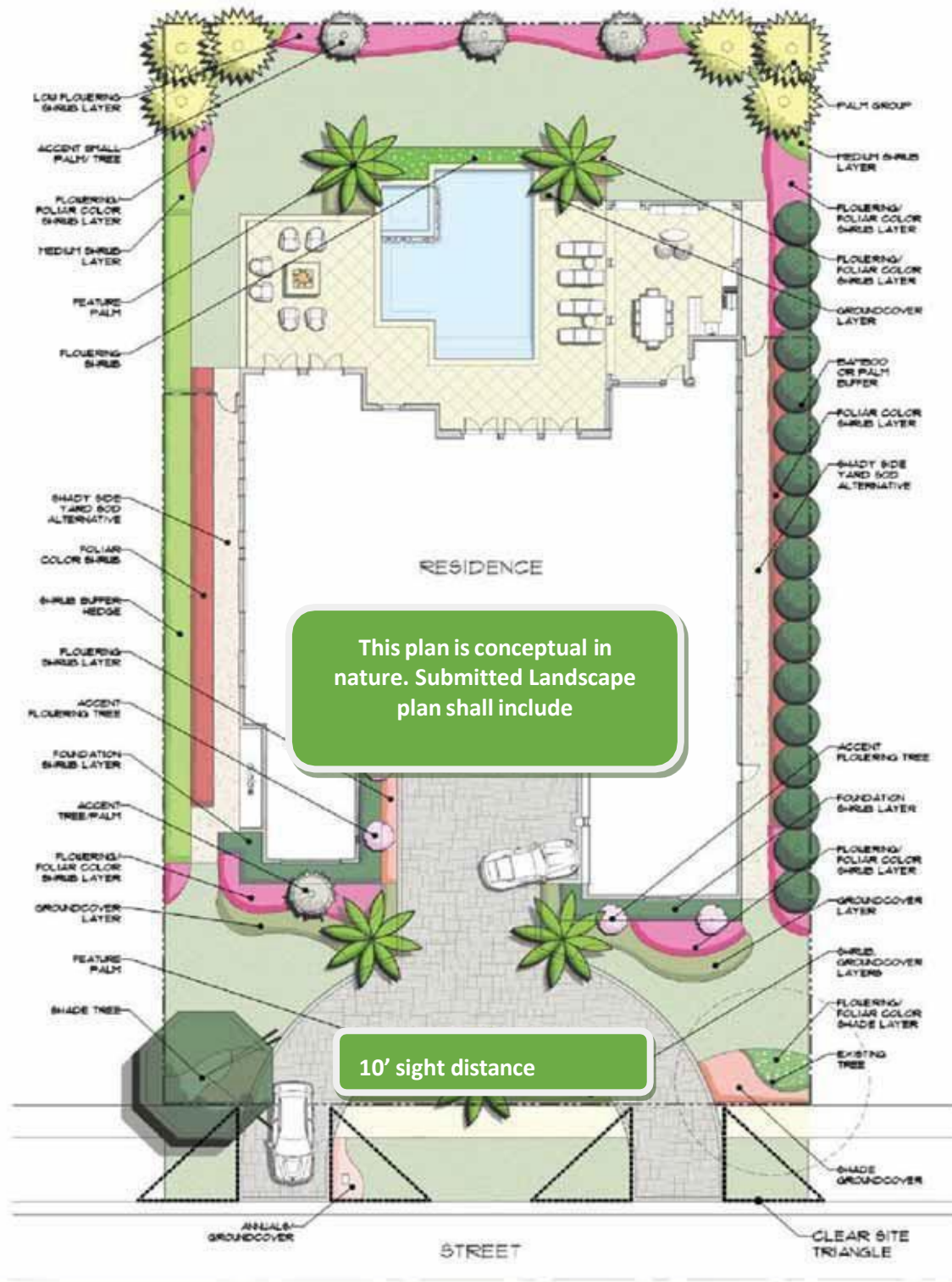
NOTE: If not specifically noted in these Guidelines, please follow the Collier County Guidelines for Landscaping and Code Required plantings.

Buffering

Any buffer landscape shall not restrict existing neighboring views of the golf course, lake or any Foundation recreational amenity. When disputes arise over views obstructed by landscaping, neighbors are expected to make every effort to come to agreement among themselves. The Foundation shall not be a party to such civil disputes and shall have no liability whatsoever to any Owner for the Foundation’s approval of proposed landscaping that obstructs the view of another Owner. For purposes of these Design Guidelines, “view” means a range of sight, distance or panoramic in nature, from the primary living area of a Dwelling Unit.

Figure 3 - Conceptual Planting Plan

A conceptual planting plan may be submitted for discussion at the pre-application meeting. However, a full, complete landscape plan set shall be submitted for the review process.



5. IRRIGATION

All landscape areas shall be provided with a functioning automatic underground irrigation system. By law, automatic irrigation systems must have a functioning rain sensor or other device to bypass irrigation if adequate moisture is present. Licensed contractors are required by law to install, repair, or replace these control devices if they are not installed and working properly before doing any other work on an irrigation system.

Irrigation must be provided to the back of curb of the adjacent street and to the side and rear Lot lines of the Lot. Irrigation system shall have separate zones for landscape bed areas and for sod areas. No private wells will be permitted and no use of lake water for irrigation of Lots is permitted. All irrigation systems must be of an underground automatic type with time clocks and other related equipment screened from view. Any irrigation water usage on or originating from the Lot shall be in accordance with the current SFWMD, County, or City irrigation restrictions or Florida Friendly Landscape and Waterwise Irrigation Guidelines. Any violation of any applicable requirements shall be the responsibility of the Owner.

6. MAINTENANCE

All Lot landscaping and irrigation systems shall be maintained by the Owner in a manner consistent with the Community Wide Standards of Pelican Bay. Lot landscaping, drainage, and irrigation maintenance responsibility will be to the curb for all Lots and to the edge of water for all lake fronts. Fertilization application shall be in accordance with current Collier County regulations.

7. TOPIARIES

Pruning trees or shrubs into odd irregular shapes is prohibited except for hedges and individual pieces. All pruning shall be done in accordance with Natural Arborist's Standards. No topping or hat racking of trees is allowed.

8. SWIMMING POOLS

Any swimming pool to be constructed on any Dwelling Unit shall be subject to the requirements of the Foundation (See section "D", Architectural Standards, Architectural Components). Pool dewatering directly into storm drains or water bodies is strictly prohibited.

9. LANDSCAPE LIGHTING

Outdoor landscape lighting shall be low voltage, LED, with 300 lumens maximum per fixture and no more than 3,000 Kelvins. All exterior lighting shall be designed and installed to prevent glare and light trespass over Lot lines. In addition, such lighting shall be designed and arranged as to shield public roadways and all other adjacent properties from direct glare or hazardous interference of any kind. Up-lighting shall be limited to palms, canopy trees and on walls and facades of the Owner's Dwelling Unit. Path lights shall illuminate pathways, edge or hardscape and driveway areas. A landscape lighting plan shall be submitted for review and include fixture layout, fixture schedule, and images of each proposed light fixture.

10. RECOMMENDED PLANT PALETTE

The plant palette provided herein is not meant to be all inclusive and has been compiled to provide great design flexibility while maintaining an identifiable character which is compatible with the existing established surrounding Neighborhood while emphasizing current trends and hardy plants. Plants that are not included in this list may be considered for approval by the DRC on a case-by-case basis. All proposed landscape plant species not on the recommended plant palette shall be cross-referenced with the Florida Exotic Plant Council Website at www.fleppc.org to confirm no exotic invasive plants are planted on site.

Plant Palette Standards

All plant palette regulations shall be in accordance with the Regulating Documents and the following:

General – The intent of this recommended plant palette is to provide a variety of plant material choices to encourage landscape design which enhances the unique architecture of each Dwelling Unit, respects the general character of the street, and immediate site context and responds to a variety of shade and sun microclimates with a balance of trees, palms, green, foliar color and flowering shrubs and ground covers. Plants shall otherwise meet or exceed the "Florida Department of Agriculture, Grades and Standards for Nursery Stock, Florida Number one Grade," as the same may be amended from time to time.

Prohibited Species – The LDC Section 3.05.08, requires the removal and control of prohibited exotic species on most residential and commercial developments. The following list of invasive exotic plant species are strictly prohibited in Pelican Bay:

Acacia auriculiformis	Earleaf Acacia
Araucaria heterophylla	Norfolk Island Pine
Albizia lebbek	Womans Tongue
Casuarina species	Australian Pine
Colubrina asiatica	Air Potato
Leather Leaf	Carrotwood
Cupaniopsis anacardioides	Dioscorea bulbifera
Lygodium microphyllum	Climbing Fern
Melaleuca species	Punk Tree
Mimosa pigra	Catclaw Mimosa
Rhodomyrtus tomentosus	Downy Rosemyrtle
Schinus terebinthifolius	Brazilian Pepper
Syzygium cumini	Java Plum

For more information on identification and removal of invasive exotic plant species in Collier County, see <https://www.colliercountyfl.gov>

a Trees

- Canopy Trees - shall not be less than 16-feet in overall height, 6-inch caliper with a minimum 6-foot spread, Florida No. 1.
- All trees within 10 feet of hardscape edges to have root barrier installed.
- Small Accent Trees – shall not be less than 10 feet in overall height, 2-inch caliper with a minimum 4- foot spread, Florida No. 1.
- Ornamental Flowering Trees – shall not be less than 5 feet in overall height, Florida No. 1.

b. Palms

- Large, Solitary Palms (i.e., Royal Palm) – Minimum 10-foot clear trunk, Florida No. 1.
- Group Palms (i.e., Cabbage Palm) - Minimum 10-foot clear trunk, staggered heights (Unless set in soldier course, can be one height minimum 10-foot clear trunk), Florida No. 1, minimum 3 per group
- Small Scale Palms – Florida No. 1.

c. Tropical Accents

Tropical Accents – Minimum 7-gallon, 24-inch height at time of planting, Florida No. 1.

d. Shrubs

- Shrubs – Minimum 3-gallon, 18-inch height at time of planting, Florida No. 1.
- Privacy Hedges – Minimum 10-gallon, 48-inch height at time of planting, Florida No. 1.
- Screening Hedges – Utility Pads/AC – Minimum 10-gallon, 36-inch height at time of planting, Florida No. 1.

e. Ground Covers

Minimum 1-gallon, Florida No. 1.

f. Vines

- Minimum 7-gallon, 6-foot trellis, Florida No. 1.
- To be removed from nursery trellis and attached to architecture with silicone sealed/anchored stainless pins and wire armature.
- Grid or diamond wire patterns are encouraged for detail and interest.

11. Artificial Turf

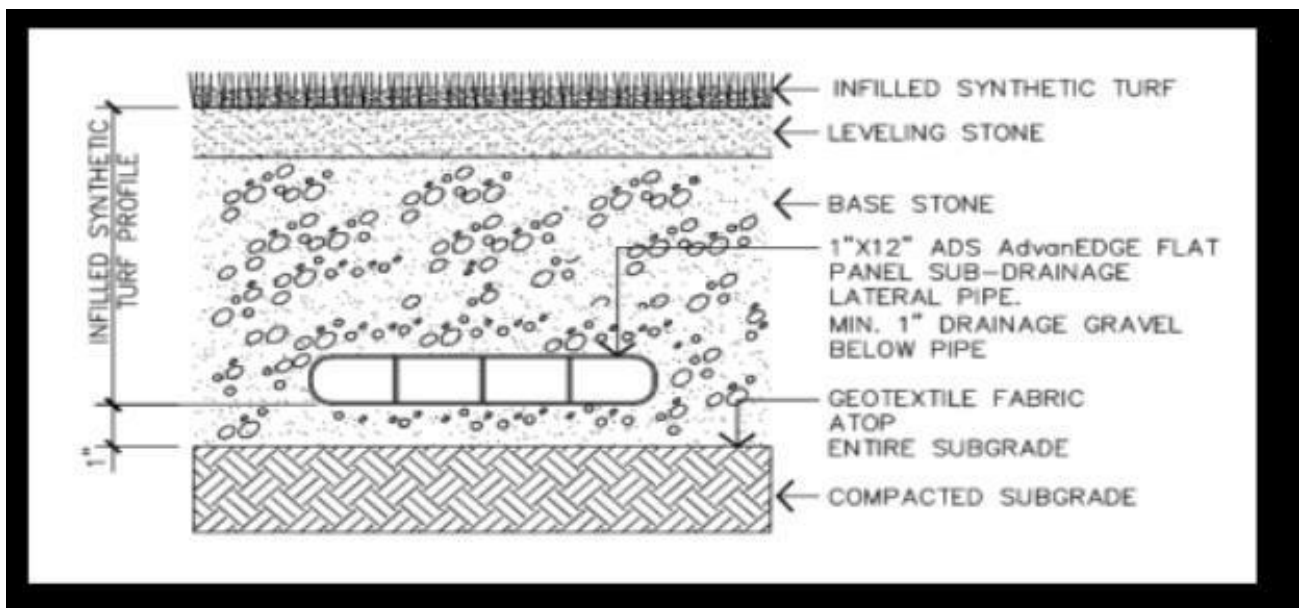
Installation of any artificial turf requires prior approval from the DRC. The DRC retains discretion to deny any request for installation of artificial turf based upon the unique circumstances of each request. All requests will be evaluated on a case-by-case basis.

Artificial turf (as first approved by the DRC), grass or any other material used between pavers on driveways, walkways, pathways, decks, pool decks, etc., should not be included in the greenspace calculation nor should it be considered as greenspace area when calculating the greenspace percentage.

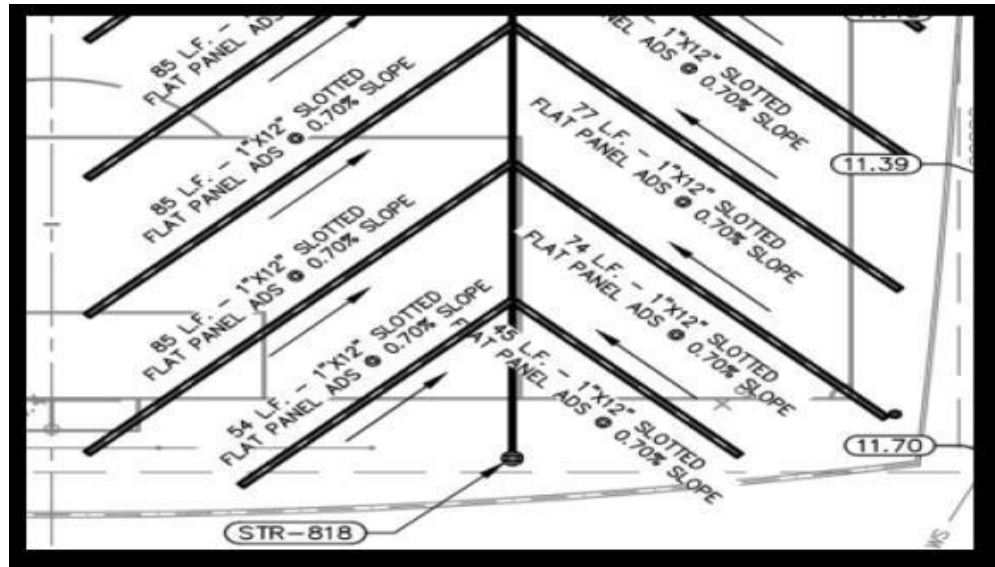
However, to increase the likelihood of DRC approval, owners who want to install artificial turf are encouraged to meet the following objectives:

- a. Acceptable artificial turf surface fibers include Polyethylene (PE) Polypropylene (PP), Nylon (PA) with a minimum 6-year (Nylon (PA)) and 8-year (PE & PP) manufacturer warranty against UV degradation (fading and discoloration) and the style and color selection must compliment other adjacent natural lawn and landscaped grass within the Community. The artificial turf product must be made of polyethylene and have a minimum face weight of 52oz per square yard, with a permanent backing. Acceptable backing materials include perforated, vertically draining, latex or polyurethane coated materials to provide optimum tuft bind and maximum permeability. Horizontally draining backings (no percolation vertically); are not acceptable because infill materials are prone to migrate into drainage systems. Acceptable infill materials will include but are not limited to recycled crumb rubber, acrylic coated silica sand, recycled PET bead lets, thermo-plastic elastomer coated silica sand, semi-round silica sand. Sub-angular silica sand may not be used as infill materials.

- b. Primary layer on native soil: non-woven, highly permeable soil stabilizing fabric for the soil type and conditions of the installation. Fabrics must be porous and not impede infiltration of normal watershed to appropriate drainage; see pre- vs post-construction infiltration testing requirements.
- c. The artificial turf color must be similar to the geographical area.
- d. Surfaces must appear seamless and edges must appear natural and well groomed.
- e. Front yard areas must retain a minimum of thirty percent (30%) of overall square footage as organic plant material such as planter beds, bushes, shrubs, etc. See DRC forty-five percent (45%) green space requirement set forth in Section E.2.
- f. If an artificial turf area will meet a neighboring natural grass area, it must be separated with a barrier of at least 4" of hardscape per manufacturer's recommendations and specifications (i.e. curb transition) or a planter consisting of organic plant material.
- g. Professional installation is recommended.
- h. All installations must include a weed barrier and a properly prepared aggregate base for drainage as well as adequate infill system to ensure the fibers stand upright (typical accepted coverage depth is ½-inch of fiber exposed).
- i. The total artificial turf area proposed may be counted as pervious for purposes of calculating the impervious surface coverage pertaining to the stormwater management plan (see Section D.7.) and as green space (see Section E.2.) if the following requirements are met:
 - (i) A permeable base and underdrain system is installed per manufacturers or engineer's recommendations and specifications. Details shall be provided to the DRC for review and approval.
 - (ii) An infiltration test shall be required prior to and after the installation of artificial turf to confirm infiltration rates are greater than or equal to pre-development conditions. This includes synthetic turf installed with manufacturer's recommendations that have no engineered base or stormwater collection/ treatment system. The pre-development test must be submitted with the initial permit application process. The post-development test must be included with the record drawing submittal.
 - (iii) Permeable base material and drainage system design shall be signed and sealed by a licensed Engineer.



Typical synthetic turf section w/ underdrainage system / laterals.



Typical synthetic turf plan view with drainage laterals.

Once approved by the DRC as pervious, the Owner shall agree to provide the DRC, no less than once every five (5) years, written proof of proper maintenance of the artificial turf per the manufacturer's guidelines. In the event an Owner fails to provide the foregoing within thirty (30) days of written request from the DRC, the DRC may, at the Owner's sole cost and expense, arrange to have an infiltration test performed to confirm infiltration rates are greater than or equal to pre-development conditions. The following must be submitted to the DRC prior to or simultaneous with the submission of the documents required in Step 3 of the Design Review Process (see Section B.7.):

1. A 12"x12" sample of the product including model name and style;
2. complete product specification sheet from the manufacturer;
3. the manufacturer's warranty on the product being submitted;
4. photo(s) of the area to be covered by the artificial grass;
5. Plans, specifications for installation, engineered base design/sections; and
6. Pre-development infiltration test for all areas of requested turf coverage.

Once installed, artificial turf must be cleaned as necessary and periodically groomed to maintain its appearance. Artificial turf products may be inspected by the DRC, as determined by the DRC from time to time to ensure the aesthetic properties are maintained and the fabric remains porous and does not impede infiltration of normal watershed to appropriate drainage. The DRC reserves the right to require replacement after the product life expectancy has been met, typically 15 years, or if the turf has failed to maintain its aesthetic integrity or if the fabric no longer remains porous.

All installations of artificial turf must appear natural at all times. Any deviation from a natural look due to improper installation or lack of maintenance will be in violation of these rules. Product improvements may occur at any time; the DRC will remain open to review new products and solutions as they be.

PLANT PALETTE

PELICAN BAY



PLANT PALETTE

SHADE & LARGE FLOWERING TREES

BOTANICAL, COMMON NAME

* *DENOTES FLORIDA NATIVE*

- BAUHINIA X BLAKEANA, HONG KONG ORCHID
- BULNESIA ARBOREA, VERAWOOD
- BUCIDA BUCERUS, SHADY LADY BLACK OLIVE
- *BURSERA SIMARUBA, GUMBO LIMBO
- CAESALPINIA GRANADILLO, BRIDALVEIL TREE
- CASSIA BAKERIANA, PINK SHOWER TREE
- CHORISIA SPECIOSA, FLOSS SILK TREE
- CALOPHYLLUM BRASILIENSE, BRAZILIAN BEAUTYLEAF
- CHRYSOPHYLLUM OLIVIFORME, SATIN LEAF
- *COCOLOBIA DIVERSIFOLIA, PIGEON PLUM
- *COCOLOBIA UVIFERA, SEAGRAPE TREE
- DELONIX REGIE, ROYAL POINCIANA
- ELAEOCARPUS DECIPIENS, JAPANESE BLUEBERRY
- *ILEX X ATTENUATA 'EAST PALATKA', EAST PALATKA HOLLY
- JACARANDA MIMISOFLIA, JACARANDA
- JUNIPERUS VIRGINIANA SILICICOLA, SOUTHERN RED CEDAR
- *MAGNOLIA GRANDIFLORA, SOUTHERN MAGNOLIA
- PANDANUS UTILIS, SCREW PINE
- *PINUS ELLIOTTII 'DENSE', SOUTH FLORIDA SLASH PINE
- *SWIETENIA MAHOGANI, MAHOGANY
- TABEBUIA CARAIBA, SILVER TRUMPET TREE
- TABEBUIA IMPETIGINOSA, PURPLE TABEBUIA TREE
- TABEBUIA HETEROPHYLLA, PINK TRUMPET TREE
- *TAXODIUM DISTICHUM, BALD CYPRESS
- *QUERCUS VIRGINIANA, LIVE OAK
- *QUERCUS LAURIFOLIA, LAUREL OAK
- FRUIT TREE VARIETIES

PLANT PALETTE

PALM TREES

BOTANICAL, COMMON NAME

* ***DENOTES FLORIDA NATIVE***

- ADONIDIA MERRILLII, CHRISTMAS PALM
- *ACOELORRHAPHE WRIGHTII, PAUROTIS PALM
- BISMARCKIA NOBILIS 'SILVER', BISMARCK PALM
- CHAMAEDOREA CATARACTARUM, CAT PALM
- CHAMAEDOREA ELEGANS, PARLOR PALM
- CARYOTA MITIS, FISHTAIL PALM
- CHAMAEROPS HUMILIS, EUROPEAN FAN PALM
- *LEUCOTHRINAX MORRISII, KEYS THATCH
- COCOS NUCIFERA, COCONUT PALM
- COPERNICIA ALBA, CARANDAY PALM
- DYPsis LUTESCENS, ARECA PALM
- DYPsis CABADAE, CABADA PALM
- HOWEA FORSTERIANA, KENTIA PALM
- HYOPHORBE LAGENICULIS, BOTTLE PALM
- LICUALA GRANDIS, LICUALA PALM
- LIVISTONA CHINENSIS, CHINESE FAN PALM
- PHOENIX CANARIENSIS, CANARY ISLAND DATEPALM
- PHOENIX DACTYLIFERA 'MEDJOL', MEDJOL DATE PALM
- PHOENIX SYLVESTRIS, SYLVESTER DATE PALM
- PHOENIX RECLINATA, SENEGAL DATE PALM
- PHOENIX ROEBELENI, PYGMY DATE PALM
- PTYCHOSPERMA ELEGANS, ALEXANDER PALM
- RAVENALA MADAGASCARIENSIS, TRAVELERS PALM
- *ROYSTONEA REGIA, FLORIDA ROYAL PALM
- RAPHS EXCELSA, LADY PALM
- *SABAL PALMETTO, CABBAGE PALM
- *THRINAX MORISSII 'SILVER', SILVER THRINAX PALM
- *THRINAX RADIATA, FLORIDA THATCH PALM
- VEITCHIA MONTGOMERYANA, MONTGOMERY PALM
- WODYETIA BIFURCATA, FOXTAIL PALM

PLANT PALETTE

TROPICAL ACCENTS

BOTANICAL, COMMON NAME

* ***DENOTES FLORIDA NATIVE***

- AGAVE SPP., SILVER AGAVE
- ALCANTAREA SPP., BROMELIAD VARIETIES
- ALPHINIA ZERUMBET, GINGER VARIETIES
- ALOCASIA ODORA 'CALIFORNIA', ELEPHANT EAR
- ALOCASIA MACROORRHIZA, PORTODORA
- BAMBUSIA MULTIPLEX, BAMBOO VARIETIES
- BROMELIAD NEOREGELIA, BROMELIAD VARIETIES
- BROMELIAD AECHMEA, BROMELIAD VARIETIES
- CANNA GENERALIS, CANNA LILY, VARIETIES
- CODIAEUM VARIEGATUM, CROTON VARIETIES
- CORDYLINE TERMINALIS, CORDYLINE VARIETIES
- CRINUM ASIATICUM, GREEN CRINUM LILY
- CYATHEA COOPERI, AUSTRALIAN TREE FERN
- DIOON SPINULOSUM, MEXICAN CYCAD
- DOMBEYA X SEMINOLE, TROPICAL ROSE HYDRANGEA
- GARDENIA JASM. 'MIAMI SUPREME', GARDENIA
- MONSTERA DELICIOSA, SWISS CHEESE
- PHILODENDRON VARIETIES, SPLIT LEAF, CONGO, ETC.
- SANSEVIERIA SPP., SNAKE PLANT VARIETIES
- STRELITZIA REGINAE, ORANGE BIRD OF PARADISE
- STRELITZIA NICOLAI, WHITE BIRD OF PARADISE
- FURCRAEA FOETIDA 'MEDIOPICTA', VARIEGATED FALSE AGAVE

PLANT PALETTE

SMALL ACCENT TREES

BOTANICAL, COMMON NAME

* ***DENOTES FLORIDA NATIVE***

- BRUGMANSIA VERSICOLOR, ANGEL TRUMPET TREE
- CAESALPINIA PULCHERRIMA, DWARF POINCIANA
- CALLISTEMON RIGIDUS, ERECT BOTTLEBRUSH
- *CLUSIA ROSEA, PITCH APPLE
- *CONOCARPUS ERECTUS SERICEUS, SILVER BUTTONWOOD
- *CORDIA SEBESTENA, ORANGE GEIGER
- *CORDIA BOISSIERI, WHITE GEIGER
- FILICIUM DECIPIENS, JAPANESE FERN TREE
- JATROPHA HASTATA, JATROPHA STANDARD TREE
- LAGERSTROEMIA INDICA 'MUSKOGEE' CRAPE MYRTLE
- LAGERSTROEMIA INDICA 'NATCHEZ', WHITE CRAPE MYRTLE
- LAGERSTROEMIA SPECIOSA, QUEEN CRAPE MYRTLE
- LIGUSTRUM JAPONICUM, WAX PRIVET
- MUSSEANA ERYTHROPHYLLA, MUSSEANDA TREE
- PARKINSONIA ACULEATA, JERUSALEM THORN
- PLUMERIA PUDICA, BRIDAL BOUQUET
- PLUMERIA SPP, FRANGIPANI VARIETIES
- TIBOUCHINA GRANULOSA, PURPLE GLORY TREE

PLANT PALETTE

SHRUBS

BOTANICAL, COMMON NAME

* ***DENOTES FLORIDA NATIVE***

SHRUBS (3 GALLON MINIMUM)

- ACALYPHA WILKESIANA, COPPER LEAF VARIETIES
- BEGONIA ODORATA 'ALBA', WHITE ANGEL BEGONIA
- BRASSAIA ARBORICOLA, DWARF SCHEFFLERA
- BRASSAIA ARBORICOLA 'TRINETTE', VAR. ARBORICOLA
- BOUGAINVILLEA VARIETIES
- VIBURNUM ODORATISSIMUM, SWEET VIBURNUM
- *CONOCARPUS ERECTUS SERICEUS, SILVER BUTTONWOOD •
- *CHRYSOBALANUS ICACO 'RED TIP', RED TIP COCOPLUM
- CLERODENDRUM SPECIOSIMEN, RED GLORY BOWER
- *COCCOLOBA UVIFERA, SEAGRAPE
- DURANTA ERECTA 'GOLD MOUND', GOLD MOUND
- GALPHEMIA GRACILIS, THRYALLIS
- FICUS MACROCARPA, GREEN ISLAND FICUS
- HAMELIA PATENS 'COMPACTA', DWARF FIREBUSH
- HIBISCUS SPP., HIBISCUS VARIETIES
- IXORA SPP., IXORA VARIETIES
- JASMINUM MULTIFLORUM, DOWNY JASMINE
- JASMINUM VOLUBILE, WAX JASMINE
- *LEUCOPHYLLUM FRUTESCENS, TEXAS SAGE
- *MUHLENBERGIA CAPILLARIS, MUHLY GRASS
- *MYRCIANTHUS FRAGRANS, SIMPSON'S STOPPER
- NERIUM OLEANDER 'ICE PINK', ICE PINK OLEANDER
- *ODONTONEMA STRICTUM, FIRE SPIKE
- *PSYCHOTRIA NERVOSA, WILD COFFEE
- RONDELETIA LEUCOPHYLLA, PANAMA ROSE
- *SERENOA REPENS, SILVER SWA PALMETTO
- THUNBERGIA ERECTA, KING'S MANTLE
- *TRIPSACUM FLORIDANUM, DWF. FAKAHATCHEE GRASS
- VIBURNUM SUSPENSUM, SANDANKWA VIBURNUM
- PHILODENDRON 'XANADU', XANADU PHILODENDRON
- *ZAMIA FLORIDANA, COONTIE

SHRUBS-PRIVACY HEDGES (48" HT MINIMUM)

- BRASSAIA ARBORICOLA, DWARF SCHEFFLERA
- CLUSIA GUTTIFERA, SMALL LEAF CLUSIA
- PODOCARPUS MACROPHYLLUS, PODOCARPUS

PLANT PALETTE

GROUNDCOVERS and VINES

BOTANICAL, COMMON NAME

* *DENOTES FLORIDA NATIVE*

GROUNDCOVERS (1 GALLON MINIMUM)

- ASPARAGUS DENSIFLORUS 'MYERS', FOXTAIL FERN
- ARACHIS GLABRATA, ORNAMENTAL PEANUT
- BULBINE FRUTESCENS 'ORANGE', BULBINE
- CARRISSA "EMERALD BLANKET", DWARF CARRISSA
- DISSOTIS PLUMOSA, TRAILING TIBOUCHINA
- ERNODEA LITTORALIS, GOLDEN CREEPER
- *ILEX VOMITORIA 'SCHILLINGS', DWARF YAUPON HOLLY
- JUNIPERUS CONFERTA, SHORE JUNIPER
- JUNIPERUS CONFERTA 'BLUE PACIFIC', BLUE PACIFIC JUNIPER
- LANTANA CAMARA, LANTANA VARIETIES
- *MIMOSA STRIGILLOSA, POWDERPUFF MIMOSA
- PHILODENDRON 'BURLEMARX', BURLE MARX
- PEPEROMIA OBTUSIFOLIA, BABY RUBBER PLANT
- PILEA MICROPHYLLA, ARTILLERY FERN
- MICROSORUM SCOLOPENDRIUM, WART FERN
- TRACHELOSPERMUM ASIATICUM, ASIAN JASMINE
- TULBAGHIA VIOLACEA, SOCIETY GARLIC

VINES (7 GALLON MINIMUM)

- BOUGAINVILLEA VARIETIES
- CLERODENDRON X SPECIOSUM, DELECTUM VINE
- CLERODENDRUM THOMASONIAE 'BLEEDING HEART'
- CLERODENDRON SPLENDENS, FLAMING GLORY BOWER
- MANDEVILLA, MANDEVILLA VINE
- PYROSTEGIA VENUSTA, MEXICAN FLAME VINE
- FICUS PUMILA, CREEPING FIG VINE
- PANDOREA JASMINOIDES 'ALBA', BOWER VINE
- PETREA VOLUBILIS, QUEEN'S WREATH
- THUNBERGIA GRANDIFLORA, LAVENDER SKY FLOWER
- TRACHELOSPERMUM JASMINOIDES, CONFEDERATE JASMINE

SECTION F - SIGNAGE STANDARDS

- 1. SIGNAGE STANDARDS**
- 2. SIGNAGE TYPE**
- 3. FLAGS AND FLAGPOLES**

SECTION F - SIGNAGE STANDARDS

1. SIGNAGE STANDARDS

“SIGN” means: any outdoor advertising display, billboard, poster, panel, bulletin, banner, pen and flag, placard, or similar item and all printed, painted, lettered, illuminated or figured devices, messages, structures of attention-getting devices used for outdoor advertising or devices intended for such purpose attached to or painted on any permanent or temporary building, structure, vehicle, or any other object, or to the ground by a post, footing, or other manner.

All signage must be approved in writing by the Foundation prior to fabrication or installation using the appropriate Design Review Application. Renderings of signage must be submitted with an application.

All signs must be in compliance with the Pelican Bay Planned Unit Development (PUD) (Section 2, Paragraph 2.16), the Collier County Land Development Code (Chapter 5, Section 5.06.00), Collier County Municipal Code and the Signage Regulations for Pelican Bay.

Copies of all approved local, county or state permits shall be provided to the Foundation as part of the Design Review process.

2. SIGNAGE TYPE

a. Construction Signs

- One sign may be erected and located upon the site under construction. Sign shall be located a minimum of 10 feet from any property line.
- Such sign shall be securely built and with a maximum sign area of four (4) square feet and a maximum height of six (6) feet.
- The sign must be painted white or beige color (color SW2207). Sign may include a color rendering of the building.
- No contractor, builder, or architect information may be included on this sign.
- All construction signs shall be removed prior to the issuance of a certificate of occupancy for the structure.

b. Monument Signs

- Where permitted, monument signs are limited to a maximum height of eight feet (8'). Height shall be measured from the lowest centerline grade of the nearest public or private right of way or easement to the uppermost portion of the sign structure.
- Monument signs must measure no more than 169" x 101" in total size (sign face area should be 132" x 86") with columns and caps no more than 18" x 84".
- Monument signs must be all aluminum structures with stucco finish, color SW 2207. Post caps to be constructed of structural foam with a stucco finish to match sign with white caps. See example attached.
- All lettering for signage must be non-illuminated letters and logos and must be flat cut 1/8"
- aluminum in Duranodic Bronze color. No colors for logos or lettering are permitted.
- If address numbers are required on monument signs, it shall be displayed in numerals or at least eight inches (8") high on the upper third portion of the sign face and shall not be covered by landscape or other appurtenances.
- Location of signs must meet all required set-back requirements.
- A landscaping area of no less than 100 square feet shall be provided around the base of the sign.

c. Directory Signs

- Directory signs are permitted for shopping centers and office complexes with 25,000 square feet or more of gross leasable floor area and which contains eight (8) or more independent businesses for single entrances on each public street.
- The directory sign must have a minimum of 4 and a maximum of eight (8) tenant names. Directory signs must use SW2207 for color and all lettering must be in Duranodic Bronze. Directional signs must match existing architectural theme on property.
- A landscaping area of no less than 100 square feet shall be provided around the base of the sign.

d. Building Signage and Lettering

- All building lettering shall be a minimum of two feet (2') and a maximum of four feet (4') in height.
- All lettering must use Duranodic Bronze color lettering.
- Lettering may be backlit, with white lighting, no neon may be used. Lettering should be fabricated using aluminum revers channel letters.

e. Signage Lighting

- Spot or floodlights shall be permitted only where such a spot or floodlight is non-revolving and said light shines only on the owner's premises or signs and away from any right-of-way.
- The use of accent lighting is prohibited on signs.
- Illuminated signs shall not be allowed facing residential uses unless the nonresidential use is separated from the residential use by an arterial or collector road.

f. Directional Signs

- All directional signs, parking signs, pole signs and bollards must be in the "verdigris" finish, have a three-inch (3") diameter fluted pole with round ball finial. Signage information should be within an 18" x 1" x 1" insert with white background and black lettering. Depending on the location the signs may be single faced, or double faced. (See example attached).
- Location of all directional signs must be in compliance with all local, county, and state ordinances.

g. Prohibited Signs - The following signs are expressly prohibited:

- Abandoned signs (signs for businesses out of operation more than 90 days);
- Signs in disrepair or illegible due to lack of maintenance;
- Rotating, flashing, animated or activated signs or displays;
- Signs in the right-of-way, unless permitted by the Transportation Department or erected by governmental agency;
- Billboards;
- Roof signs;
- Portable signs, including sandwich boards, sidewalk signs, and signs pulled by trailers;
- Snipe signs, made of any material commonly attached to utility poles, trees fences, fence posts, stakes, stick or other object located on public or private property;
- Wind signs, including balloons, streamers, banners, pennants, and whirligigs;
- Beacon Lights;
- Inflatable signs;
- Accent lights;
- Use of fluorescent signs or colors;
- Illuminated signs, neon or otherwise;
- Any sign which advertises an activity which is not conducted on the same site as the sign.

3. Flags and Flagpoles

- On single-family lots a flagpole should not exceed 22 feet in height above finished grade.
- Flagpoles in excess of 15 feet shall have the flagpole foundation or flagpole attachment design/ construction plan signed and sealed by a professional engineer licensed in the State of Florida. The design/construction plan shall indicate the maximum flag area that the flagpole is capable of supporting.
- All flagpoles shall have a minimum five-foot setback from all property lines.
- All flagpoles that are permitted must display their permit number at the base of the flagpole in, at minimum, ½ inch numerals.
- Commercial flags are prohibited. No logos, welcome, open, etc. are permitted. All necessary permits from the County are the responsibility of the owner.

SECTIONG - CONSTRUCTION GUIDELINES

1. CONSTRUCTION GUIDELINES



Construction Guidelines

The Pelican Bay Foundation, Inc. (the "Foundation") has prepared the following construction guidelines for property owners, whether individual, commercial and/or a Neighborhood Association (each an "Owner"). Because the guidelines are all-inclusive, not all portions of these construction guidelines apply to all projects. It is the responsibility of the property Owner to ensure that a copy of these guidelines is provided to all contractors, subcontractors, laborers, material suppliers and others working on the project. Questions about these guidelines should be directed to the Covenants Department (239) 596-6180, ext. 230. Terms not herein defined shall have the same meaning as provided for in the Design Guidelines.

Responsibility - It is the responsibility of the Owner to ensure that all contractors, subcontractors, laborers, material suppliers and others working on the project are qualified, properly licensed, and insured. Owners are responsible for making certain that any work performed on the project adheres to the plans and specifications approved by the Foundation's Design Review Committee. Any changes must first be approved by the Design Review Committee prior to commencing the work to implement the change. Owners are responsible for any fees associated with the design review process and for the costs incurred by the Foundation in enforcing the Design Guidelines and the Regulating Documents. Infractions may result in penalties/fines being assessed against the Owner, suspension of an Owner's privileges to use the Foundation Common Areas; a hold on the review and/or approval of any Design Review Application(s) submitted by the Owner, or the Owner's architect or contractor on behalf of the Owner, for any lot (not just the violating lot) owned by the Owner within the Pelican Bay community, as well as the cost to repair any damage to the Foundation's Common Area or adjacent property as a result of the construction work performed on the Owner's property.

Pre-Construction Meeting - Prior to starting construction, whether interior or exterior, the Owner shall contact the Covenants Department (239) 596-6180, ext. 230 to meet and discuss construction parking – on lot, offsite parking and shuttling workers and materials to the project site (a written plan must be submitted to the Foundation's Design Review Committee (the "DRC") for review), the dumpster and the port-o-let locations, location of underground utilities, perimeter fencing and gates, lot maintenance, and other information deemed relevant by the DRC. The property Owner shall use a line locating service to locate underground utilities prior to trenching or digging on the project site.

Construction Site Supervisor - A construction site supervisor is required for all projects. This Construction Site Supervisor must be present whenever parking or deliveries occur to ensure that vehicles do not limit access and no damage occurs to the roads, streets or adjacent properties. The property Owner shall assume responsibility for any damage and take steps to immediately correct the damage. A phone number for the Owner and the Construction Site Supervisor (including an after-hours phone number) is required to be provided to the DRC in the event the Foundation is required to reach someone after hours.

Working Hours - Working hours within Pelican Bay are 7:00 a.m. to 5:00 p.m., Monday through Saturday. No work or construction activity is permitted on Sundays or on federal holidays. Property Owners shall ensure that the contractor, subcontractors, laborers, material suppliers and others working on the project do not arrive prior to the approved starting time.

Clean Building Sites - All project sites are to be maintained in a clean and orderly fashion throughout the construction process. Construction materials are to be neatly piled on site; debris and rubbish are to be contained and periodically removed; tall, unsightly grass or weeds are to be routinely cut back and/or mowed, streets and sidewalks adjoining a construction site are to be frequently swept clean of dirt and construction trash. All gates shall be closed, locked and/or secured at the end of each workday and at all times when there is no construction activity is going on. Dumping, burying or burning of debris anywhere on the project site is prohibited. The Owner shall be responsible for cleaning and or replacing damaged or stained pavers, asphalt or concrete, at the discretion of the Foundation. Runoff due to inclement weather must be cleaned immediately in order to keep the storm water system in a workable condition and to avoid inconvenience to existing residences. If an excessive amount of debris collects on a project site, as determined in the Foundation's

reasonable discretion, the property Owner shall be notified to remove it within twenty-four (24) hours. Upon failure to comply, the Foundation reserves the right to remove the debris and charge the property Owner for the costs incurred by the Foundation for the removal.

Demolition - No demolition is permitted without the approval of the DRC. Unless the Owner submits the Design Review Application as a separate project from construction of improvements on the lot and pays an additional \$2,500.00 design review fee, no demolition or lot clearing is permitted until final construction plans have been reviewed and approved in advance by the DRC. A Demolition Plan must be submitted for review and approval by the Owner to the DRC prior to the commencement of any demolition, including copies of all permits issued for demolition. The Demolition Plan shall depict existing conditions, limits of demolition, dumpster locations, access, procedures to protect neighboring properties from damage, debris or other adverse condition, all necessary safety precautions, including flagmen and/or traffic control to avoid any congestion or street blocking from equipment, deliveries or materials and a timeline for demolition. Demolition activities shall not interfere with the free passage of traffic through and around the roads and sidewalks at any time. No demolition or lot clearing shall be permitted until all perimeter fencing and/or gates have been installed. All gates must be locked and/or secured at the end of each workday, weekends, holidays, and at all times when no work is taking place on the site. A Pre-Construction Meeting with the Covenants Department shall be held prior to the commencement of any demolition activities.

Barrier Fence - All owners shall install a black or green forty-two inch (42") high mesh silt fence at drip-lines of any existing trees or vegetation to be preserved. This fencing shall be properly staked at intervals not to exceed fifteen (15) feet and securely fastened with a backing strip. The fencing may be removed when beginning the final exterior landscaping for the construction site.

Safety Fence - All property owners shall install a fence around exposed pool areas, demolition sites, and those areas in which children or animals could be injured. Fencing for these areas will be of the chain-link type with green opaque material with a minimum height of six feet (6') and installed in such a manner to withstand high wind and shall be child proof. Fencing and gates around these areas must remain closed and secured at all times. No fencing may be removed without first obtaining the Foundation's approval.

Perimeter Fence - Once all final construction plans have been approved by the DRC and prior to any construction activity commencing on the site, the Owner is required to install a six-foot (6') high chain link opaque green mesh fence around the perimeter property line of the construction site. All construction fences/gates are required to be installed and maintained in good condition and repair throughout the duration of the project. The purpose for this fencing is to clearly identify the site limits for construction activity and prevent wind driven construction debris from scattering throughout the Neighborhood. This fence will also limit the view of neighbors from construction activity and the unpleasant view of a construction site and the associated debris that routinely occurs. If gates are used, the gates must be closed, locked and/or secured at the end of work each day and at all times when no construction activity is going to avoid any potential safety or security hazards on the site. If any length of the above fencing has to be removed due to damage, you must contact the Foundation prior to its removal, and it must be replaced and/or repaired by the end of the day. If any portion of the fencing needs to be removed to allow for equipment, materials, etc., Foundation approval in writing is required in advance prior to the removal of any portion of the fencing during the construction project. All dumpsters and port-o-lets must be screened and positioned on the site behind the six foot (6') high chain-link opaque green mesh fence (i.e. the perimeter fence). All fencing must remain in place at all times during the project until a Certificate of Occupancy has been issued or the project is complete, whichever occurs first.

Construction Trailers - No construction trailers (office, sales or storage) are permitted without prior written approval of the Foundation.

Dumpsters - All dumpsters must be screened and positioned on the site behind a six foot (6') high chain-link opaque green mesh fence prior to the start of construction. At no time during the construction project should a dumpster ever be moved or placed where it blocks a street/roadway or sidewalks. All dumpsters must be kept on the Owner's property, within the perimeter fencing, and never in the street, road or sidewalk. Dumpsters should not be overfilled and should be emptied

without delay when full. Any spillage must be placed in the dumpster immediately. Approval by the applicable Neighborhood Association for placement of dumpsters, required protection and/or screening may also be required.

Port-O-Lets - The property owner is responsible to ensure adequate sanitary facilities for contractor personnel. All port-o-lets must be screened and positioned on the site behind the six foot (6') high chain-link opaque green mesh fence. Cleaning trucks are not to be scheduled to clean out the port-o-lets before 8:30 a.m. This will minimize the disturbance to residents. Port-o-lets shall be maintained in a clean, sanitary, and odorless condition.

Landscaping and Irrigation - Setbacks and adjacent property may be landscaped with trees and sod that are irrigated by sprinkler lines. It will be the property Owner's responsibility to protect these trees, sprinkler lines and heads. To avoid potential damage to trees or sprinklers, the Owner shall not allow anyone to park in these areas. Vegetation selected for preservation within an approved building site must be flagged and encircled with protective black or green construction silt fencing installed on four by four (4" x 4") posts. This fencing must extend beyond the full spread of the tree's branches to reasonably ensure successful protection and extend at least four (4) feet above grade. Excavation in and around protected trees must be done by hand to avoid damage to the roots.

Tree Protection - The principal objective of these tree protection and preservation guidelines is to preserve the existing mature shade and flowering trees within the single-family home lots to the greatest extent possible, valuing them as a primary asset of this established community and to preserve the unique character of the existing surrounding Neighborhood. Prior to land clearing, all trees that are proposed to be removed shall be marked with red flagging and barricades shall be erected around trees proposed to be protected. All barricades shall remain in place in good condition throughout construction. The movement of equipment or the storage of equipment, material, debris or fill shall not be permitted within the tree's protective barrier. The cleaning of equipment or material or the storage or disposal of waste materials such as paint, oil, solvent, asphalt, concrete or mortar shall not be permitted within the drip line of any tree or group of trees. No damaging attachment wires, signs or permits shall be fastened to any tree. Barricades shall be constructed with two by four (2' x 4') posts and two (2) rails of three inches (3") wide, seven-mil thick polyethylene tape of a high visibility color. Elevation changes within the protective perimeter of the tree shall be avoided where possible. Retaining walls and root pruning shall be required to minimize the disturbance of the tree's root structure. Roots shall be severed by clean pruning cuts utilizing root pruning equipment or by hand digging a trench and cutting the roots with a chain saw. Root pruning shall be required to a minimum depth of twelve inches below the depth of disturbance. Root pruning will not be required for utility lines that are installed by tunneling or directional bore through the root zone.

Tree Removal - No tree shall be removed without the prior written approval of the Foundation. To obtain approval to remove, replace or add trees in Pelican Bay, submit drawings, details and photographs to the Foundation prior to starting the project. A written recommendation from a Certified Arborist shall be required. Living trees larger than six inches (6") caliper may not be removed from the property without justification from an Arborist. The removal of larger trees will require the approval of the Foundation. All tree stumps must be ground out to twelve inches (12") below grade and the area restored with sod or landscape area. All portions of the tree - wood chips, limbs, trunk, leaves, etc. must be removed from the site and disposed of properly.

Swimming Pool Drainage - In accordance with the Federal Clean Water Act Section 402(p)(6)0, the Florida Administrative Code, Chapter 62-624, and Collier County Ordinance No. 2009-08, it is illegal to discharge water drained from swimming pools to any surface water or storm water management system. Discharge of water drained from pools or groundwater (from dewatering during pool installation or repair) to any surface water or storm water feature that does not meet water quality standards is illegal. Illegal discharges can cause an increase in sediment, metals, or other contaminants that negatively impact the water quality. If discharge is unavoidable, then a permit is required that outlines the best management practices (BMP's) that will be implemented. Illegal discharge can result in a stop work order on the site, fines, and expensive cleanups. If you have any questions about how and when to drain your pool or spa, check with Collier County Pollution Control Department at 239-252-2502 or via email pollution_control@colliercountyfl.gov.

Changes - Written approval from the DRC must be obtained prior to making any changes (no matter how big or how small) to the approved design of the project regardless of whether the change is during the DRC design review process or after the Owner receives Final Approval. The Owner shall submit a written request to the DRC for approval prior to making any proposed changes.

Nuisances - To respect the peace and privacy of residents, contractors, subcontractors, laborers, material suppliers and others working on the project are prohibited from playing music without using headphones and shall not wander around the Neighborhood or the Foundation Common Area. Fishing in lakes is strictly prohibited and construction traffic shall not exceed the posted speed limit.

Parking - The Owner shall provide for parking on the project site. No parking on the street or vacant lots is permitted. A written parking plan (including plans for off-site parking) must be submitted to the DRC for approval in advance of any work being performed on the project site. Construction activities shall not interfere with the free passage of traffic through and around the roads and sidewalk. Construction traffic must be sensitive to the traffic patterns, speed limits, and the needs of the occupants residing in the respective Neighborhood. There shall be no construction parking in front of already completed residences, on the roads or sidewalks, grass, or any other portion of the Foundation's Common Areas. All construction parking shall be on the project site or at another location not located on the Owner's property or any vacant lots in the community. At no time shall anyone park on the street in a manner which blocks the free flow of traffic. Owner must provide for a temporary graveled or stabilized area for construction access and parking within the project site. The stabilized area shall be located at points where vehicles enter and exit the project site and the parking location. Upon completion of the project, the Owner shall restore the area to its original condition or better. The purpose of the graveled or stabilized area at the entrance to the project site is to eliminate and reduce tracking or flow of sand, mud, concrete wash or other related material onto the right-of-way.

Construction Damage - The Owner shall be liable for any damage to streets and curbs, medians, drainage inlets, sidewalks, streetlights, street markers, mailboxes, walls, grass, or any other Foundation Common Area caused by or during construction is the responsibility of Owner and must be promptly repaired by the Owner. In the event the Owner fails to promptly repair such damage, the Covenants Department may repair the damaged property and the cost will be charged to the Owner.

Utilities - If any telephone, cable television, electrical, water, gas, etc. lines are cut, it is the property Owner's responsibility to make arrangements for immediate repairs. Additionally, the Owner is required to report the incident immediately to the Foundation Covenants Department 239-596-6180, ext. 230.

Signage - No signs of any kind shall be installed on the Owner's project site without prior written approval of the Foundation, which approval may be withheld in the Foundation's sole and absolute discretion. Before any sign fabrication or installation will be permitted, the Owner shall submit a rendering of the proposed sign, including specs, materials, size, height, placement, and location to the DRC. Signs for construction sites must comply with the following:

1. One (1) sign may be erected and located upon a project site.
2. The sign must be painted white (color SW 2207).
3. The sign may include a color rendering of the structure.
4. No contractor, builder, or architect information may be included on this sign.
5. Sign shall be located a minimum of ten feet (10) from any property line.
6. Sign shall be securely built with a maximum sign area of four (4) square feet (2' x 2") with a maximum height of six (6) feet.
7. All construction signs shall be removed prior to the issuance of a certificate of occupancy for the structure.

All signs must be in compliance with the Pelican Bay Planned Unit Development (PUD) (Section 2, Paragraph 2.16), the Collier County Land Development Code (Chapter 5, Section 5.06.00), Collier County Municipal Code and the Signage Regulations for Pelican Bay. Copies of all approved local, county or state permits shall be provided to the Foundation as part of the Design Review process.

Storage of Equipment Supplies and Materials - The project site shall not be utilized as a temporary storage facility for construction equipment, trailers, vans or materials that have no planned immediate use. Materials and supplies delivered to the project site must be limited to the site under construction. Construction materials are to be stored on-site behind the six foot (6') high chain link opaque green mesh perimeter fence in an orderly manner that will not interfere with pedestrian or roadway traffic. Parking of all construction equipment shall be in an area not seen from the roadway or adjacent properties.

Requirements During a Weather Emergency - It is the responsibility of the Owner to secure and/or remove the construction materials at the project site at least forty-eight (48) hours prior to the predicted landfall of a tropical storm or hurricane for any portion of Collier County Florida, as determined by the National Weather Service, National Hurricane Center. All construction materials, including roof tiles, on project sites within Pelican Bay shall be secured and stored onsite in a safe manner or removed so that no material can become a safety hazard with hurricane or tropical storm force winds. Media broadcasts or notices issued by the National Weather Service or National Hurricane Center of an approaching tropical storm or a hurricane is hereby deemed notice to the property Owner. By holding a building permit during hurricane season, the Owner shall monitor the National Weather Service and the National Hurricane Center for weather emergencies. A pre-storm inspection by the Owner is required for all active project sites involving exterior work and/or exterior storage of materials by the property owner. Failure to properly secure a project site shall be considered a violation of these guidelines and the Owner will be responsible for any costs associated with securing job sites that have not complied with and/or any costs related to damage caused by not securing the project site. The contents of construction site dumpsters must be removed or weighted and secured. Port-o-lets shall be secured to the structure, dumpster or emptied and laid horizontal and secured to the ground. During the National Weather Service designated hurricane season, building or roofing materials shall not be loaded on a roof earlier than ten (10) working days prior to the permanent installation of the materials.

Project Timing - If an application is approved, work must commence within six (6) months of the later of: final Project Approval or obtaining a building permit. If the approved alterations to the site are not physically commenced within the foregoing six (6) month time period, the Project Approval shall expire, and the Owner must reinitiate the Project Approval process as per the direction and requirements of the DRC. Any proposed variations must be submitted in writing to the Covenants Department and approved by the DRC prior to implementation. If the Project Approval or any other agreement does not specify a maximum period, construction must be completed within eighteen (18) months of its commencement. If not completed within eighteen (18) months of commencement, or within any extended period granted by the DRC, the property Owner and the lot will be deemed in violation of the Governing Documents, the Design Guidelines, the Construction Guidelines and the Regulating Documents. Consistent with Section 8.04 of the Declaration entitled "Completion of Construction—Remedy," once commenced, the project must be prosecuted diligently and completed as indicated in the approved project timeline.

Enforcement - A representative of the DRC or the Covenants Department will conduct periodic field reviews and monitoring to ensure compliance with approved plans, Design Guidelines, including the Construction Guidelines, and the Governing Documents. It is the Owner's sole responsibility to ensure construction is consistent with the approved plans and specifications. Any noncompliance will be considered a violation of the Governing Documents or restrictions affecting the lot, and the DRC or the Covenants Department may exercise all remedies under Florida law and the Governing Documents for violations. Without limiting the generality of the foregoing sentence, the DRC or the Covenants Department may remove and/or remedy the violation, and/or seek injunctive relief requiring the removal or remedying of the violation. In addition, the DRC or the Board may record a notice of violation in the Public Records of Collier County. The DRC will be entitled to recover all costs incurred in enforcing compliance.

All construction, renovation, and redevelopment projects within Pelican Bay, including, but not limited to structural or landscaping, require Pelican Bay Foundation (Foundation) approval; either from Foundation Design Review Committee, Foundation Board of Directors, or Foundation Design Review and Covenants Department. Approval for any project is contingent upon satisfactorily complying with Foundation governing documents and guidelines. Property owners, and their assigns, recognize and agree, that an essential element of all Foundation approvals is

the execution of the work in strict compliance with the terms and conditions of the approval. Failure to comply with the plans submitted, or not following Foundation guidelines during the performance of the work, shall result in the Foundation revoking previous approvals, and halting all work until the infractions are rectified and brought into full compliance.

Project Completion - At the completion of the project, the Owner must provide the DRC with all documents required by Section 13 of the Design Guidelines. Once the foregoing is submitted to the DRC, the Owner, along with a member of the Construction Team, a Member of the DRC and the Covenants Department, shall conduct a final site inspection and walk-thru. Any issues noted during this site inspection must be corrected immediately by the Owner, including any damages to Foundation Common Area or property, roadways, curbing or damage to adjoining lots.

Severability Clause - If any provision of the Design Guidelines or any provision, section, clause, sentence, phrase, word, and/or the application thereof under any circumstance, is held invalid, the validity of the remainder of the Design Guidelines and of the application in any other circumstance of any such provision, section, clause, sentence, phrase, and/or word, shall not be affected thereby, and the remainder of the Design Guidelines shall be construed as though the invalid portion(s) are not included therein.

Acknowledgement - Owner and Contractor must sign below acknowledging their understanding and compliance with the above Construction Guidelines and return an executed copy to the DRC. In the event of a violation of the Construction Guidelines, the Design Guidelines or the Regulating Documents, all work on a lot must stop until the violation is corrected and the Owner pays any fees, fines or other costs associated with the violation. Owner and Contractor acknowledge and understand that DRC approval is expressly conditioned upon the Owner and the Contractor following the plans submitted to the DRC, the Construction Guidelines, the Design Guidelines and the Regulating Documents. In the event an Owner or Contractor fails to follow the plans submitted to the DRC, or fails to follow the Design Guidelines, the Construction Guidelines or the Regulating Documents, in addition to all other remedies, the DRC approval will be rescinded and all work on the lot must stop until the violation is corrected, monetary amounts paid in full to the DRC, and the DRC issues written reinstatement of its approval.

SECTION H -APPENDIX

- 1. APPENDIX A – GLOSSARY OF TERMS**
- 2. APPENDIX B – DESIGN GUIDELINES USER’S CHECKLIST**
- 3. APPENDIX C – PELICAN BAY COMMUNITY PATTERNS**

1. Appendix A. Glossary of Terms

An asterisk () denotes term and definition are as defined in Article 1.08.02 – Definitions of the Land Development Code, Collier County, Florida*

Ancillary building – also referred to as an accessory unit, backyard cottage, carriage house unit, garage apartment, or granny flat, an independently accessed secondary residential unit that shares ownership, site, and utilities with the primary Dwelling Unit. It may be within the same structure, such as a basement unit; or attached to the main structure.

Ancillary structure – *see ancillary building*

Balcony – an enclosed private space with a railing on one, two, or three sides which usually projects from the wall of a building, cantilevered or supported by columns or brackets

Building* – any structure having a roof supported by columns or walls designed or built for the support, enclosure, shelter, or protection of persons, animal, chattel, or property of any kind.

Cluster development* – a design technique allowed within residential zoning districts or where residential development is an allowable use. This form of development employs a more compact arrangement of dwelling units by allowing for, or requiring as the case may be, reductions in the standard or typical lot size and yard requirements of the applicable zoning district, in order to: increase common open space; reduce the overall development area; reduce alterations and impacts to natural resources on the site; to preserve additional native vegetation and habitat areas; and, to reduce the cost of providing services, including but not limited to central sewer and water.

Courtyard – an open-to-sky space surrounded by walls or buildings

Deck – open, unroofed porch or platform extending from a Dwelling Unit or other building

Declaration of Protective Covenants and Restrictions for Pelican Bay (Declaration) – Pelican Bay's governing document, which regulates the use, appearance and maintenance of the properties within Pelican Bay

Design Review Committee – See Section B 3(b) for details.

Eave – the lower section of a sloped roof that forms an overhang, consisting of a fascia and soffit.

Fenestration – openings in a building envelope, such as windows, doors, skylights, curtain walls, etc., designed to permit the passage of air, light, vehicles, or people.

Floor area* - the sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of common walls separating 2 buildings, excluding attic areas with a headroom of less than 7 feet, enclosed or unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment, parking structures, and crawl space where the ceiling is not more than an average of 48 inches above the general finished grade level of the adjacent portion of the lot, except as may be otherwise indicated in relation to particular districts and uses.

Floor area ratio (FAR)* - a means of measurement of the intensity of building development on the site. A floor area ratio is the relationship between the gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor areas of all buildings on the site and dividing that figure by the gross land area. Water part of lot is not included in FAR calculation.

Fountain – an ornamental structure in a pool, pond, or garden from which one or more jets of water are pumped into the air

Frontage* - the side of a lot or parcel abutting a street. Where a lot abuts 2 or more streets, frontage is defined as the side of a lot where the main building entrance is located.

Hurricane Watch – inclement weather conditions are predicted within the specified area

The National Hurricane Center defines **Hurricane Watch** as follows: An announcement that sustained winds of 74mph or higher are possible within the specified area in association with a tropical, subtropical, or post-tropical cyclone. Because hurricane preparedness activities become difficult once winds reach tropical storm force, the hurricane watch is issued 48 hours in advance of the anticipate onset of tropical storm force winds.

Impervious Surface Coverage – any surface, such as built flooring, paved driveway or fine-grained soil, which does not permit water to pass except by slow capillary action. Impervious surface coverage calculation is based on land of the lot. Where water body is part of a lot, that portion in the water is excluded from the calculation.

Infill Construction – the use of vacant or underutilized sites within a previously developed area

Living areas of a Dwelling Unit – inhabited, enclosed space

Lot* - a single area or parcel of land established by plat or by metes and bounds.

Lot, corner* - a lot located at the intersection of two or more streets. In the case of corner lots, the front yard with the shorter street frontage shall establish the required minimum lot width. A lot abutting a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.

Lot, interior* - a lot other than a corner lot, with only one frontage on a street.

Lot coverage* - The part or percentage of the lot occupied by principal and accessory buildings and structures.

Lot measurement, width* - Width of a lot shall be considered to be the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the foremost points of the side lot lines where they intersect with the street line and the points of the side lot lines where they intersect the rear property line. The width between the side lot lines at their foremost points in front shall not be less than 80 percent of the required lot width, except in the case of lots on the turning circle of a cul-de-sac when the 80 percent requirement shall not apply. The minimum lot width on a cul-de-sac shall be figured by drawing a straight line at the chord,

then drawing a straight line parallel to it at the required setback distance for that particular zoning district. That new established line shall meet the minimum lot width of that district.

Neighborhood – a cluster of buildings that are diverse in function but compatible in size and disposition on their lots whose comprehensive planning facilitates a network of pedestrian paths and slower car traffic by providing a variety of routes and uninterrupted streetscapes

Patio – an outdoor paved space that adjoins a residence, and generally is used for dining or recreation; may also refer to a roofless courtyard or a paved area between a residence and the garden

Pervious (also pervious surface or pervious area) * - Material that allows the percolation or absorption of water into the ground including, but not limited to grass, mulch, and crushed stone. Pavers (excluding those specifically designed and constructed to be pervious) and limerock are not considered as pervious surface.

Pitch (slope) – the slope of a roof, commonly expressed in inches of vertical rise per foot of horizontal run

Porch – a covered space that adjoins the entrance of a building, often has a separate roof supported by columns or posts, and is usually enclosed by a railing; can wrap around several sides of a building; usually elevated at least a few steps off the ground

Primary Mass – the largest mass of the Dwelling Unit, contains the front door and has a composed window and door pattern

Principal Building – the main residence or Dwelling Unit

Regulating Documents – See Section C-Regulating Documents on page 16

Screened Roof Balcony Enclosure – a balcony with screens covering all openings such as along the railing and in between the exterior support structures, including the roof

Screened Roof Porch Enclosure – a porch with screens covering all openings such as along the railing and in between the exterior support structures, including the roof

Secondary Mass – smaller mass of the Dwelling Unit that mimics the architectural language of the Primary Mass

Setback or setback line* - a line marking the minimum distance between a right-of-way line, property line, bulkhead line, shoreline, seawall, mean high water mark, access easement line, or other defined location and the beginning point of the buildable area.

Veranda – a large, open porch, usually roofed and partly enclosed, as by a railing, often extending across the front and sides of a Dwelling Unit

Vertical surface – wall

Window box – a box designed to hold soil for growing plants at or on a windowsill

2. Appendix B. Design Guidelines User's Checklist

			YES	NO	NA
SITE DESIGN					
1	Has vegetation removal been minimized?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Does site design minimize storm water runoff?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING RELATIONSHIPS					
1	Is the pattern of homes in the neighborhood predominantly single-story or two-story?	<div>Single-story</div> <div>Two-story</div>			<input type="checkbox"/>
	Two houses on the right	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
	Two houses on the left	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
	Three houses to the rear	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
	Three houses directly across the street	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
2	Does the building design include stepbacks?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Is there a prevailing distance from the curb to the front of the house in the neighborhood?				<input type="checkbox"/>
	Prevailing setback to front of house (estimated)	_____ Ft			
	Average setback to front of house (estimated)	_____ Ft			
	Proposed front setback	_____ Ft			
NEIGHBORHOOD COMPATIBILITY					
1	Does the building reflect the existing street setback pattern?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Is the garage designed to minimize street presence?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Do window placements respect privacy?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are fence and privacy walls heights minimized?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Does the landscape design protect privacy?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Is mechanical equipment screened?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Are noise generators properly buffered?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are exterior lights compatible with surroundings?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MASSING, FORM AND SCALE					
1	Is building mass divided into smaller parts?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Is roofline broken up?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Are exterior wall surfaces articulated?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are exterior colors and materials compatible with the existing setting?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Appendix C. Pelican Bay Community Patterns

The following illustrative maps and tables provide a summary of current development regulations contained in the PUD and the Neighborhood Covenants for PUD Groups 1, 2, 3 and 4. These tables are not legal documents and are provided here for a quick at-a-glance reference only and are not all inclusive of the regulations contained in the respective documents.

PELICAN BAY ILLUSTRATIVE COMMUNITY PLAN





























































The following table summarizes the land development designations shown in the PUD to which certain development, lot and building standards and other elements of the intended built environment are applicable.

PUD Group	Main Uses	Character
Residential Group 1	<ul style="list-style-type: none"> Single Family Detached Residential Single Family Attached Residential - up to 3 units per structure 	<ul style="list-style-type: none"> Strictly residential Mix of medium to large residential house types Variable private landscaping Variable themed neighborhoods
Residential Group 2	<ul style="list-style-type: none"> Single Family Detached Residential Single Family Attached Residential - up to 6 units per structure Multi-family Units 	<ul style="list-style-type: none"> Strictly residential Mix of medium to large residential house types Low rise attached residential units Higher density Variable themed clustered neighborhoods Variable landscaping Some gated communities
Residential Group 3	<ul style="list-style-type: none"> Single Family Detached Residential Single Family Attached Residential - up to 6 units per structure Multi-family Units 	<ul style="list-style-type: none"> Low to mid rise Some medium to large residential house types Variable themed clustered neighborhoods Variable landscaping Some gated communities
Residential Group 4	<ul style="list-style-type: none"> Single Family Detached Residential Single Family Attached Residential - up to 6 units per structure Multi-family Units 	<ul style="list-style-type: none"> Low, mid and high rise
Non-Residential Golf Course Community & Area Commercial Conservation Area Utility	<ul style="list-style-type: none"> Professional Commercial Retail Communal 	<ul style="list-style-type: none"> Commercial, professional and communal including school and places of worship Predominantly South Florida architectural style































































PELICAN BAY MASTER PROTECTIVE COVENANTS - ARCHITECTURAL CONTROLS SUMMARY

Second Amended and Restated Declaration and General Protective Covenants for Pelican Bay		
Review Process	3.03 (a-d) Submittal requirements for plans (to be supported by the review process)	
	<p>Review/approval or rejection may be based upon several subjective building and contextual characteristics</p> <p>⇒ to build upon and expand in the design guidelines</p> <p>Required submittals by Owner to Foundation for approval prior to any construction:</p> <ul style="list-style-type: none"> (i) A preliminary concept plan (ii) Design Proposals - involves more design information (iii) Construction Plans and Specifications 	
Architectural / building controls	3.03 (e) Architectural language control	
	<p>Grounds for rejection/approval of work may be based upon aesthetic grounds and may include:</p> <ul style="list-style-type: none"> (i) the harmony of its exterior design, color and location in relation to, and its effect upon, surrounding structures, vegetation, topography, and the overall community design (ii) the character of the exterior materials (iii) the planned quality of the exterior workmanship (iv) the Foundation's design and construction standards (v) the PUD (vi) or any other material and relevant factors 	
	3.04 Emphasis on Color	No specific criteria provided but totally subjective and open to the Foundation's judgement
	3.05 Manufactured structures not allowed w/out written permission of Foundation	
	3.06 Landscaping	All areas not covered by structures or hardscape to be landscaped or sodded. Requires underground sprinkler system
	3.07 Driveway and Parking Areas	Materials to be approved by the Foundation but allowable materials not included
	3.08 Utility lines to be underground only	
	3.09 Antennas and flagpoles - limited to only flagpoles; but exceptions permitted if approved by Foundation	
	3.10 Temporary structures	Conditional upon approval by Foundation
	3.11 Outdoor equipment	Must be underground or screened in so as they are not readily visible from streets and adjacent properties
	3.12 Air conditioners	Shall be shielded so as they are not readily visible from streets and adjacent properties
	3.13 Solar collectors	Conditional upon approval by Foundation
	3.14 Signs	Conditional upon approval by Foundation
	3.15 Walls, fences and shutters	6ft off max Materials to be approved by the Foundation but allowable materials not included
	3.16 Lighting	Lighting plan to be approved by Foundation
	3.17 Clothes Drying Area (exterior)	not allowed unless written approval by Foundation
	3.18 Trucks, Commercial Vehicles, RVs, Mobile Homes, Boats, Campers and Trailers	Restrictions apply
	3.19 Pets and Animals	Restrictions apply
	3.20 Maintenance of premises	Expected by Owner
	3.21 Water Management Areas	Developer of the exempt properties are exempt here
	3.25 Subdivision and Regulation of Land	This is of specific interest with regards to authority of WCI and not needing to go through the Foundation for approval
	Commercial Use and Business Use: A residential use in essence this does not allow for mixed-use occupancies	
Notes		

















PELICAN BAY PUD PERMITTED USES

Uses Permitted	Residential Group 1	Residential Group 2	Residential Group 3	Residential Group 4	Golf Course	Community & Area Commercial	Conservation Area	Utility Area
Permitted Principal Uses and Structures								
Single-Family Detached								
Attached single-family:								
Up to 3 units per structure								
Up to 6 units per structure								
Multi-Family Units								
Garden Apartments								
Parks								
Playgrounds/Playfields								
Commonly owned open space								
Water Management Facilities								
Existing non-commercial plant nursery								
Golf Course								
Golf Clubhouse								
Tennis Courts								
Tennis Clubhouses								
Transient lodging facilities not to exceed 25 units								
Nature trails including boardwalks								
Boat trails								
Boat docks (non-commercial)								
Pedestrian paths and bridges								
Beach sun shelters								
Marine research laboratory								
Recreational clubs (and other recreations/conservation/preservation activities if approved by Director)								
Government administration facilities (i.e. Fire Station, library, sheriff's substation, branch courthouse offices, auditorium, etc.)								
*See list of Principal Uses in PUD pages 35-37 for Community and Area Commercial								
Potable water treatment and distribution facilities								
Sanitary wastewater collection treatment								
Utility services equipment, storage, maintenance and offices								

PELICAN BAY PUD PERMITTED USES

Uses Permitted	Residential Group 1	Residential Group 2	Residential Group 3	Residential Group 4	Golf Course	Community & Area Commercial	Conservation Area	Utility Area
Lawn or golf course maintenance shops and equipment storage								
Other maintenance or utility services uses (as approved by Director)								
Permitted Principal Uses and Structures with Site Plan Approval								
Non-commercial boat launching facilities								
Docking area: one per dwelling unit)								
Multiple docking areas								
Recreational Clubs								
Golf Courses								
Practice driving range and other accessory uses related to golf courses								
Churches								
Schools								
Childcare centers when accessory to church or school								
Childcare center								
Governmental administration buildings								
Convalescent homes, rest homes, homes for the aged, adult foster homes, children's homes, rehabilitation centers and licensed skilled nursing facilities								
Civic and cultural facilities								
Hotels and motels (except where not permitted in other areas of PUD)								
Private Pelican Bay clubs								
Permitted Accessory Uses and Structures								
Private boat docks								
Private garages								
Signs								
Model Homes (limited to 2 years)								
Tents in conjunction with hotels/motels (with conditions)								
Pro-shop, practice driving range and other customary accessory uses of golf course, tennis clubs or other recreational facilities								

PELICAN BAY PUD PERMITTED USES

Uses Permitted	Residential Group 1	Residential Group 2	Residential Group 3	Residential Group 4	Golf Course	Community & Area Commercial	Conservation Area	Utility Area
Small commercial establishments including:								
gift shops								
golf and tennis equipment sales								
restaurants								
cocktail lounges								
Shuffleboard courts								
swimming pools								
Signs								
Maintenance shops and equipment storage								
Non-commercial plant nursery								
Accessory uses and structures customarily associated with the uses permitted in this district								
Signs as permitted in the Zoning Ordinance								

PELICAN BAY ILLUSTRATIVE RESIDENTIAL USE PLAN



GROUP 1

PELICAN BAY

General		
Total Area (for Group 1) in Acres	278	
Total Lots	600	
Use		
Single Family Detached Single Family Attached (up to 3 units per structure)		
Lot Regulations		
Minimum Lot Area	10,000 SF	
Minimum Lot Width (FT)	Corner Lot: 95 Ft	
Zero Lot Line Permitted	na	
Minimum Yards (FT)		Exception for architecturally themed clustered buildings
Front yard	30	
Side Yard	7 1/2 (one story) 10 ft (two stories)	
Rear Yard	25 ft or 15 ft + screen enclosure	
Building Regulations		
Minimum Building Floor Area (Sq. Ft.)	One Story: 1000 Two Story: 1,200	
Maximum Building Height (Ft. Abv. Fin. Lot Grade)		
Principal Building	30	
Accessory Building	20	
Parking		
Parking: Off-Street Requirement	1 Parking per dwelling unit (located w/in setback). For other uses, parking shall be per Collier County Ordinance	
Landscaping		
Off-Street Parking Landscaping Requirement	na	

GROUP 1

Barrington

Georgetown

Pointe Verde

Bay Colony Shores

Jamestown

The Village

Bay colony Strand

Oakmont

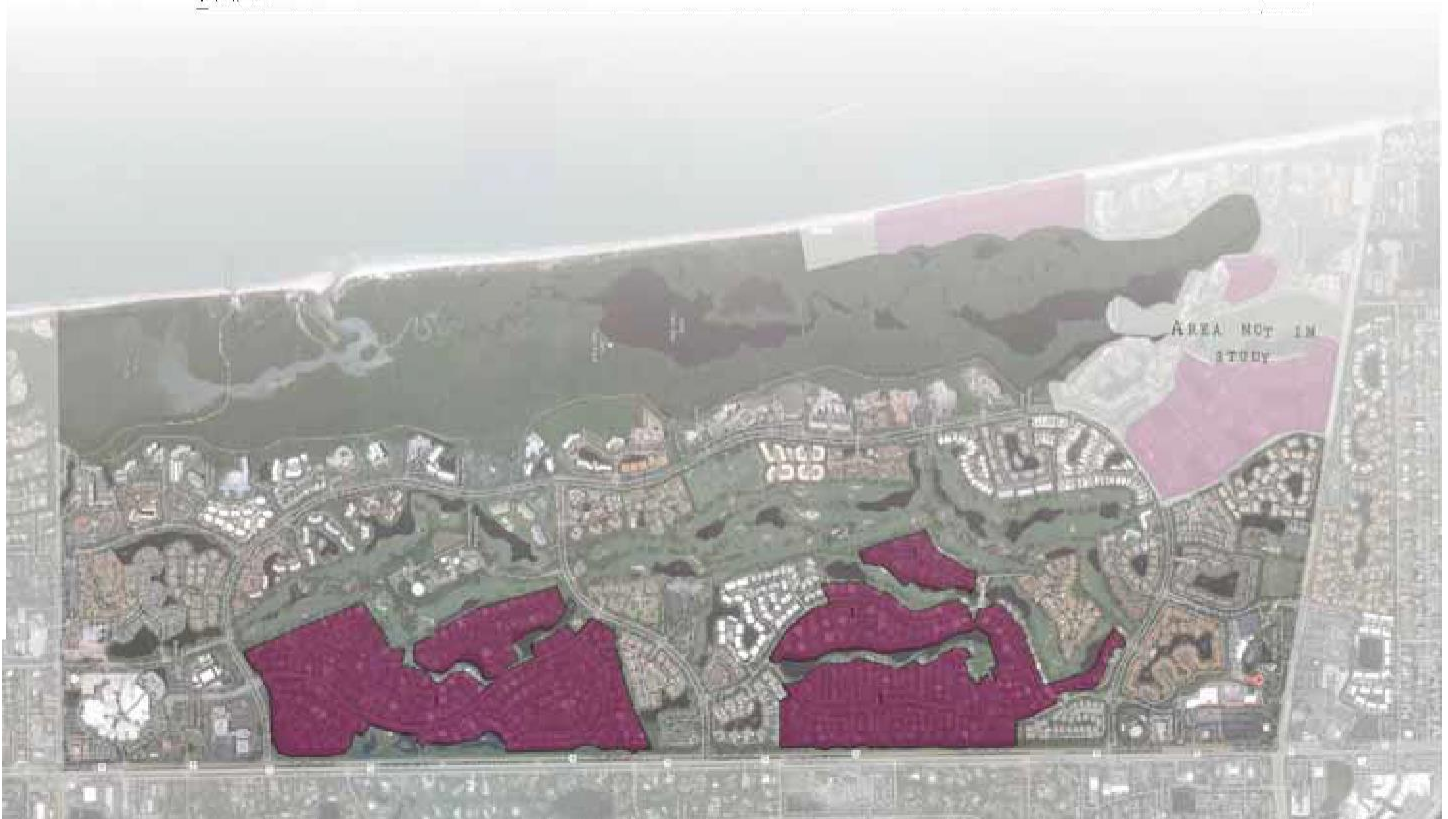
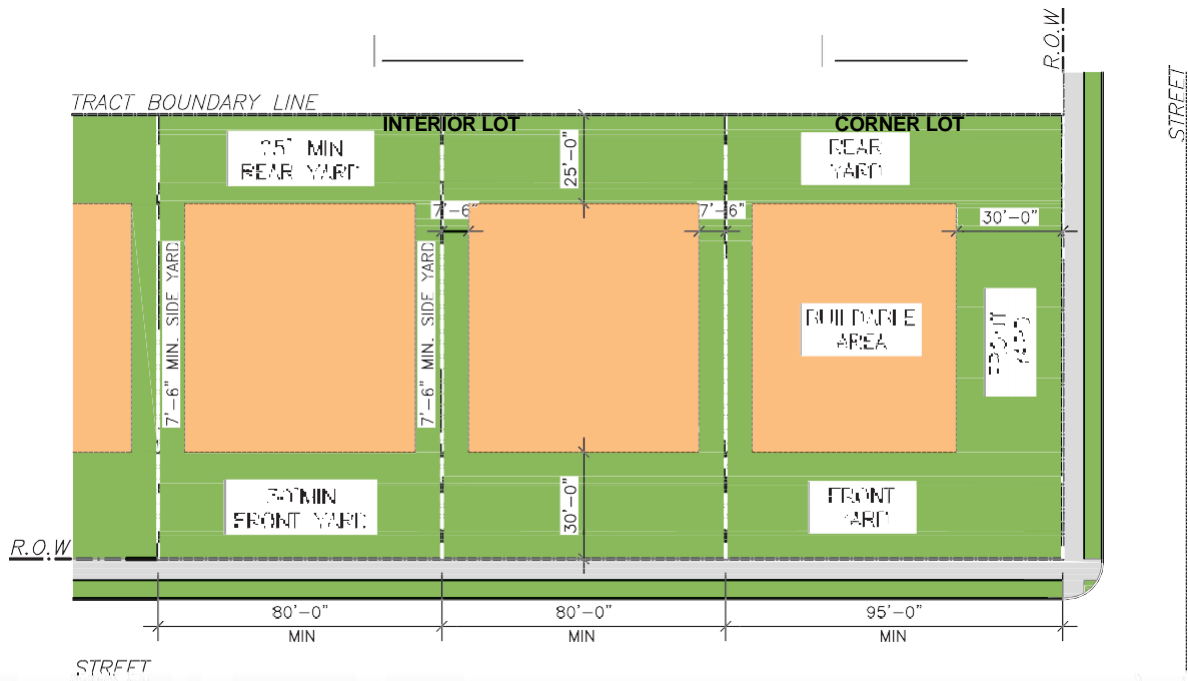
Waterford

Bay Colony Villa La Palma

Pelican Bay Woods

Cambridge

Pinecrest



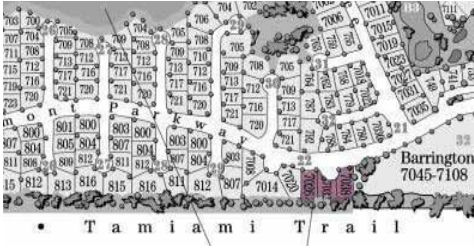




	BARRINGTON	CAMBRIDGE	GEORGETOWN
	Review	Review	Review
Review Process	i. Landscape/irrigation/grading plans required for review by Declarant ii. No specific review process spelled out other than indication to obtain Declarant approval	i. Landscape/irrigation/grading plans required for review by Declarant ii. No specific review process spelled out other than indication to obtain Declarant approval iii. Specific native vegetation protection plan and review process required	(Article VII, Section 4: Approvals) i. Construction plans required for review and approval by the Board of Directors (of Georgetown). ii. The Association's review time: 15 days iii. Basis of review: Compatibility and consistency with the other residences (Section 5: Construction) iv. A security deposit is determined by and required to the Association of not to exceed \$2500. The deposit is used for repairs caused by construction to the common areas and/or other properties. If no damage, or owner makes repairs, deposit is returned to owner.
	Article II	Article II	Article VII
Architectural / building controls	<u>Building controls:</u> 1. Awnings, canopies, shutters prohibited. 2. Decorative objects such as weathervanes, sculptures, birdbaths, fountains allowed only with written approval of the Declarant. 3. Roof stacks/vents shall not be readily visible from the front of the dwelling unit and shall be painted to match roof color. 4. Solar collectors/devices shall not be readily visible from surrounding streets or sites. 5. Garbage collection from the side or rear of any site. 6. RVs/Motor homes storage/parking prohibited unless fully enclosed in a structure. 7. Outside satellite devices not allowed without written approval of Declarant. 8. Regulations in regard to Spas, Hot Tubs, Swimming Pools, Enclosures, Fences and Walls: -Must be by written approval of Declarant. -No Flat screen enclosures -Screen slope to be compatible with dwelling unit roof slope -Screen enclosure color to be bronze 9. Walls/fences are discouraged but permitted with written approval of Declarant. -Walls/fences prohibited on property line; -a landscape buffer is required between wall/fence and adjacent property; -Wall/Fence prohibited in front yards. -Wall/Fence material and color must be approved by Declarant. -Chain link fencing prohibited. 10. Detached car garages prohibited. -Each DU to have a garage to accommodate no less than 2 but no more than 3 automobiles. 11. Carports prohibited 12. Detached enclosed storage structures prohibited <u>Roofs:</u> 1. Minimum pitch: 3-1/2:12 (Flat roofs prohibited) 2. Flat or barrel tile 3. Hand sawn or split cedar shakes, slate or copper <u>Landscaping/Irrigation controls:</u> 1. Site landscape, irrigation and grading plan required for review by Declarant 2. Landscape materials encouraged to be native 3. Landscape materials to be approved by Declarant <u>Neighborhood Driveways:</u> 1. Design and materials to be approved by Declarant 2. Neutral colors 3. Plain concrete, asphalt and gravel driveways prohibited 4. No driveways of access points on Oakmont Parkway <u>Lighting</u> 1. No exterior lighting fixtures, structures of improvements without written approval of Declarant	<u>Building controls:</u> 1. Awnings, canopies, shutters prohibited. 2. Decorative objects such as weathervanes, sculptures, birdbaths, fountains allowed only with written approval of the Declarant. 3. Roof stacks/vents shall not be readily visible from the front of the dwelling unit and shall be painted to match roof color. 4. Solar collectors/devices shall not be readily visible from surrounding streets or sites. 5. Garbage collection from the side or rear of any site. 6. RVs/Motor homes storage/parking prohibited unless fully enclosed in a structure. 7. Outside satellite devices not allowed without written approval of Declarant. 8. Regulations in regard to Spas, Hot Tubs, Swimming Pools, Enclosures, Fences and Walls: -Must be by written approval of Declarant. -No Flat screen enclosures -Screen slope to be compatible with dwelling unit roof slope -Screen enclosure color to be bronze 9. Walls/fences are discouraged but permitted with written approval of Declarant. -Walls/fences prohibited on property line; -a landscape buffer is required between wall/fence and adjacent property; -Wall/Fence prohibited in front yards. -Wall/Fence material and color must be approved by Declarant. -Chain link fencing prohibited. 10. Detached car garages prohibited -Each DU to have a garage to accommodate no less than 2 but no more than 3 automobiles. 11. Carports prohibited 12. Detached enclosed storage structures prohibited <u>Roofs:</u> 1. Minimum pitch: 3-1/2:12 (Flat roofs prohibited) 2. Flat or barrel tile 3. Hand sawn or split cedar shakes, slate or copper <u>Landscaping/Irrigation controls:</u> 1. Site landscape, irrigation and grading plan required for review by Declarant 2. Landscape materials encouraged to be native 3. Landscape materials to be approved by Declarant 4. Native vegetation protection specifics <u>Neighborhood Driveways:</u> 1. Design and materials to be approved by Declarant 2. Neutral colors 3. Plain concrete, asphalt and gravel driveways prohibited 4. No driveways of access points on Oakmont Parkway 5. No more than one driveway access per site <u>Lighting</u> 1. No exterior lighting fixtures, structures of improvements without written approval of Declarant	<u>Building controls:</u> 1. Wall, hedge, fence or shrubbery: 5FT Height maximum 2. No structure, wall, hedge, fence or trees shall obstruct adjoining properties' views of the lakes 3. Satellite/Antenna or other such receptors shall not be visible from the street or adjoining property unless by written approval from the Association 4. RVs/Motor homes/boats/commercial vehicles storage/parking prohibited unless fully enclosed in a structure. 5. Garbage collection from the side or rear of any site. 6. No signs/advertisement allowed without permission. 7. Boats not allowed on any lakes within this neighborhood. Boat slip, dock, decking, pier, riprap, seawall prohibited 8. Exterior appliances/equipment that could constitute a nuisance to be enclosed and screened from view. 9. No outdoor drying apparatus. 10. Exterior decorative additions (such as awnings, canopies, fountains, sculptures and similar objects) must be submitted to the Board of Directors for written approval prior to installation. 11. Roof stacks/vents, flashings and metal chimney caps shall not be readily visible from the front of the dwelling unit and shall be painted to match roof color.
Notes		Similar to Barrington	


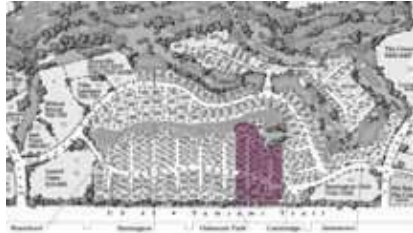



	JAMESTOWN	OAKMONT 11	OAKMONT 6
Review Process	Review (6.01 - 6.04) 1. Approval required in writing by the Foundation or Architectural Review Board (ARB). The ARB consists of 3 members of the Association. 2. Specifics in regard to plans submittal including but not limited to 2 complete sets of plans and specifications. 3. Construction: commencement shall be within 12 months after executing of a purchase contract for a lot; Certificate of Occupancy shall be obtained from Collier County within 12 months after construction commencement.	Review 1. References Section 3.02 of the General Covenants 2. Landscape/irrigation/grading plans required for review by Declarant 3. Specific native vegetation protection plan and review process required	Review 1. References Section 3.02 of the General Covenants 2. Landscape/irrigation/grading plans required for review by Declarant
	Article VI Building controls: 1. No flat screen enclosures unless part of an approved mansard screen enclosure is permitted; screen enclosure shall have a pitch compatible with the pitch of the roof of the dwelling to which it is attached. 2. Wall or fence: no more than 5 ft. above the existing ground level of adjoining property. 3. No wall or fence shall be erected in the front yard of any lot. 4. Wall, fence or enclosure materials to be approved by the Foundation 5. No solar collectors shall be visible from any front street. 6. No exposed structural block, imitation brick or imitation stone face, vinyl or aluminum siding. 7. Detached car garages prohibited -Each DU to have a garage to accommodate no less than 2 but no more than 3 automobiles. -Garage doors to be automated with automatic door openers and closers 8.Exterior appliances/equipment to be screened from view from any lot or street. 9. No window air conditioning units shall be installed. Use Restrictions (Article VII) 1. No antennas (or the likes) 2. One free-standing basketball pole, backboard, and hoop per lot shall be permitted in driveway areas only. Roofs: 1. No flat roofs of mansard roofs are permitted on a dwelling. 2. Minimum roof pitch 6:12 (principal dwelling) 3. Roof materials: gory roof tile, cedar shakes of equal quality 4. Roof elements that face side yards shall slope away from the side yard line. Landscaping/Irrigation controls: 1. All lots shall have underground sprinkler and irrigation system providing 100% lot coverage 2. Site landscape and irrigation plan required for review by the Foundation 3. Each owner shall incur a minimum expenditure of \$20,000 per lot for landscaping (not including irrigation or sodding) 4. All lots shall have solid sodded front, side and rear lawns of Floratam sod or equal. Ea. DU shall have a shrubby planting in the front and sides, and the initial size of new trees and shrubs planted to be in accordance with the Foundation's standards. 5. All areas not covered by structures, walkways or paved parking shall be maintained as lawn or 6. No stones, gravel or paving of any types shall be used as lawn Driveways: 1. Design and materials to be approved by Declarant 2. Neutral colors 3. Plain concrete and asphalt driveways prohibited 4. Driveway surface shall not be less than 5ft from the side lot line.	Article II Building controls: 1. Awnings, canopies, shutters prohibited. 2. Decorative objects such as weathervanes, sculptures, birdbaths, fountains allowed only with written approval of the Declarant. 3. Roof stacks/vents shall not be readily visible from the front of the dwelling unit and shall be painted to match roof color. 4. Solar collectors/devices shall not be readily visible from surrounding streets orsites. 5. Garbage collection from the side or rear of any site. Garbage removal permitted from the front yard if side or rear yard removal service is unavailable. 6. RVs/Motor homes storage/parking prohibited unless fully enclosed in a structure. 7. Outside satellite devices not allowed without written approval of Declarant. 8. Regulations in regard to Spas, Hot Tubs, Swimming Pools, Enclosures, Fences and Walls: -Must be by written approval of Declarant. -No Flat screen enclosures -Screen slope to be compatible with dwelling unit roof slope -Screen enclosure color to be bronze 9. Walls/fences are discouraged but permitted with written approval of Declarant. -5 ft height maximum; -Walls/fences prohibited on property line; -a landscape buffer is required between wall/fence and adjacent property; -Wall/Fence prohibited in front yards. -Wall/Fence material and color must be approved by Declarant. -Chain link fencing prohibited. 10. Detached car garages prohibited. -Each DU to have a garage to accommodate no less than 2 but no more than 3 automobiles. 11. Carports prohibited 12. Detached enclosed storage structures prohibited Roofs: 1. Flat roofs and mansard roofs prohibited 2. Major DU Roof Minimum pitch of 6:12; all other projecting roof forms on front min. pitch of 8:12 3. Roof elements that face side yards shall slope away from the side yard line and shall be no closer than 5 ft from the side yard setback line 4. No barrel or rounded roof material. Natural wood sawn shingles or flat concrete tile in dark or neutral earth-tone colors shall be permitted. Landscaping/Irrigation controls: 1. Site landscape, irrigation and grading plan required for review by Declarant 2. Landscape materials encouraged to be native 3. Landscape materials to be approved by Declarant Neighborhood Driveways: 1. Design and materials to be approved by Declarant 2. Neutral colors 3. Plain concrete, asphalt and gravel driveways prohibited 4. No driveways of access points on Oakmont Parkway 5. One driveway access point per site Lighting 1. No exterior lighting fixtures, structures of improvements without written approval of Declarant	Article II Building controls: 1. Awnings, canopies, shutters prohibited. 2. Decorative objects such as weathervanes, sculptures, birdbaths, fountains allowed only with written approval of the Declarant. 3. Roof stacks/vents shall not be readily visible from the front of the dwelling unit and shall be painted to match roof color. 4. Solar collectors/devices shall not be readily visible from surrounding streets orsites. 5. Garbage collection from the side or rear of any site. Garbage removal permitted from the front yard if side or rear yard removal service is unavailable. 6. RVs/Motor homes storage/parking prohibited unless fully enclosed in a structure. 7. Outside satellite devices not allowed without written approval of Declarant. 8. Regulations in regard to Spas, Hot Tubs, Swimming Pools, Enclosures, Fences and Walls: -Must be by written approval of Declarant. -No Flat screen enclosures -Screen slope to be compatible with dwelling unit roof slope -Screen enclosure color to be bronze 9. Walls/fences are discouraged but permitted with written approval of Declarant. -5 ft height maximum; -Walls/fences prohibited on property line; -a landscape buffer is required between wall/fence and adjacent property; -Wall/Fence prohibited in front yards. -Wall/Fence material and color must be approved by Declarant. -Chain link fencing prohibited. 10. Detached car garages prohibited. -Each DU to have a garage to accommodate no less than 2 but no more than 3 automobiles. 11. Carports prohibited 12. Detached enclosed storage structures prohibited Roofs: 1. Flat roofs and mansard roofs prohibited 2. Major DU Roof Minimum pitch of 6:12; all other projecting roof forms on front min. pitch of 8:12 3. Roof elements that face side yards shall slope away from the side yard line and shall be no closer than 5 ft from the side yard setback line 4. No barrel or rounded roof material. Natural wood split shakes, natural wood sawn shingles or flat concrete tile in dark or neutral earth-tone colors shall be permitted. Landscaping/Irrigation controls: 1. Site landscape, irrigation and grading plan required for review by Declarant 2. Intent that exiting foliage to be retained to the maximum extent possible 3. Landscape materials to be approved by Declarant Neighborhood Driveways: 1. Design and materials to be approved by Declarant 2. Neutral colors 3. Plain concrete, asphalt and gravel driveways prohibited 4. No driveways of access points on Oakmont Parkway 5. One driveway access point per site Lighting 1. No exterior lighting fixtures, structures of improvements without written approval of Declarant
Notes		A lot of similarities with Barrington and Cambridge	Similar to Oakmont 11 with major difference for Parcel A; Difference in landscape-existing foliage vs. native expressed in most other HOAs

	OAKMONT 7	PELICAN BAY WOODS	PINECREST
Review Process	Review	Review	Review
	1. References Section 3.02 of the General Covenants 2. Landscape/irrigation/grading plans required for review by Declarant 3. Native vegetation specifics	1. References Section 3.02 of the General Covenants 2. Landscape/irrigation plans required for review by Declarant	1. References Section 3.02 of the General Covenants 2. Landscape plans required for review by Declarant
Architectural / building controls	Article II	Article II	Article II
	<p><u>Building controls:</u></p> 1. Awnings, canopies, shutters prohibited. 2. Decorative objects such as weathervanes, sculptures, birdbaths, fountains allowed only with written approval of the Declarant. 3. Roof stacks/vents shall not be readily visible from the front of the dwelling unit and shall be painted to match roof color. 4. Solar collectors/devices shall not be readily visible from surrounding streets or sites. 5. Garbage collection from the side or rear of any site. Garbage removal permitted from the front yard if side or rear yard removal service is unavailable. 6. RVs/Motor homes storage/parking prohibited unless fully enclosed in a structure. 7. Outside satellite devices not allowed without written approval of Declarant. 8. Regulations in regard to Spas, Hot Tubs, Swimming Pools, Enclosures, Fences and Walls: -Must be by written approval of Declarant. -No Flat screen enclosures -Screen slope to be compatible with dwelling unit roof slope -Screen enclosure color to be bronze 9. Walls/fences are discouraged but permitted with written approval of Declarant. -5 ft height maximum; -Walls/fences prohibited on property line; -a landscape buffer is required between wall/fence and adjacent property; -Wall/Fence prohibited in front yards. -Wall/Fence material and color must be approved by Declarant. -Chain link fencing prohibited. 10. Detached car garages prohibited. -Each DU to have a garage to accommodate no less than 2 but no more than 3 automobiles. 11. Carports prohibited 12. Detached enclosed storage structures prohibited	<p><u>Building controls:</u></p> 1. Awnings, canopies, shutters prohibited. 2. Decorative objects such as weathervanes, sculptures, birdbaths, fountains allowed only with written approval of the Declarant. 3. Roof stacks/vents shall not be readily visible from the front of the dwelling unit and shall be painted to match roof color. 4. Garbage collection from the side or rear of any site. Garbage removal permitted from the front yard if side or rear yard removal service is unavailable. 5. RVs/Motor homes storage/parking prohibited unless fully enclosed in a structure. 6. Outside satellite devices not allowed without written approval of Declarant. 7. Regulations in regard to Spas, Hot Tubs, Swimming Pools, Enclosures, Fences and Walls: -Must be screened from view of adjoining sites, dwellings units and streets by privacy walls, fences of landscaping at locations approved by Declarant in writing. Must be by written approval of Declarant. -Such enclosures must be compatible in materials and color to the main Dwelling Unit. -Must be approved by Declarant in writing -Enclosures shall be located no closer than 7 1/2 ft to the side site line, and no closer than 15 ft to the rear site line. 9. Detached car garages prohibited. -Each DU to have a garage to accommodate no less than 2 but no more than 3 automobiles. 10. Carports prohibited 11. Detached enclosed storage structures prohibited	<p><u>Building controls:</u></p> 1. Awnings, canopies, shutters prohibited. 2. Decorative objects such as weathervanes, sculptures, birdbaths, fountains allowed only with written approval of the Declarant. 3. Docks, piers, decks, boat houses not allowed in on in lakes or ponds without written approval of the Declarant. 4. Garbage collection from the side or rear of any site. Garbage removal permitted from the front yard if side or rear yard removal service is unavailable. 5. Outside satellite devices not allowed without written approval of Declarant. 6. Roof stacks/vents shall not be readily visible from any street or neighboring properties. 7. RVs/Motor homes storage/parking prohibited unless fully enclosed in a structure. 8. Regulations in regard to Spas, Hot Tubs, Swimming Pools, Enclosures, Fences and Walls: -Must be by written approval of Declarant. -Such enclosures must be compatible in materials and color to the main Dwelling Unit. -Screen slope to be compatible with dwelling unit roof slope -Enclosures shall be located no closer than 7 1/2 ft to the side site line, and no closer than 15 ft to the rear site line. -The location of swimming pools etc. to be approved by Declarant -No swimming pool or enclosure in the front yard of any DU or site. 9. Detached car garages prohibited. -Each DU to have a garage to accommodate no less than 2 but no more than 3 automobiles. 10. Carports prohibited 11. Detached enclosed storage structures prohibited
Notes	Roofs:	Roofs:	Roofs:
	1. Flat roofs and mansard roofs prohibited 2. Major DU Roof Minimum pitch of 6:12; all other projecting roof forms on front min. pitch of 8:12 3. Roof elements that face side yards shall slope away from the side yard line and shall be no closer than 5 ft from the side yard setback line 4. No barrel or rounded roof material. Natural wood split shakes, natural wood sawn shingles or flat concrete tile in dark or neutral earth-tone colors shall be permitted.	1. Flat roofs and mansard roofs prohibited 2. Roof Minimum pitch of 3 1/2:12 3. Flat or barrel tile, hand sawn or split cedar shakes, slate or copper, all as defined by common usage in Collier County	1. Flat roofs prohibited 2. Roof Minimum pitch of 3 1/2:12 3. Flat or barrel tile, hand sawn or split cedar shakes, slate or copper, all as defined by common usage in Collier County
	Landscaping/Irrigation controls:	Landscaping/Irrigation controls:	Landscaping/Irrigation controls:
	1. Site landscape, irrigation and grading plan required for review by Declarant 2. Landscape materials encouraged to be native 3. Landscape materials to be approved by Declarant	1. Site landscape and irrigation plan required for review by Declarant 2. Existing natural foliage to be maintained to the extent possible 3. Landscape materials to be approved by Declarant	1. Site landscape plan required for review by Declarant 2. Existing natural foliage to be maintained to the extent possible 3. Landscape materials to be approved by Declarant
	Neighborhood Driveways:	Neighborhood Driveways:	Neighborhood Driveways:
	1. Design and materials to be approved by Declarant 2. Neutral colors 3. Plain concrete, asphalt and gravel driveways prohibited 4. No driveways of access points on Oakmont Parkway 5. One driveway access point per site	1. Design and materials in accordance with Declarant	1. Design and materials to be approved by Declarant
	Lighting	Lighting	Lighting
	1. No exterior lighting fixtures, structures of improvements without written approval of Declarant	1. No exterior lighting fixtures, structures of improvements without written approval of Declarant	1. No exterior lighting fixtures, structures of improvements without written approval of Declarant
Notes	Similar to Oakmont 11	Similar to Barrington, Cambridge, Oakmont	Similar to Barrington, Cambridge, Oakmont and Pelican Bay Woods






	POINTE VERDE	THE VILLAGE	WATERFORD
Review Process	Review	Review	Review
	1. References Section 3.02 of the General Covenants 2. Landscape/irrigation/grading plans required for review by Declarant	1. The Association has an Architectural Review Board (ARB); (membership to the Association not required) --(<i>Article VII - 7.01 and 7.02, Amendment</i>) 2. References Section 3.02 of the General Covenants (<i>Article II, Declaration</i>) 2. Landscape/irrigation/grading plans required for review by Declarant	1. References Section 3.02 of the General Covenants 2. Landscape/irrigation/grading plans required for review by Declarant 3. Native vegetation specifics
Architectural / building controls	Article V	Article II (and Article VIII, Amendment)	Article VI
	<u>Building controls:</u> 1. Awnings, canopies, shutters prohibited. 2. Decorative objects such as weathervanes, sculptures, birdbaths, fountains allowed only with written approval of the Declarant. 3. Roof stacks/vents shall not be readily visible from the front of the dwelling unit and shall be painted to match roof color. 4. Solar collectors’ materials and location to be approved by Declarant. 5. RVs/Motor homes storage/parking prohibited unless fully enclosed in a structure. 6. Outside satellite devices not allowed without written approval of Declarant. 7. Garbage collection from the side or rear of any site. 8. Regulations in regard to Spas, Hot Tubs, Swimming Pools, Enclosures, Fences and Walls: -Must be by written approval of Declarant. -No Flat screen enclosures unless part of approved mansard screen enclosure and the sloped portions compatible in pitch with main DU. -Screen slope to be compatible with dwelling unit roof slope -Aluminum framing not allowed; structure to material to be compatible with main DU -Screen enclosure color to be bronze. -Must be screened from view of adjoining sites, dwellings units and streets by landscaping, fences, or privacy walls at locations approved by Declarant in writing. Screening shall preserve views to golf course and lakes. 9. Walls/fences are discouraged but permitted with written approval of Declarant. -5 ft height maximum; exception for bathroom privacy walls which may be no more than 6 ft -Walls/fences prohibited on property line; -a landscape buffer is required between wall/fence and adjacent property; -Wall/Fence material and color must be approved by Declarant. -Chain link fencing prohibited. 10. Detached car garages prohibited. -Each DU to have a garage to accommodate no less than 2 but no more than 3 automobiles. -Exception: Site 8, which may accommodate a maximum of 6 automobiles 11. Carports prohibited 12. Detached enclosed storage structures prohibited <u>Roofs:</u> 1. Roof Minimum pitch of 5:12 2. Flat or barrel tile, hand sawn or split cedar shakes, slate or copper, all as defined by common usage in Collier County <u>Landscaping/Irrigation controls:</u> 1. Site landscape plan required for review by Declarant 2. Landscape materials encouraged to be native 3. Landscape materials to be approved by Declarant <u>Neighborhood Driveways:</u> 1. Design and materials to be approved by Declarant 2. Driveways to continue in full texture or pattern to the street pavement. 3. All driveways to ingress/egress onto a common collector internal roadway with one access onto Green Tree Drive. <u>Lighting</u> 1. No exterior lighting fixtures, structures of improvements without written approval of Declarant	<u>Building controls:</u> 1. Awnings, canopies, shutters prohibited. 2. Decorative objects such as weathervanes, sculptures, birdbaths, fountains allowed only with written approval of the Declarant. 3. Vents, flashings and metal chimney caps to be painted to match the approved roof color. Roof stacks/vents shall not be readily visible from any street or neighboring properties. 4. Garbage collection from the side or rear of any site. 5. RVs/Motor homes storage/parking prohibited unless fully enclosed in a structure. 6. Outside satellite devices not allowed without written approval of Declarant. 7. Regulations in regard to Spas, Hot Tubs, Swimming Pools, Enclosures, Fences and Walls: -None in front yard -Must be screened from view of adjoining sites, dwellings units and streets by landscaping or privacy and/or decorative walls. -All privacy and/or decorative walls require written approval of Declarant. -Swimming pool enclosures to be consistent in design, color and materials in accordance with Neighborhood standards and approved in writing by Declarant. -Swimming pool enclosures to be located no less than 30ft from any rear plot line, boundary line or ROW. 9. Detached car garages prohibited. -Each DU to have a garage to accommodate 2 automobiles. 10. Carports prohibited 11. Detached enclosed storage structures prohibited <u>Roofs:</u> 1. Roof Minimum pitch of 3 1/2:12 2. Flat or barrel tile, hand sawn or split cedar shakes, slate or copper, all as defined by common usage in Collier County 3. Flat roofs prohibited <u>Landscaping/Irrigation controls:</u> 1. Master landscape and site amenities plan required for the Neighborhood required. 2. Suitable existing natural vegetation to be preserved and incorporated in master plan 4. Landscape materials to be approved by Declarant 5. Owners required to maintain portion of the neighborhood within the 100 ft landscape buffer <u>Neighborhood Driveways:</u> 1. Design and materials to be approved by Declarant <u>Water Management Areas:</u> 1. To be provided in accordance with the PBID requirements <u>Lighting</u> 1. No exterior lighting fixtures, structures of improvements without written approval of Declarant	<u>Building controls:</u> 1. Awnings, canopies, shutters prohibited. 2. Decorative objects such as weathervanes, sculptures, birdbaths, fountains allowed only with written approval of the Declarant. 3. Roof stacks/vents shall not be readily visible from the front of the dwelling unit and shall be painted to match roof color. 4. Solar collectors/devices shall not be readily visible from surrounding streets or sites. 5. Garbage collection from the side or rear of any site. Garbage removal permitted from the front yard if side or rear yard removal service is unavailable. 6. RVs/Motor homes storage/parking prohibited unless fully enclosed in a structure. 7. Outside satellite devices not allowed without written approval of Declarant. 8. Regulations in regard to Spas, Hot Tubs, Swimming Pools, Enclosures, Fences and Walls: -Must be screened from view of adjoining sites, dwellings units and streets by privacy walls, fences of landscaping at locations approved by Declarant. -To be compatible in design, color and materials with DU. -Location to be by written approval from Declarant. 9. Walls/fences are discouraged but permitted with written approval of Declarant. -5 ft height maximum; -Neighborhood perimeter wall maximum 6ft height -Chain link fencing prohibited. -Cannot obstruct views of a lake from an adjoining site 10. Detached car garages prohibited. -Each DU to have a garage to accommodate no less than 2 but no more than 3 automobiles. 11. Carports prohibited 12. Detached enclosed storage structures prohibited 13. No boat docks, slip, decking, pier, rip rap, seawall to any lakebank. <u>Roofs:</u> 1. Roof Minimum pitch of 3 1/2:12 2. Flat or barrel tile, hand sawn or split cedar shakes, slate or copper, all as defined by common usage in Collier County 3. Flat roofs prohibited <u>Landscaping/Irrigation controls:</u> 1. Site landscape, irrigation and grading plan required for review by Declarant 2. Landscape materials encouraged to be native 3. Landscape materials to be approved by Declarant <u>Neighborhood Driveways:</u> 1. Design and materials to be approved by Declarant 2. Plain concrete, asphalt and gravel driveways prohibited <u>Lighting</u> 1. No exterior lighting fixtures, structures of improvements without written approval of Declarant
Notes	Similar to Barrington, Cambridge, Oakmont and Pelican Bay Woods	-Similar to Barrington, Cambridge, Oakmont, Pelican Bay Woods and Pointe Verde -Setback differences	Similar to Oakmont 11

	GROUP 1		BARRINGTON	CAMBRIDGE	GEORGETOWN	JAMESTOWN
TOTAL LOTS	600		60	3	35	10
KEYMAP						
Use			Single-Family Detached	Single-Family Detached (Gated Community)	Single-Family Detached (Gated Community)	Single-Family Detached
Lot Regulations						
Minimum Lot Area	10,000 SF					
Minimum Lot Width (FT)	Corner Lot: 95 Ft Interior Lot: 80 Ft. (measured at front setback)					
Zero Lot Line Permitted	na					
Minimum Yards (FT)		Exception for architecturally themed clustered buildings	Setback exceptions apply at specific lots (lakefront lots and lots #20-23, 29, 36-41)			<u>Lots 2 thru 9:</u> same as PUD <u>Lots 1 and 10:</u> front and rear same as PUD with side yards as follows: <u>Lot 1:</u> Southeast side: 15 ft Northwest side: (1 story): 7 1/2 ft (2 story): 10 ft <u>Lot 10:</u> Southeast side (1 story): 7 1/2 ft (2 story): 10 ft Northwest side: 15 ft
Front yard	30					
Side Yard	7 1/2 (one story) 10 ft (two stories)					
Rear Yard	25 ft or 15 ft + screen enclosure			The rear setback line shall be the westerly edge of the 100 FT landscape buffer area.		
From tract boundary lines, ROW or edge of gutter of private road	na					
Between any 2 principal structures (combined min. yard)	na					
Between any 2 accessory uses (combined min. yard)	na					
Building Regulations						
Minimum Building Floor Area (Sq. Ft.)	One Story: 1000 Two Story: 1,200		2500 minimum of living area; excluding garages, porches, patios, terraces and others such structures	2000 minimum of living area; excluding garages, porches, patios, terraces and others such structures	2500 minimum living area; 2000 SF is allowed with approval from the Board (Georgetown Board of Directors) excluding garages, porches, patios, terraces and others such structures	3000 minimum living area
Maximum Building Height (Ft. Abv. Fin. Lo	t Grade)					
Principal Building	30					
Accessory Building	20		Detached car garages and free-standing storage structures prohibited.		A building not attached to the main building is prohibited. Outdoor storage is prohibited.	Detached car garages and free-standing storage structures prohibited.
Parking						
Parking: Off-Street Requirement	1 Parking per dwelling unit (located w/in setback). For other uses, parking shall be per Collier County Ordinance					

Landscaping					
Off-Street Parking Landscaping Requirement	na	No specific landscape criteria other than requiring a landscape/irrigation plan for approval by Declarant. 20 ft wide landscape buffer required along Oakmont Parkway over sites 37 thru 41 in accordance with the Declarant's landscape plans	Native landscaping protection process required. Landscape/irrigation and grading plans and approval required by Declarant	The grounds are to be maintained in keeping with the current attractive standards as set by the residents of Georgetown. [no specifics on what the standards are]	See controls and restrictions
Other					
		-Minimal screening or walls for privacy and mechanical equipment enclosures allowed within side and rear setbacks with written approval of Declarant	-Minimal screening or walls for privacy and mechanical equipment enclosures allowed within side and rear setbacks with written approval of Declarant -No Dwelling Unit, swimming pool or structure shall be erected/located within the 100 FT landscaped buffer	-No existing building or structure shall be moved onto a lot. Prefabricated structures are prohibited. -Gated community	-All enclosures (including spa, hot tub and swimming pool enclosures) must be approved in writing. Enclosures shall conform to setbacks for the principal structure. -A gable and roof facing a side yard shall be no closer than 5 feet from the side yard setback line. -No Dwelling Unit, swimming pool or structure shall be erected within portions of lots 1 and 10 located within the 15 FT landscaped buffer -Gated community

	GROUP 1		OAKMONT 11	OAKMONT 6	OAKMONT 7	PELICAN BAY WOODS
TOTAL LOTS	600		30	67	33	118
KEYMAP						
Use			Single-Family Detached	Detached or Attached Single-Family	Single-Family Detached	Single Family Dwelling Units
Lot Regulations						
Minimum Lot Area	10,000 SF					
Minimum Lot Width (FT)	Corner Lot: 95 Ft Interior Lot: 80 Ft. (measured at front setback)					
Zero Lot Line Permitted	na					
Minimum Yards (FT)		Exception for architecturally themed clustered buildings		Exception for Parcel A where required setbacks may be reduced in the case of clustered buildings with a common architectural theme. Spas, Hot tubs, swimming pool enclosures shall not be closer than 7 1/2 ft to the side yard and no closer than 15 ft to the rear yard.	Exception for Parcel A where required setbacks may be reduced in the case of clustered buildings with a common architectural theme. Spas, Hot tubs, swimming pool enclosures shall not be closer than 7 1/2 ft to the side yard and no closer than 15 ft to the rear yard.	Same as PUD with the following exception: 8 FT setback for Site 7, Block A In Pelican Bay Unit One Spas, Hot tubs, swimming pool enclosures shall not be closer than 7 1/2 ft to the side yard and no closer than 15 ft to the rear yard.
Front yard	30					
Side Yard	7 1/2 (one story) 10 ft (two stories)					
Rear Yard	25 ft or 15 ft + screen enclosure					
From tract boundary lines, ROW or edge of gutter of private road	na					
Between any 2 principal structures (combined min. yard)	na					
Between any 2 accessory uses (combined min. yard)	na					
Building Regulations						
Minimum Building Floor Area (Sq. Ft.)	One Story: 1000 Two Story: 1,200		2000 minimum living area	2000 minimum living area	2000 minimum living area	2000 minimum Living Area
Maximum Building Height (Ft. Abv. Fin. Lo	t Grade)					
Principal Building	30					
Accessory Building	20		Detached car garages and free-standing storage structures prohibited.	Detached car garages and free-standing storage structures prohibited.	Detached car garages and free-standing storage structures prohibited.	Detached car garages and free-standing storage structures prohibited.
Parking						
Parking: Off-Street Requirement	1 Parking per dwelling unit (located w/in setback). For other uses, parking shall be per Collier County Ordinance					
Landscaping						

Off-Street Parking Landscaping Requirement	na	Native landscaping protection process required. Landscape/irrigation and grading plans and approval required by Declarant	Landscape/irrigation and grading plans and approval required by Declarant	Landscape/irrigation and grading plans and approval required by Declarant	Landscape/irrigation and grading plans and approval required by Declarant
Other					
		-Minimal screening or walls for privacy and mechanical equipment enclosures allowed within side and rear setbacks with written approval of Declarant. -No Dwelling Unit, swimming pool or structure shall be erected/located within the 100 FT landscaped buffer (for sites 3, 4, 7 & 8)	-Parcel A may be used for attached or detached single family dwelling units. -Minimal screening or walls for privacy and mechanical equipment enclosures allowed within side and rear setbacks with written approval of Declarant. -No Dwelling Unit, swimming pool or structure shall be erected/located within the 100 FT landscaped buffer.	-Minimal screening or walls for privacy and mechanical equipment enclosures allowed within side and rear setbacks with written approval of Declarant. -No Dwelling Unit, swimming pool or structure shall be erected/located within the 100 FT landscaped buffer.	-Parcel E, Unit Four: Single Family; no more than 16 homesites; may include innovative housing techniques such as "housominiums" and/or common architectural themes. -Parcel D, Unit four: detached single family homesites -Parcels K and L shall be landscaped buffer areas and no ingress or egress permitted through these parcels

	GROUP 1	PINECREST	POINTE VERDE	THE VILLAGE	WATERFORD
TOTAL LOTS	600	83	13	16	23
KEYMAP					
Use		Detached Single Family Dwelling Units	Detached Single Family Dwelling Units (Gated Community)	Single Family Residential Living Units	Detached Single Family Dwelling Unit
Lot Regulations					
Minimum Lot Area	10,000 SF				
Minimum Lot Width (FT)	Corner Lot: 95 Ft Interior Lot: 80 Ft. (measured at front setback)				
Zero Lot Line Permitted	na				
Minimum Yards (FT)		Same as PUD with the following exception: Block D: Site A: 20 ft side yard Site B, southernmost boundary line: 20 ft side yard Spas, Hot tubs, swimming pool enclosures shall not be closer than 7 1/2 ft to the side yard and no closer than 15 ft to the rear yard.	Front yard: 30 FT Side Yard: 15 FT (1 story) and 25 FT (2 story) Rear Yard: 25 FT (rear setback lines on lakefront sites shall be measured from the PBSB easement) No structures allowed within any easements.	Minimum setback from a ROW line or perimeter boundary: not less than 30 FT	Consistent with PUD with exception: Ref. Exhibit B (Unit 13 plat) at PBIDDE edge: 15FT setback (may be reduced by 5 ft with screen enclosure)
Front yard	30				
Side Yard	7 1/2 (one story) 10 ft (two stories)				
Rear Yard	25 ft or 15 ft + screen enclosure				
From tract boundary lines, ROW or edge of gutter of private road	na				
Between any 2 principal structures (combined min. yard)	na			Minimum distance between any 2 unattached dwelling units, or principal structures shall be not less than 15 ft.	
Between any 2 accessory uses (combined min. yard)	na				
Building Regulations					
Minimum Building Floor Area (Sq. Ft.)	One Story: 1000 Two Story: 1,200	2000 minimum air-conditioned living area	3000 minimum living area	2000 minimum	2500 minimum of living area
Maximum Building Height (Ft. Abv. Fin. Lo	t Grade)				
Principal Building	30				
Accessory Building	20	Detached car garages and free-standing storage structures prohibited.	Detached car garages and free-standing storage structures prohibited.	Detached car garages and free-standing storage structures prohibited.	Detached car garages and free-standing storage structures prohibited.
Parking					
Parking: Off-Street Requirement	1 Parking per dwelling unit (located w/in setback). For other uses, parking shall be per Collier County Ordinance				
Landscaping					

Off-Street Parking Landscaping Requirement	na	Landscape plans required by Declarant	Landscape/irrigation and grading plans and approval required by Declarant	Landscape plans required by Declarant	Landscape/irrigation and grading plans and approval required by Declarant
Other					
		-Pinecrest is made up of 3 almost identical covenants for each of the following sites, all part of Unit Four: -Unit Four Addition -Blocks C & E -Block D	-Gated Community -Minimal screening or walls or enclosures for mechanical equipment allowed within side and rear setbacks with written approval of Declarant.	-No Dwelling Unit or structure shall be erected/located within the 100 FT landscaped buffer. -Significant setback variation	-Reference Setback Exhibits A and B

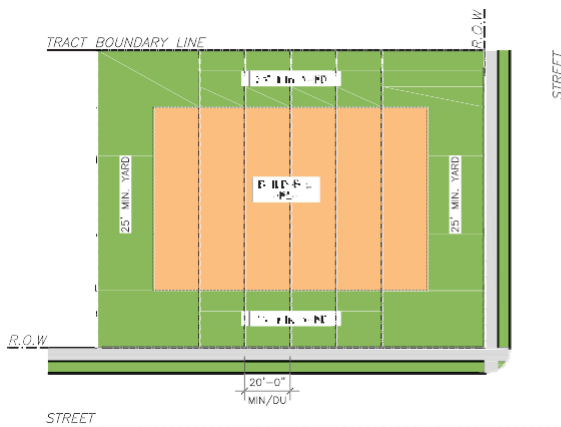
GROUP 2

PELICAN BAY

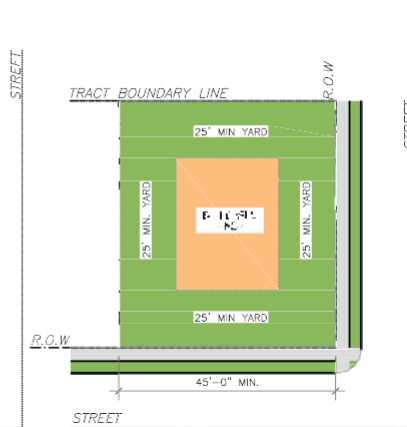
General		
Total Area (for Group 2) in Acres	390	
Total Lots	2314	
Use		
Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family		
Lot Regulations		
Minimum Lot Area	2,600 per dwelling unit	
Minimum Lot Width (FT)	*Attached DU: 20 Ft per ea. dwelling unit related to a structure containing min 2 and max 6 units *Single detached DU: 45 Ft.	
Zero Lot Line Permitted	Yes	
Minimum Yards (FT)		
From tract boundary lines, ROW or edge of gutter of private road	25	Exception for architecturally themed clustered buildings
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 20 Ft	
Between any 2 accessory uses (combined min. yard)	20 FT	
Building Regulations		
Minimum Building Floor Area (Sq. Ft.)	One Story: 800 Two Story: 1,200	
Maximum Building Height (Ft. Abv. Fin. Lot Grade)		
Principal Building	3 STORIES	
Accessory Building	20 FT	
Parking		
Parking: Off-Street Requirement	2 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance	
Landscaping		
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance	

GROUP 2

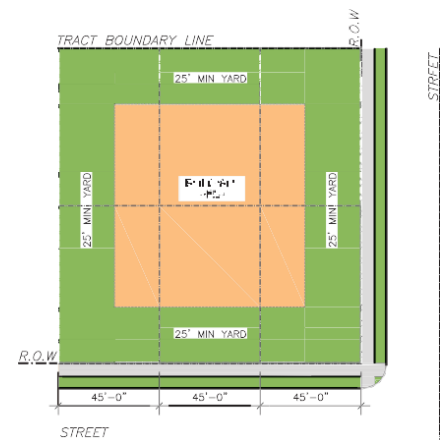
Avalon	Bridge Way Villas	Isle Verde	Pointe of Pelican Bay	St. Simone
Barrington Club	Chanteclair	L'Ambiance	Renaissance	Tierra Mar
Bay Colony Viscaya	Coco Bay	Las Brisas	Saint Andrews	Villa Lantana
Bay Villas	Crescent	Laurel Oaks	Sanctuary	Villas of Pelican Bay
Beauville	Glencove	Lugano	Sand Pointe	Willow Brook
Breakwater	Grand Bay	Oak Lake Sanctuary	Serendipity	



Single-Family Attached (2-6 DUs)



Single-Family Detached



Single-Family Detached (2-6 DUs)

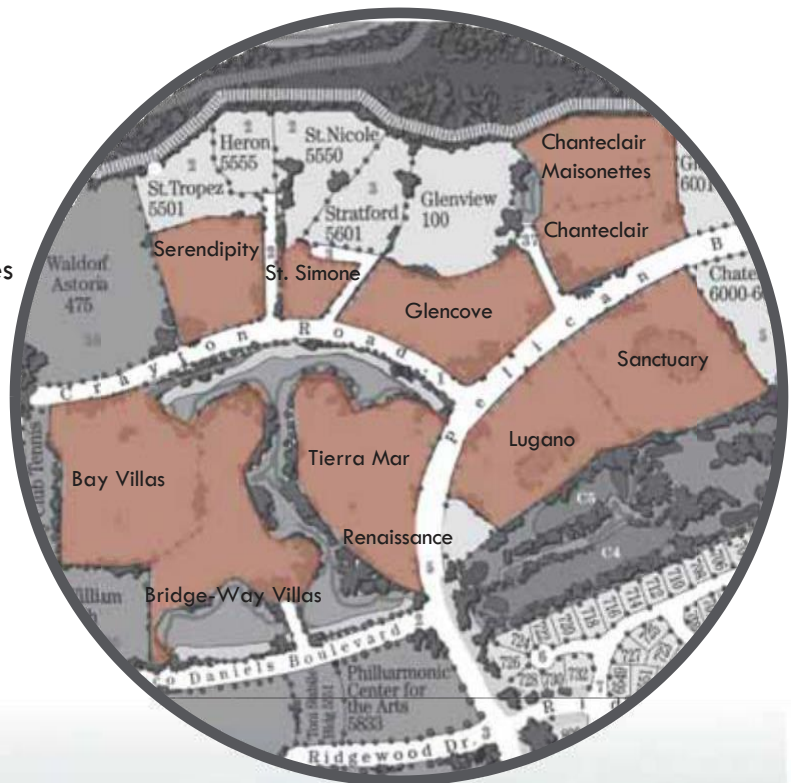










GROUP 2 - AREA A






PELICAN BAY

Bay Villas
Bridge-Way Villas
Chanteclair Maisonettes
Chanteclair
Glencove
Lugano
Renaissance
Sanctuary
Serendipity
St. Simone

Tierra Mar



	GROUP 2		Bay Villas	Bridge-Way Villas	Chanteclair Maisonettes	Chanteclair	Glencove	Lugano	Renaissance
TOTAL LOTS/Units	2314		71 DUs	60 DUs	36 two-story garden apartments	19	96	8 DUs in Neighborhood "A"; 77 in "B"	8
KEYMAP									
Use									
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family		Single Family Residential Units	Single Family Residential Units or attached single-family dwelling units in clusters of not more than 2 DUs	Garden Apartments	Attached or Detached Single Family Residential Units	Multi-family residential buildings and dwelling units	Multi-family residential buildings	Multi-family residential building
Lot Regulations									
Minimum Lot Area	2,600 per dwelling unit								
Minimum Lot Width (FT)	*Attached DU: 20 Ft per ea. dwelling unit related to a structure containing min 2 and max 6 units *Single detached DU: 45 Ft.								
Zero Lot Line Permitted	Yes			DUs attached to each other on side plot lines in groups of not more than 2					
Minimum Yards (FT)									
From tract boundary lines, ROW or edge of gutter of private road	25	Exception for architecturally themed clustered buildings		Minimum setback from road 10 FT		From Pelican Bay Blvd: not less than 50 FT From N and W boundary lines of neighborhood: not less than 10FT From access road at south boundary line of neighborhood: not less than 40FT	From Pelican Bay Blvd: 50 FT From all other parcel boundaries in the neighborhood: not less than the height of the structure, but not less than 50 FT, whichever is greater	And 35 FT from Pelican Bay Blvd.	
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 20 Ft			Not less than 7 1/2 FT	And not less than 30 FT	Not less than 10 FT	1/2 the sum of their heights but not less than 50 Ft		
Between any 2 accessory uses (combined min. yard)	20 FT								
Building Regulations									
Minimum Building Floor Area (Sq. Ft.)	One Story: 800 Two Story: 1,200		1450	1600	1200	1500	1000	1400 (Neighborhood A) 1100 (Neighborhood B)	
Maximum Building Height (Ft. Abv. Fin. Lot Grade)									
Principal Building	3 STORIES		One Story	30 FT AFF	Max. 2 stories		Max 3 stories	Max 3 stories	
Accessory Building	20 FT								
Parking									
Parking: Off-Street Requirement	2 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance		2 spaces per DU		1.5 parking spaces per DU; at least one covered parking space per DU		1.5 parking spaces per DU; at least one covered parking space per DU	2 Parking spaces per DU	
Landscaping									
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance		~50FT landscape buffer along Seagate Drive						
Other									
			*Tennis Facility *Party Walls	Party Walls		Party Walls		*Party Walls	
Architectural Controls									
	PUD Article 3.03		*Similar to single family controls *Association's Architectural Review Board *Easement for maintenance and for egress/ingress	*Similar to single family controls *Association's Architectural Review Board *Easement for maintenance and for egress/ingress *Party Walls	Similar to single family controls and also include: -Balconies -Floor coverings in DU interiors -No swimming pools other than in the common area per neighborhood site plan	*Association's Architectural Review Board	Similar to single family controls and also include: -Specific criteria to each unit's exteriors and interiors with regards to maintenance imposed by developer.	*Association's Architectural Review Board *One entrance to Neighborhood A from Pelican Bay Blvd. and 2 entrances to "B" from Pelican Bay Blvd.	None included
NOTES/REMARKS									
				*Cluster Development -Conflicting info regards Car Garages: article 8.06 DeclarationBRIDGEWAYOR998PG1926Dec 15 1982.pdf AND article II item 5 DeclarationBRIDGEWAYParcelCUnit10R972 PG395May 24 1982.pdf	*Cluster Development *Developer Site Plan Specific	*Cluster Development ○ 1986 Declaration does not match with what's built --> this Declaration is very similar to typical single-family residential developments. It seems that the project was built as a clustered development. ○ 1987 Declaration: developer's declaration. Does not address architectural controls ○ "Declaration CHANTECLAIR I AmendmentOR1443PG1786May 25 1989.pdf" -> is this for Chanteclair? ---how did it get to have a 150 ft height? and reduction of sf to 750 per DU?	*Cluster Development Specific rules and regulations with regards to maintenance. Developer's rules and regulations extensive with regards to maintenance, out and inside each DU	*Cluster Development	Condominium Association

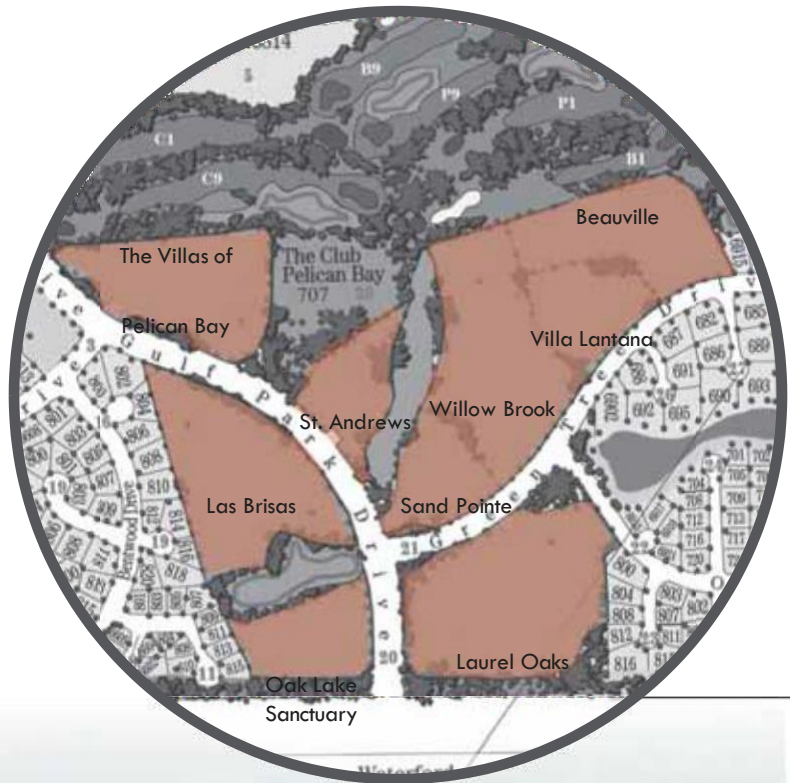
	GROUP 2		Sanctuary	Serendipity	St. Simone	Tierra Mar
TOTAL LOTS/Units	2314		72	66	118	
KEYMAP						
Use						
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family		Multi-family residential buildings	Multi-family residential dwelling units	Multi-family residential buildings	Detached or attached single family dwelling units
Lot Regulations						
Minimum Lot Area	2,600 per dwelling unit					
Minimum Lot Width (FT)	*Attached DU: 20 Ft per ea. dwelling unit related to a structure containing min 2 and max 6 units *Single detached DU: 45 Ft.					
Zero Lot Line Permitted	Yes					
Minimum Yards (FT)						
From tract boundary lines, ROW or edge of gutter of private road	25	Exception for architecturally-themed clustered buildings	25 or one-half the height of the structure, whichever is greater provided that min setback from Pelican Bay Blvd shall be 35 FT	Not less than 35 FT	50ft	Front Plot line: 20 FT Side Plot line between unattached structures: 10 FT Rear Plot line: 15 FT Water Management Areas: 15 FT Common Areas: 10 FT Pelican Bay Blvd ROW: 30 FT
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 20 Ft		1/2 the sum of their heights but not less than 50 Ft	Not less than 15 FT	1/2 the sum of their heights but not less than 50 Ft	Not less than 20 FT
Between any 2 accessory uses (combined min. yard)	20 FT					
Building Regulations						
Minimum Building Floor Area (Sq. Ft.)	One Story: 800 Two Story: 1,200		1400	1300	1100	One Story DU: 1500 SF Two Story DU: 2250 SF
Maximum Building Height (Ft. Abv. Fin. Lot Grade)						
Principal Building	3 STORIES		3 Stories max	35 FT Max	200 FT	30 FT Max.
Accessory Building	20 FT					
Parking						
Parking: Off-Street Requirement	2 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance		2 Pkg spaces per DU	1.5 parking spaces per DU.	1.5 parking spaces per DU.	
Landscaping						
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance				Landscape buffer strip required along the length of Crayton Road excepting the entranceways	15 FT landscape buffer strip abutting Pelican Bay Blvd.
Other						
						Party Walls
Architectural Controls						
	PUD Article 3.03			Covered Parking structures to be provided with min one space per DU	One entrance permitted from Crayton Road.	Similar to single family controls and also include: -Roof pitch: min. 2 1/2: 12 with specific material called out.
NOTES/REMARKS						
			*Cluster Development *Site plan specific	*Cluster Development	Verify which PUD group this belongs with? Its height limit is more in line w/ Group 4. However, the built form seems in compliance with PUD Group 2 The restated declaration (2005) does not include original controls from 1980 declaration. Site plan specific	*Cluster Development *Site plan specific








GROUP 2 - AREA B




PELICAN BAY

Beauville
Las Brisas

Laurel Oaks
Oak Lake Sanctuary
St. Andrews
Sand Pointe
The Villas of Pelican Bay
Villa Lantana
Willow Brook



	GROUP 2		Beauville	Las Brisas	Laurel Oaks	Oak Sanctuary	Sand Pointe	St. Andrews
TOTAL LOTS	2314		48	Missing documents for this one	160	22 (changed from 24)	21	
KEYMAP								
Use								
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family		Detached single-family residential Dwelling Units or attached single-family Dwelling Units in clusters of not more than 4 DUs.		Multi-family Residential	Single Family	Single Family	Single Family Residential living units
Lot Regulations								
Minimum Lot Area	2,600 per dwelling unit							
Minimum Lot Width (FT)	*Attached DU: 20 Ft per ea. dwelling unit related to a structure containing min 2 and max 6 units *Single detached DU: 45 Ft.							
Zero Lot Line Permitted	Yes							
Minimum Yards (FT)								
From tract boundary lines, ROW or edge of gutter of private road	25	Exception for architecturally themed clustered buildings	*25FT from parcel line, ROW or property boundary *13.5FT from Green Tree Drive for privacy walls *32.5FT from Green Tree for Building footprint *15FT from any street, road, swale or gutter *Min. Setback for DU's that about The Club at Pelican Bay golf course not less than 20FT			Per site plan	*15ft from ROW or edge of gutter of private rd *25ft from parcel line or perimeter boundary *50ft from Gulf Park Drive	
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 20 Ft		10 FT				7 1/2 ft	
Between any 2 accessory uses (combined min. yard)	20 FT							
Building Regulations								
Minimum Building Floor Area (Sq. Ft.)	One Story: 800 Two Story: 1,200		1150		1000	1200	1600	
Maximum Building Height (Ft. Abv. Fin. Lo t Grade)								
Principal Building	3 STORIES		35FT			2 Stories	30 FT	
Accessory Building	20 FT							
Parking								
Parking: Off-Street Requirement	2 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance				1 1/2 pkg spaces per dwelling unit. At least one covered parking space per DU	2 pkg spaces per dwelling unit. At least one covered parking space per DU	*No detached car garage *2 car garage per DU	
Landscaping								
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance				15ft landscape buffer from edge of ROW along Greentree Drive, Gulf Park Drive, Oakmont Parkway and Oakmont neighborhood	15ft buffer required from ROW along Gulf Park Drive and from the Village		
Other								
			Party Walls		No structure within 100ft landscaped buffer	No structure within 100ft landscaped buffer	Swimming pools setbacks 4ft and 6ft and require privacy screens	Sideline easements
Architectural Controls								
	PUD Article 3.03		*Tempered glass required in windows adjacent to golf course *Similar to single family controls *Roof Pitch 2 1/2:12 *Association's Architectural Review Board *Easement for maintenance and for egress/ingress		*Windows, doors, railings and screens to be included in the perimeter walls of a unit. *Similar to single family controls *No swimming pool other than in commons	*Hurricane shutters required *Similar to single family controls	*Similar to single family controls	*Similar to single family controls
NOTES/REMARKS								
			*Cluster Development *Site plan specific		*Cluster Development *Site plan specific	*Cluster Development *Site plan specific	*Cluster Development	

	GROUP 2		The Villas of Pelican Bay	Villa Lantana	Willow Brook
TOTAL LOTS	2314		48	70	112
KEYMAP					
Use					
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family		Single Family Dwelling Units attached in groups of not more than 6 units	Single-family residential Dwelling Units or attached single-family DU's in clusters of not more than 4 DU's	Multi-family residential building and DU's
Lot Regulations					
Minimum Lot Area	2,600 per dwelling unit				
Minimum Lot Width (FT)	*Attached DU: 20 Ft per ea. dwelling unit related to a structure containing min 2 and max 6 units *Single detached DU: 45 Ft.				
Zero Lot Line Permitted	Yes				
Minimum Yards (FT)					
From tract boundary lines, ROW or edge of gutter of private road	25	Exception for architecturally themed clustered buildings		*25FT from parcel line, ROW or perimeter boundary *15FT from any street, road, swale or gutter *Setbacks per Collier County *DU's may be attached to ea. Other along the side Plot lines in groups of note more than 4. * 25FT up to 50FT along golf course	15ft from street, road, swale or gutter
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 20 Ft			Unattached Maisonette and Villa type: 10 FT	
Between any 2 accessory uses (combined min. yard)	20 FT				
Building Regulations					
Minimum Building Floor Area (Sq. Ft.)	One Story: 800 Two Story: 1,200		1300	Villa: 1500 Maisonette: 2000	1500
Maximum Building Height (Ft. Abv. Fin. Lot Grade)					
Principal Building	3 STORIES			35FT	
Accessory Building	20 FT				
Parking					
Parking: Off-Street Requirement	2 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance		2 pkg spaces per dwelling unit. At least one covered parking space per DU	No detached car garages. 2 car garage per DU	2 pkg spaces per dwelling unit. At least one covered parking space per DU
Landscaping					
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance				
Other					
			*Easements *Party Walls	*Easements *Party walls	
Architectural Controls					
	PUD Article 3.03		*Similar to single family controls *ARC (Architectural Review Board) *Landscape Committee *Trim and window treatment criteria	*Similar to single family controls *ARC (Architectural Review Board) *Swimming pools must be screened	*Similar to single family controls
NOTES/REMARKS					
			*Cluster Development *Site plan specific		*Cluster Development *Site plan specific







GROUP 2 - AREA C






PELICAN BAY

Avalon
Barrington Club
Breakwater
Coco Bay
Grand Bay
Isle Verde
L'Ambiance
The Crescent

The Pointe I
The Pointe II



	GROUP 2	Avalon	Barrington Club	Breakwater	Coco Bay	Grand Bay
TOTAL LOTS	2314	174 (reduced from 176)	Parcel A: 11 DU's Parcel B: 43 DU's	240	36	34
KEYMAP/PHOTO						
Use						
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family	Condominium Dwelling Units	Residential Dwelling Units	Multi-family residential development	Residential villas	Residential Villas (Single family residences)
Lot Regulations						
Minimum Lot Area	2,600 per dwelling unit					
Minimum Lot Width (FT)	*Attached DU: 20 Ft per ea. dwelling unit related to a structure containing min 2 and max 6 units *Single detached DU: 45 Ft.					
Zero Lot Line Permitted	Yes				Yes	Yes
Minimum Yards (FT)		Per site plan	Per site plan	Per site plan	Per site plan	Per site plan
From tract boundary lines, ROW or edge of gutter of private road	25					
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 20 Ft					
Between any 2 accessory uses (combined min. yard)	20 FT					
Building Regulations						
Minimum Building Floor Area (Sq. Ft.)	One Story: 800 Two Story: 1,200	1100	1200	1000	1800	2700
Maximum Building Height (Ft. Abv. Fin. L t Grade)						
Principal Building	3 STORIES		2 Stories		2 stories	1 story Guest suites: 2 stories
Accessory Building	20 FT	25				
Parking						
Parking: Off-Street Requirement	2 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance	2 pkg spaces per DU at surface parking. Garages allowed.	*2 parking spaces per DU to be provided in the neighborhood. Garages allowed. *Per condo Declaration: one garage parking per unit	Number of parking required per Collier County	2 parking spaces per DU	2 parking spaces per DU
Landscaping						
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance	*15ft landscape buffer along western & northern boundaries of neighborhood *20ft average frontage landscape buffer along southern and eastern boundaries of neighborhood	*25ft landscape buffer along western and southern boundaries of neighborhood *12.5ft buffer on the northern boundary	*20ft buffer along the western boundary along North Pointe Drive. *25ft buffer along southern boundary (adjacent to The Pointe at Pelican Bay neighborhood) *20ft buffer along the northern boundary (Vanderbilt Beach Road)	*10ft buffer along the southern boundary of the neighborhood. *30ft wide frontage buffer along the western boundary of the neighborhood along Pelican Bay Blvd	*10ft buffer along the southern boundary of the neighborhood from eastern end of lake *30ft wide frontage buffer along the western boundary of the neighborhood along Pelican Bay Blvd
Other						
		Condominium Property	*No structure within 100ft landscaped buffer *Condominium Property	Easements Condo property		Boat slips
Architectural Controls						
	PUD Article 3.03	*Similar to single family controls	*Similar to single family controls *Per condo declaration: Each unit is a 4-unit bldg. to have a screen enclosed porch. And windows, doors, railings and screens to be provided in perimeter boundaries of the Unit.	*Fences and walls/gates discouraged *Similar to single family controls	*Similar to single family controls *Per condo declaration: 4 units designated Golf Course Units; specific plan types called out	*ARB (Architectural Review Board) *Similar to single family controls
NOTES/REMARKS						
		*Cluster Development *Site plan specific	*Cluster Development *Site plan specific	*Cluster Development *Site plan specific	*Cluster Development *Site plan specific	*Cluster Development *Site plan specific

	GROUP 2		Isle Verde	L'Ambiance	The Crescent	The Pointe
TOTAL LOTS	2314		36	240	150	88
KEYMAP/PHOTO						
Use						
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family		Residential Villas (detached or attached single family)	*a quality hotel/spa facility (no more than 150 hotel units) *patio homes *multi-family dwelling units	Residential Condominium Dwelling Units	Multi-family residential units (including garden apartments)
Lot Regulations						
Minimum Lot Area	2,600 per dwelling unit					
Minimum Lot Width (FT)	*Attached DU: 20 Ft per ea. dwelling unit related to a structure containing min 2 and max 6 units *Single detached DU: 45 Ft.					
Zero Lot Line Permitted	Yes					
Minimum Yards (FT)			*Per site plan *20ft to edge of pavement *10ft between detached homes *25 ft from the rear lot line (exception for pools: may be located 10ft of rear lot line)	Per site plan	Per site plan	Per site plan
From tract boundary lines, ROW or edge of gutter of private road	25	Exception for architecturally themed clustered buildings				
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 20 Ft					
Between any 2 accessory uses (combined min. yard)	20 FT					
Building Regulations						
Minimum Building Floor Area (Sq. Ft.)	One Story: 800 Two Story: 1,200		2500	750	1800	1200
Maximum Building Height (Ft. Abv. Fin. Level)	t Grade)					
Principal Building	3 STORIES		30FT	3 stories over parking	3 stories above (1) underground level of parking	
Accessory Building	20 FT					
Parking						
Parking: Off-Street Requirement	2 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance		As required by Collier County Division 2.3	As required by Collier County Division 2.3	2 parking spaces per DU	As required by Collier County Division 2.3
Landscaping						
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance			*15' buffer along eastern and northern boundaries of the neighborhood *20' wide frontage buffer along Pelican Bay Blvd and Hammock Oak Drive	*20ft buffer along western boundary of neighborhood *30ft frontage buffer along northern boundary along Pelican Bay Blvd	*15ft buffer along eastern and northern boundaries of the neighborhood *20ft frontage buffer along Pelican Bay Blvd and North Pointe Drive
Other						
				Number of Units: 1 party unit to each dwelling unit; and 1 party unit for every 3 hotel units		Pointe I and Pointe II: no shared roadway
Architectural Controls						
	PUD Article 3.03		*Similar to single family controls *Roof pitch min 5:12 *ARB (Architectural Review Board)	*Similar to single family controls	*Similar to single family controls	*Similar to single family controls
NOTES/REMARKS						
			*Cluster Development *Site plan specific	*Cluster Development *Site plan specific	*Cluster Development *Site plan specific	*Cluster Development *Site plan specific

GROUP 3

PELICAN BAY

Total Area (for Group 3) in Acres	116	
Total Number of Dwelling Units	1686	
Use		
Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family		
Lot Regulations		
Minimum Lot Area	1 ACRE	
Minimum Lot Width (FT)	150	
Zero Lot Line Permitted	NA	
Minimum Yards (FT)		
From tract boundary lines, ROW or edge of gutter of private road	35 ft or 1/2 the sum of the height of the structures, whichever is greater	Exception for architecturally themed clustered buildings
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 30 Ft	
Between any 2 accessory uses (combined min. yard)	1/2 the sum of their heights but not less than 20 Ft	
Building Regulations		
Minimum Building Floor Area (Sq. Ft.)	750 GSF of Living area per dwelling unit	
Maximum Building Height (Ft. Abv. Fin. Lot Grade)		
Principal Building	4 stories w/ option of one floor of parking beneath the allowable 4 stories	
Accessory Building	20 FT	
Parking		
Parking: Off-Street Requirement	1.5 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance	
Landscaping		
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance	

GROUP 3

Bay Colony Mansion La Palma
Calais
Cannes
Carlton Place

Chateaumere
Hyde Park
Interlachen
Pebble Creek

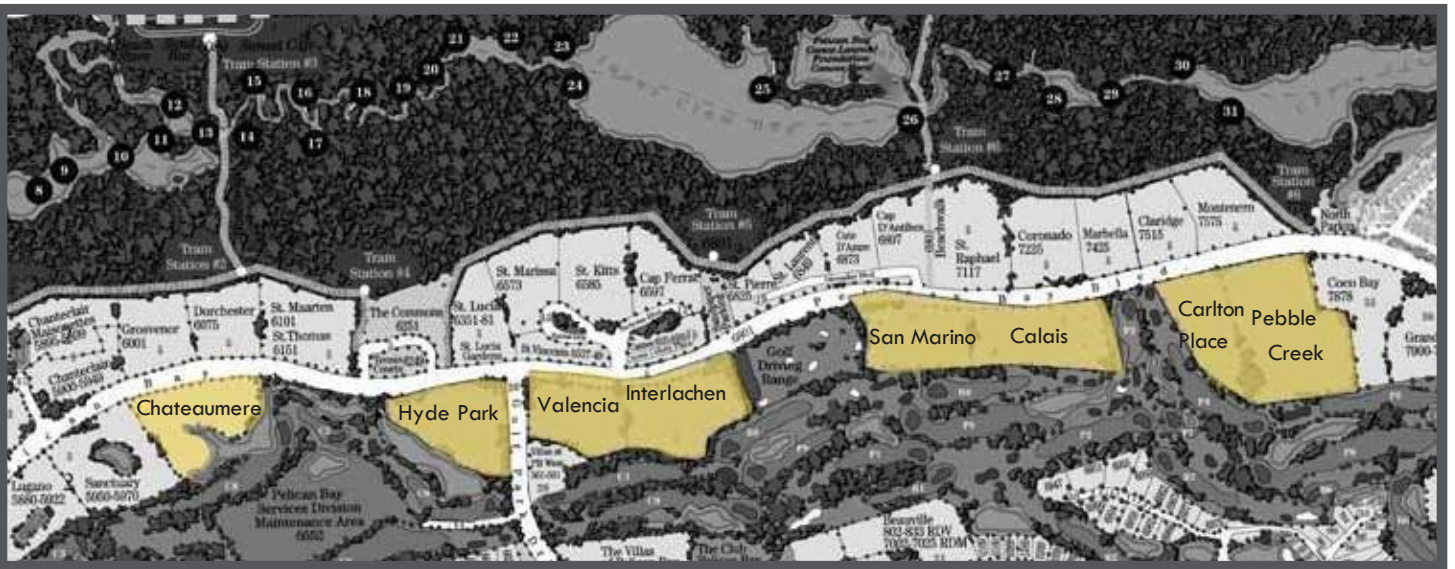
San Marino
Valencia











GROUP 3

PELICANBAY

Calais
Carlton Place
Chateaumere
Hyde Park
Interlachen
Pebble Creek
San Marino
Valencia



	GROUP 3		Calais	Carlton Place	Chateaumere	Hyde Park
TOTAL NUMBER OF DWELLING UNITS	1686			54	80 Group III and 60 Group IV	120 + 1 resident manager unit
KEYMAP / PHOTO						
Use						
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family			2 multi-story residential buildings, 14 attached single family DU's and 4 detached single-family DU's	Multi-family residential buildings	Multi-family residential buildings
Lot Regulations						
Minimum Lot Area	1 ACRE					
Minimum Lot Width (FT)	150					
Zero Lot Line Permitted	NA					
Minimum Yards (FT)						
From tract boundary lines, ROW or edge of gutter of private road	35 ft or 1/2 the sum of the height of the structures, whichever is greater	Exception for architecturally themed clustered buildings		Per Site Plan	For Group III DU's: per PUD For Group IV DU's: the greater of 50ft or 1/2 the sum of height of the structures	50ft or 1/2 the sum of height of the structures, whichever is greater (100 ft setback from Pelican Bay Blvd)
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 30 Ft				1/2 the sum of their heights but not less than 50 Ft	1/2 the sum of their heights but not less than 50 Ft
Between any 2 accessory uses (combined min. yard)	1/2 the sum of their heights but not less than 20 Ft					
Building Regulations						
Minimum Building Floor Area (Sq. Ft.)	750 GSF of Living area per dwelling unit			1600	1500	1400
Maximum Building Height (Ft. Abv. Fin. Lot Grade)						
Principal Building	4 stories w/ option of one floor of parking beneath the allowable 4 stories			5 stories above one (1) floor of parking	Group III DU's: per PUD Group IV DU's: 200ft abv grade	60 FT
Accessory Building	20 FT				25ft	25 FT
Parking						
Parking: Off-Street Requirement	1.5 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance			*2 spaces per villa *1.5 spaces per mid-rise unit *at least 1 covered parking space per DU	1.5 Pkg space per DU and at least one parking space per DU to be enclosed w/in principal structures.	1.5 Pkg space per DU and at least one parking space per DU to be enclosed w/in principal structures.
Landscaping						
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance			*10ft buffer along Pelican Bay Blvd	*buffer strip along Pelican Bay Blvd.	Buffer strip along Pelican Bay Blvd and Gulf Park Drive
Other						
ARCHITECTURAL CONTROLS						
				*Similar to Single Family Controls	*Similar to Single Family Controls	
NOTES/REMARKS						
				*Cluster Development	*Cluster Development	

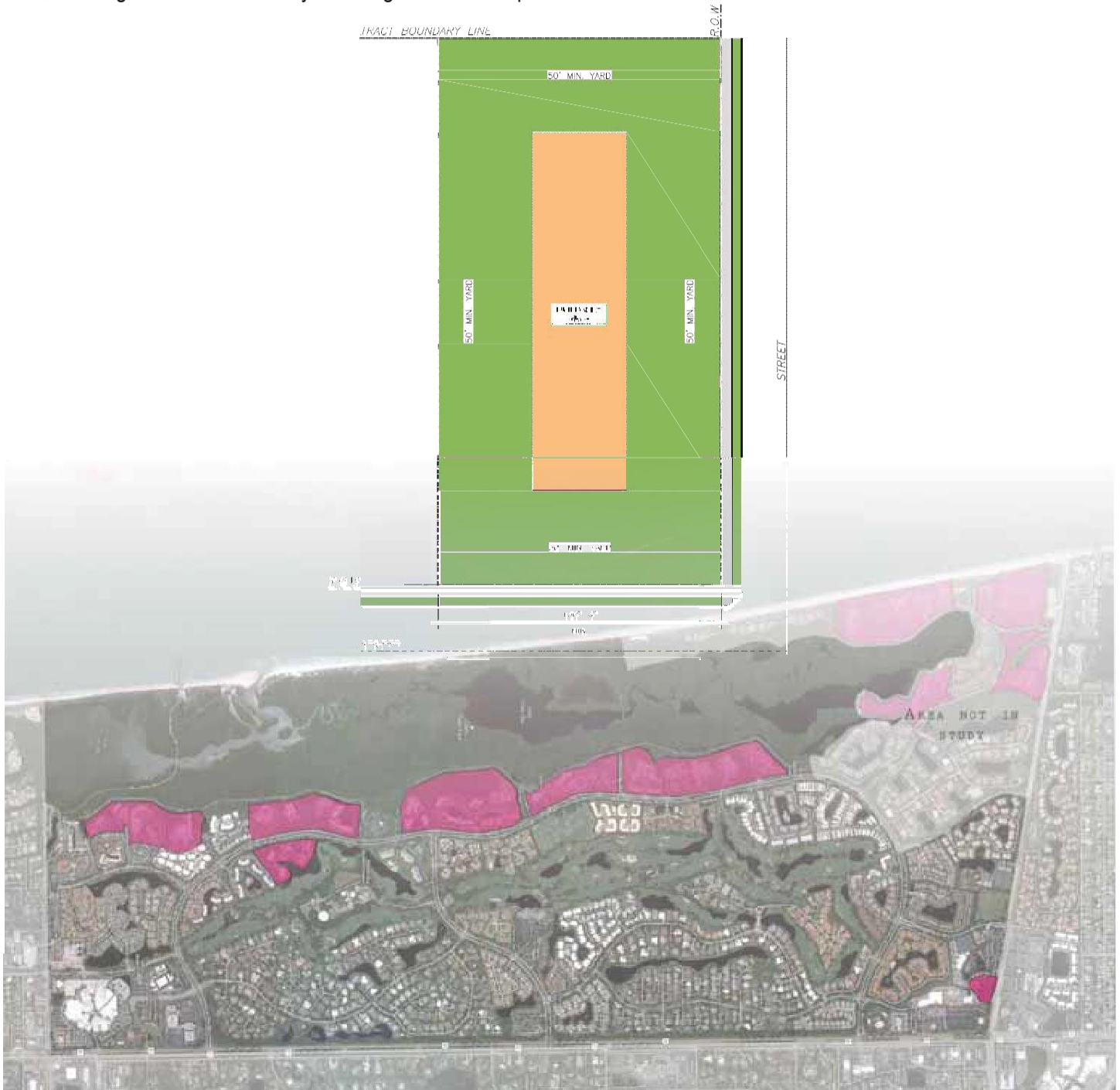
	GROUP 3		Interlachen	Pebble Creek	San Marino	Valencia
TOTAL NUMBER OF DWELLING UNITS	1686		93	300	86 (see notes)	132
KEYMAP / PHOTO						
Use						
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family		Multi-family residential buildings	Residential condominium Dwelling Units	Garden Apartments	Garden Apartments
Lot Regulations						
Minimum Lot Area	1 ACRE					
Minimum Lot Width (FT)	150					
Zero Lot Line Permitted	NA					
Minimum Yards (FT)						
From tract boundary lines, ROW or edge of gutter of private road	35 ft or 1/2 the sum of the height of the structures, whichever is greater	Exception for architecturally themed clustered buildings	Same as PUD and min setback from Pelican Bay Blvd not less than 50FT	Shall be in accordance with Group 3, Section 6.04 and/or Group 4, Section 7.04	Per Site Plan	30FT Minimum 50FT Min from Pelican Bay Blvd
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 30 Ft		1/2 the sum of their heights but not less than 40Ft			Same as PUD
Between any 2 accessory uses (combined min. yard)	1/2 the sum of their heights but not less than 20 Ft					
Building Regulations						
Minimum Building Floor Area (Sq. Ft.)	750 GSF of Living area per dwelling unit		1450	1200 (not included in covenants but shown on 1993 site plan info sheet)	1600	1300
Maximum Building Height (Ft. Abv. Fin. Lot Grade)						
Principal Building	4 stories w/ option of one floor of parking beneath the allowable 4 stories		4 stories abv grade		2 stories max	same as PUD
Accessory Building	20 FT					
Parking						
Parking: Off-Street Requirement	1.5 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance		1.5 Pkg space per DU and at least one parking space to be under cover	Per Collier County	2 Pkg space per DU and at least one covered parking space	1.5 Pkg space per DU and at least one covered parking space
Landscaping						
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance			*10ft buffer along southern boundary of the neighborhood *30ft frontage buffer along Pelican Bay Blvd		
Other						
ARCHITECTURAL CONTROLS						
				*Similar to Single Family Controls	*Similar to Single Family Controls	*Similar to Single Family Controls
NOTES/REMARKS						
			Site plan specific	*Cluster Development *Site plan specific	*Cluster Development *Site plan specific *Condo Declaration lists 88 units	*Cluster Development *Site plan specific

GROUP 4

General		
Total Area (for Group 4) in Acres	343	
Total Dwelling Units (Maximum)	3200	
Use		
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family	
Lot Regulations		
Minimum Lot Area	1 ACRE	
Minimum Lot Width (FT)	150	
Zero Lot Line Permitted	NA	
Minimum Yards (FT)	NA	
Front yard		
Side Yard		
Rear Yard		
From tract boundary lines, ROW or edge of gutter of private road	50 ft or 1/2 the height of the structures, whichever is greater except that detached accessory structures to be setback 20 ft or 1/2 of the height, whichever is greater	Exception for architecturally themed clustered buildings
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 50 Ft	
Between any 2 accessory uses (combined min. yard)	1/2 the sum of their heights but not less than 30 Ft	
Building Regulations		
Minimum Building Floor Area (Sq. Ft.)	⇒ 750 GSF of Living area per dwelling unit ⇒ 300 SF min living area of any hotel or motel unit	
Maximum Building Height (Ft. Abv. Fin. Lot Grade)		
Principal Building	200 ft. (w/ exception - see Exhibit M: max ht of 5 stories above 1 floor of pkg)	
Accessory Building	25 (exception for roof top recreation facilities)	
Parking		
Parking: Off-Street Requirement	1.5 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance	
Landscaping		
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance	

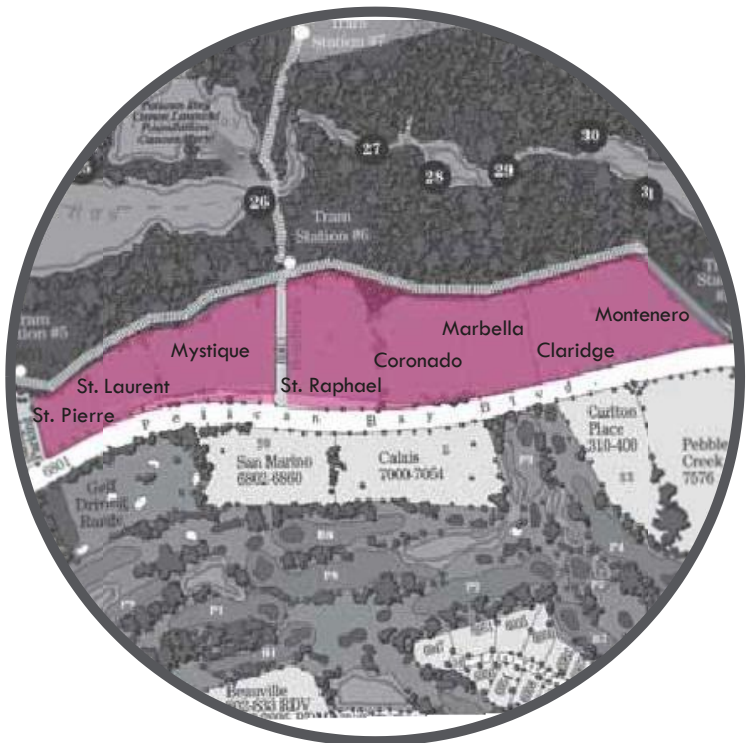
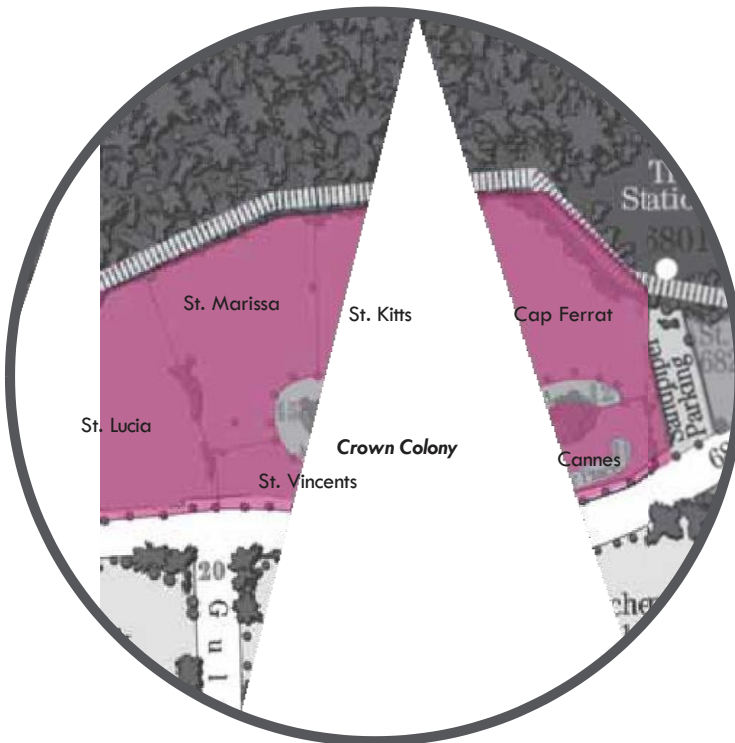
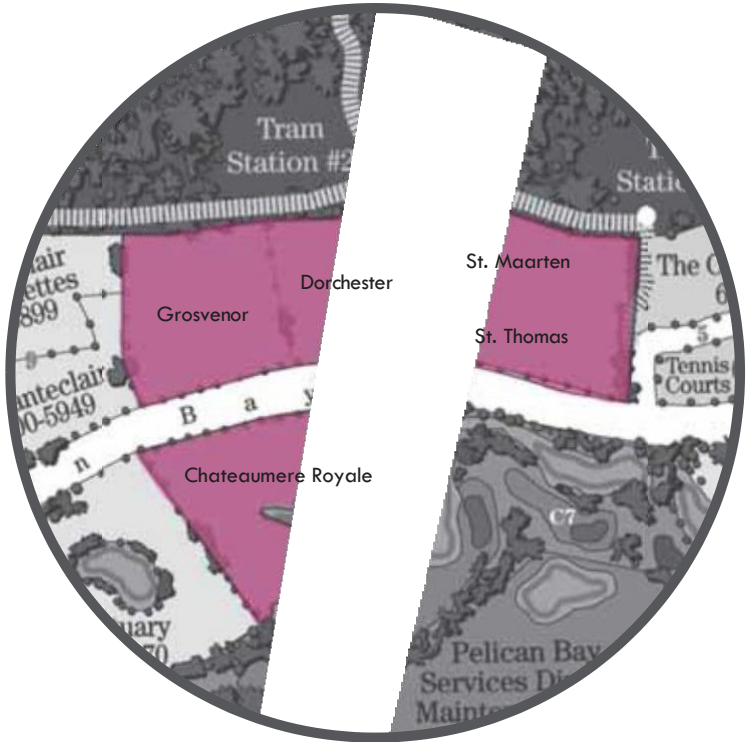
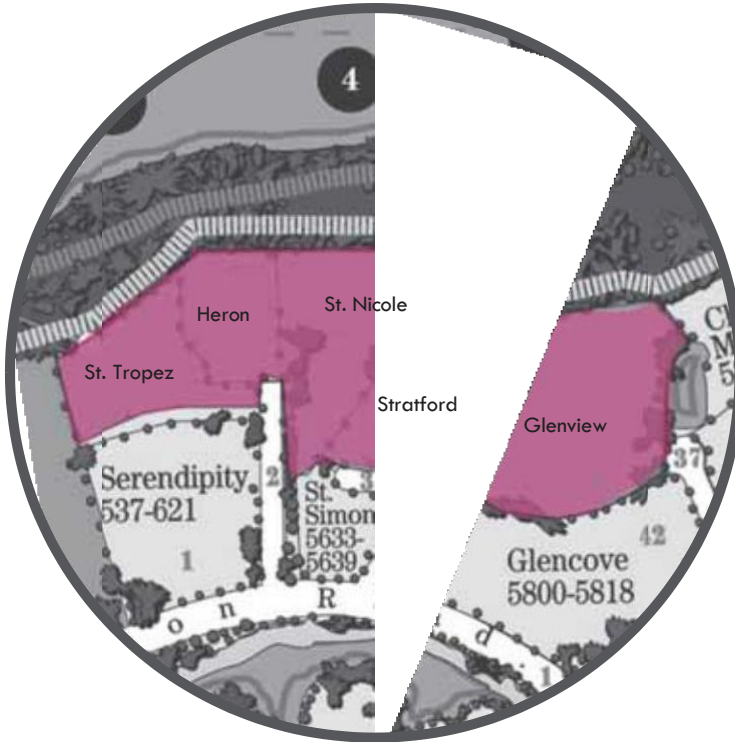
GROUP 4








Bay Colony Biltmore	Bay Colony Salerno	Coronado	Ritz-Carlton	St Pierre
Bay Colony Brighton	Bay Colony Toscano	Dorchester	Mystique	St. Raphael
Bay Colony Carlisle	Bay Colony Trieste	Glenview	St. Kitts	St. Thomas
Bay Colony	Bay Colony Windsor	Grosvenor	St. Laurent	St. Tropez
Contessa	Cannes (front of Cap	Heron	St. Lucia	St. Vincents
Bay Colony	Ferrat)	Inn at P.B.	St. Maarten	Stratford
Marquessa	Cap Ferrat	Marbella	Watermark Place IV	
Bay Colony	Chateaumere	Montenero	St. Marissa	
Remington	Royal Claridge	Naples Grande	St. Nicole	















GROUP 4








PELICAN BAY






	GROUP 4	St. Tropez	Heron	St. Nicole	Stratford	Glenview	Grosvenor
TOTAL DWELLING UNITS (MAX)	3200	52 Dwelling Units	41 Dwelling Units	70 Dwelling Units (see notes)	118 Dwelling Units (See notes below)	140 DU's	102 DU's (See notes)
KEYMAP/PHOTO							
Use							
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family	Multi-family residential. (1 16-story building.)	Multi-family residential building.	High-rise multi-family residential building	Multi-family residential buildings	Congregate Care Facility	Multi-family residential buildings
Lot Regulations							
Minimum Lot Area	1 ACRE						
Minimum Lot Width (FT)	150						
Zero Lot Line Permitted	NA						
Minimum Yards (FT)							
Front yard	NA						
Side Yard							
Rear Yard							
From tract boundary lines, ROW or edge of gutter of private road	50 ft or 1/2 the height of the structures, whichever is greater except that detached accessory structures to be setback 20 ft or 1/2 of the height, whichever is greater	Exception for architecturally themed clustered buildings					
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 50 Ft						
Between any 2 accessory uses (combined min. yard)	1/2 the sum of their heights but not less than 30 Ft						
Building Regulations							
Minimum Building Floor Area (Sq. Ft.)	○ 750 GSF of Living area per dwelling unit ○ 300 SF min living area of any hotel or motel unit	1,000 SF per DU	1,500 SF per DU	1,000 SF per DU	1,500 SF per DU	750 SF per DU (reduced from 850SF/DU per Amendment, 1989)	1,500 SF per DU
Maximum Building Height (Ft. Abv. Fin. Lot Grade)							
Principal Building	200 ft. (w/ exception - see Exhibit M: max height of 5 stories above 1 floor of pkg)					150 FT (increased from 100FT per Amendment, 1989)	
Accessory Building	25 (exception for roof top recreation facilities)						
Parking							
Parking: Off-Street Requirement	1.5 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance	1.5 Pkg spaces per DU. At least one covered parking space per DU	1.5 Pkg spaces per DU. At least one covered parking space per DU within principal structures	1.5 Pkg spaces per DU. At least one covered parking space per DU	1.5 Pkg spaces per DU. At least one covered parking space per DU	1.5 Pkg spaces per DU. (covered 1 parking space per DU was removed per Amend 1989)	1.5 Pkg spaces per DU. At least one covered parking space per DU within principal structures
Landscaping							
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance				Buffer strip along the length of Crayton Road.		
Other							
			40 Units built	Pedestrian access to the PBID berm	Access to adjacent neighborhoods in writing by Declarant	*Access to boardwalk *Not more than 35 sheltered nursing home beds	
ARCHITECTURAL CONTROLS							
		*Similar to single family homes controls *4-unit types: A, B and 2 PH types	*Similar to single family homes controls	*6-unit types: Typical Units A, B and C and Penthouse Units A, B, C *Interior finishes controls	*Interior finishes controls	*Similar to single family controls	Additional controls such as storm shutters, interior finishes incorporated in later declarations
NOTES/REMARKS							
				*1991 Declaration calls out 21 levels containing 97 units (and recorded same in 2002 Declaration). This differs from 1988 declaration's 70 max DU's	*118 DU's (+1 DU allowed w/ written approval from Declarant) -- 1980 Decl. *1982 Dec: Phased development: totaling 200 DU's: -Phase I: 82 units; 22 stories abv pkg level -Phase II: 22 story abv pkg level; 82 units; essentially identical to Phase I -Phase III: 11 story abv park level; 36 units. Similar exteriors to Phase I		*Changed number of units by Amendment from 96 DU's *1982 Condo Dec: shows 101 units article 5.1

	GROUP 4	Dorchester	St. Maarten	St. Thomas	Chateaumere Royale	Crown Colony	Cannes
TOTAL DWELLING UNITS (MAX)	3200	86 DU's	90 DU's (See notes)	32 DU's (See notes)	60 DU's (for Grp 4 & 80 DU's Group 3)	353 DU's (See notes below)	24 DU's (<i>Crown Colony</i>)
KEYMAP/PHOTO						Village Association <i>containing:</i> Cannes Cap Ferrat St. Kitts St. Marissa St. Vincents <i>(See also individual Neighborhood Associations)</i>	
Use							
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family	Multi-family residential buildings	High-rise multi-family residential building + a group of two-story garden apartment bldgs. (see St. Thomas)	High-rise multi-family residential building (See St. Maarten) + a group of two-story garden apartment bldgs.	Multi-family residential buildings	3 Multi-story residential buildings and 5 two-story garden apartment bldgs.	2-story garden apartment bldgs.
Lot Regulations							
Minimum Lot Area	1 ACRE						
Minimum Lot Width (FT)	150						
Zero Lot Line Permitted	NA						
Minimum Yards (FT)							
Front yard	NA	Per Site plan (in addition to typ. PUD regs)					
Side Yard							
Rear Yard							
From tract boundary lines, ROW or edge of gutter of private road	50 ft or 1/2 the height of the structures, whichever is greater except that detached accessory structures to be setback 20 ft or 1/2 of the height, whichever is greater	Exception for architecturally themed clustered buildings					
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 50 Ft						
Between any 2 accessory uses (combined min. yard)	1/2 the sum of their heights but not less than 30 Ft						
Building Regulations							
Minimum Building Floor Area (Sq. Ft.)	750 GSF of Living area per dwelling unit 300 SF min living area of any hotel or motel unit	1,500 SF per DU	1,000 SF per DU	1,000 SF per DU	1,500 SF per DU	1,250 SF per DU	
Maximum Building Height (Ft. Abv. Fin. Lot Grade)							
Principal Building	200 ft. (w/ exception - see Exhibit M: max height of 5 stories above 1 floor of pkg)		200 FT for high rise	35 FT for garden apartments		200 FT for high rise 35 FT for garden apartments	
Accessory Building	25 (exception for roof top recreation facilities)						
Parking							
Parking: Off-Street Requirement	1.5 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance	1.5 Pkg spaces per DU. At least one covered parking space per DU within principal structures	1.5 Pkg spaces per DU. At least one covered parking space per DU	1.5 Pkg spaces per DU. At least one covered parking space per DU	1.5 Pkg space per DU and at least one parking space per DU to be enclosed w/in principal structures.	1.5 Pkg spaces per DU. At least one covered parking space per DU	
Landscaping							
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance	*Hardwood hammock to be preserved			*buffer strip along Pelican Bay Blvd.		
Other							
			Pedestrian access to the PBID berm one on the west and one on east side of the neighborhood	Pedestrian access to the PBID berm one on the west and one on east side of the neighborhood		Pedestrian access to the PBID berm.	
ARCHITECTURAL CONTROLS							
		Interior finishes/floor coverings	Typical controls for interiors, balconies, storm shutters, windows	Typical controls for interiors, storm shutters, windows	*Similar to Single Family Controls		
NOTES/REMARKS							
			*Total 122 Units for parcel which includes Condo Associations St. Maarten and St. Thomas -90 high rise DU's --> St. Maarten -32 2-story garden apt DU's --> See St. Thomas	*Total 122 Units for parcel which includes Condo Associations St. Maarten and St. Thomas -90 high rise DU's: see St. Maarten -32 2-story garden apt DU's: St. Thomas *St. Thomas: 3 buildings with 3 floors each	*Cluster Development *See also Group 3 Chateaumere	*Dwelling Units: -62 DU's in 2-story garden apts. -291 DU's in multi-story bldgs. *Cluster Development	*See Crown Colony *Phased development (5 phases containing 4 buildings as follows: Phases 1 thru 4: bldg. per phase; ea. containing 4 units - 2 units per floor; Phase 5: does not contain DU's (contains swimming pool and pool deck)

GROUP 4			Cap Ferrat	St. Kitts	St. Marissa	St. Vincents	St. Lucia	Waterpark Place
TOTAL DWELLING UNITS (MAX)	3200		111 DU's <i>(Crown Colony)</i>	97 DU's <i>(Crown Colony)</i>	97 DU's <i>(Crown Colony)</i>	24 DU's <i>(Crown Colony)</i>	86 DU's (see notes below)	378 DU's
KEYMAP/PHOTO								<div>containing: St. Pierre St. Laurent Mystique I & II <i>(See also individual Neighborhood Associations)</i></div>
Use								
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family		One high-rise bldg. with 20 levels	One high-rise bldg. with 21 levels	One high-rise bldg. with 21 levels	Two 2-story garden apartment bldgs. (6 units per floor)	A high-rise multi-family residential building and a group of two-story garden apartment bldgs.	4 multi-story residential buildings
Lot Regulations								
Minimum Lot Area	1 ACRE							
Minimum Lot Width (FT)	150							
Zero Lot Line Permitted	NA							
Minimum Yards (FT)	NA							
Front yard								
Side Yard								
Rear Yard								
From tract boundary lines, ROW or edge of gutter of private road	50 ft or 1/2 the height of the structures, whichever is greater except that detached accessory structures to be setback 20 ft or 1/2 of the height, whichever is greater	Exception for architecturally themed clustered buildings						
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 50 Ft							
Between any 2 accessory uses (combined min. yard)	1/2 the sum of their heights but not less than 30 Ft							
Building Regulations								
Minimum Building Floor Area (Sq. Ft.)	○ 750 GSF of Living area per dwelling unit ○ 300 SF min living area of any hotel or motel unit						1,250 SF per DU	1,250 SF per DU
Maximum Building Height (Ft. Abv. Fin. Lot Grade)								
Principal Building	200 ft. (w/ exception - see Exhibit M: max height of 5 stories above 1 floor of pkg)						200 FT for high rise 35 FT for garden apartments	
Accessory Building	25 (exception for roof top recreation facilities)							
Parking								
Parking: Off-Street Requirement	1.5 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance						1.5 Pkg spaces per DU. At least one covered parking space per DU	1.5 Pkg spaces per DU. At least one covered parking space per DU
Landscaping								
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance							
Other								
			Crown Colony pedestrian easement				Pedestrian access to the PBID berm.	Pedestrian access to the PBID berm.
ARCHITECTURAL CONTROLS								
NOTES/REMARKS								
			See Crown Colony	See Crown Colony	See Crown Colony	See Crown Colony	*16 two-story garden apartment DU's (2 buildings ea. containing total 8 units) *70 high-rise multi-family DU's	

	GROUP 4	St. Pierre	St. Laurent	Mystique	St. Raphael	Coronado	Marbella
TOTAL DWELLING UNITS (MAX)	3200	105 DU's (<i>Waterpark Place</i>)	107 DU's (<i>Waterpark Place</i>)	NEW - see notes (<i>Waterpark Place</i>)	210 DU's	99 DU's	124 DU's
KEYMAP/PHOTO							
Use							
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family	One high-rise with 21 living levels (5 units per floor)	One building with 22 levels with five units per floor, except ground level which has 2		Residential multi-family high rise		
Lot Regulations							
Minimum Lot Area	1 ACRE						
Minimum Lot Width (FT)	150						
Zero Lot Line Permitted	NA						
Minimum Yards (FT)							
Front yard	NA						
Side Yard							
Rear Yard							
From tract boundary lines, ROW or edge of gutter of private road	50 ft or 1/2 the height of the structures, whichever is greater except that detached accessory structures to be setback 20 ft or 1/2 of the height, whichever is greater	Exception for architecturally themed clustered buildings					
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 50 Ft						
Between any 2 accessory uses (combined min. yard)	1/2 the sum of their heights but not less than 30 Ft						
Building Regulations							
Minimum Building Floor Area (Sq. Ft.)	<ul style="list-style-type: none"> 750 GSF of Living area per dwelling unit 300 SF min living area of any hotel or motel unit 				800 SF/DU		
Maximum Building Height (Ft. Abv. Fin. Lot Grade)							
Principal Building	200 ft. (w/ exception - see Exhibit M: max height of 5 stories above 1 floor of pkg)						
Accessory Building	25 (exception for roof top recreation facilities)						
Parking							
Parking: Off-Street Requirement	1.5 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance				Per Collier County Land Development Code		
Landscaping							
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance				*15ft wide buffer along the southern and northern boundaries of the neighborhood. *20ft wide frontage buffer along Pelican Bay Blvd. and North Pointe Dr.		
Other							
					Pedestrian access to the PBID berm.		
ARCHITECTURAL CONTROLS							
NOTES/REMARKS							
		See Waterpark Place	See Waterpark Place	*See Waterpark Place *Development in progress; (documents not available for review) *Assumption: DU's available for Mystique I and II = 166 DU's	Per Condo Dec: *178 Residential Units in one high-rise with 19 stories *14 Villa Units in 2 buildings of 7 units per building	*Obtain original declaration for Parcel C-2 if available *Verify if this may have been part of Waterpark?	*118 DU's *16 bed congregate facility (assigned 6 property units) for convalescent home *Obtain original declaration for Parcel C-1 if available *Verify if this may have been part of Waterpark?

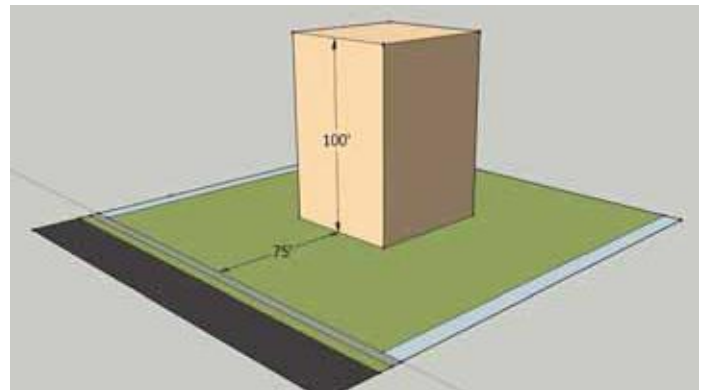
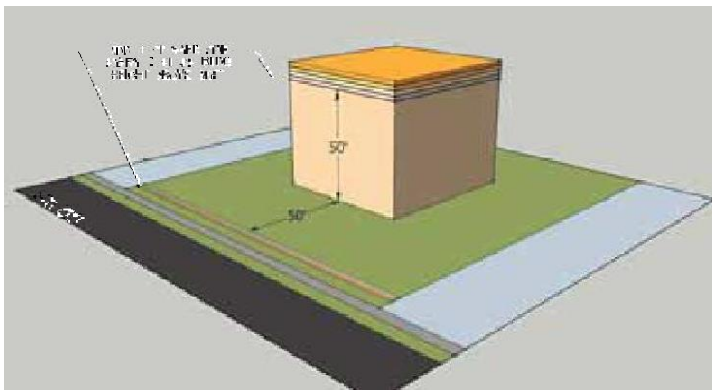
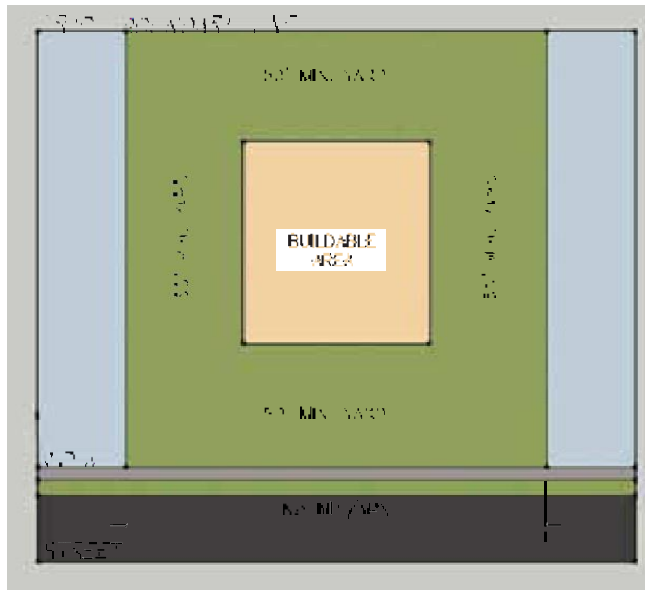
	GROUP 4		Claridge	Montenero
TOTAL DWELLING UNITS (MAX)	3200		82 DU's	133 DU's
KEYMAP/PHOTO				
Use				
	Single Family Detached; Attached Single Family up to 6 units per structure; and Multi-Family		Multi-story residential building	
Lot Regulations				
Minimum Lot Area	1 ACRE			
Minimum Lot Width (FT)	150			
Zero Lot Line Permitted	NA			
Minimum Yards (FT)	NA			
Front yard				
Side Yard				
Rear Yard				
From tract boundary lines, ROW or edge of gutter of private road	50 ft or 1/2 the height of the structures, whichever is greater except that detached accessory structures to be setback 20 ft or 1/2 of the height, whichever is greater	Exception for architecturally themed clustered buildings		
Between any 2 principal structures (combined min. yard)	1/2 the sum of their heights but not less than 50 Ft			
Between any 2 accessory uses (combined min. yard)	1/2 the sum of their heights but not less than 30 Ft			
Building Regulations				
Minimum Building Floor Area (Sq. Ft.)	○ 750 GSF of Living area per dwelling unit ○ 300 SF min living area of any hotel or motel unit		1,500 SF per DU	
Maximum Building Height (Ft. Abv. Fin. Lot Grade)				
Principal Building	200 ft. (w/ exception - see Exhibit M: max height of 5 stories above 1 floor of pkg)			
Accessory Building	25 (exception for roof top recreation facilities)			
Parking				
Parking: Off-Street Requirement	1.5 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance		1.5 Pkg spaces per DU. At least one covered parking space per DU	
Landscaping				
Off-Street Parking Landscaping Requirement	Per Collier County Zoning Ordinance		*Hardwood hammock to be preserved	
Other				
			Pedestrian access to the PBID berm.	
ARCHITECTURAL CONTROLS				
NOTES/REMARKS				
				*Obtain original declaration for Parcel E if available *Verify if this may have been part of Waterpark?



COMMUNITY AND AREA COMMERCIAL

General	
Total Area per Group/District (Acres)	
Area (South) Commercial District	48.7
Community (North) Commercial District	50.2
Maximum Square Footage	
Total of 1,095,000 SF @ 510,000 SF Retail & 585,000 SF Office	
Area (South) Commercial District	Total of 761,400 SF (370,000 SF: Retail 391,400 SF: Office)
Community (North) Commercial District	Total of 333,600 SF (140,000 SF: Retail 193,600 SF: Office)
Use	
Commerical and professional use (PUD lists 104 uses)	
Lot Regulations	
Minimum Lot Area	None
Minimum Lot Width (FT)	None
Minimum Yards (FT)	Minimum 50 ft + 1 ft for each 2 ft of building ht above 50 ft
Building Separation	50ft or 1/2 the sum of their heights, whichever is greater (with exception for architectural themed clustered bldgs.)
Building Regulations	
Minimum Building Floor Area (Sq. Ft.)	1000 sf (on ground floor); (w/ exception for specialty structures) 300 SF min living area of any hotel or motel unit; no maximum sq. ft.
Maximum Building Height (Ft. Abv. Fin. Lot Grade)	100 ft.
Parking	
Parking: On and Off-Street Requirement	Per Collier County Zoning Ordinance
Landscaping	
Landscaping	Per Collier County Zoning Ordinance

COMMUNITY AND AREA COMMERCIAL



PELICAN BAY ILLUSTRATIVE HEIGHT RESTRICTION MAP




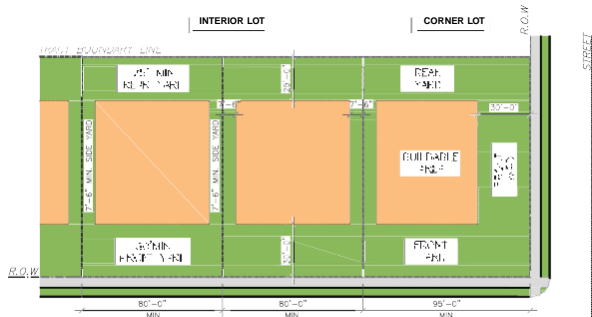

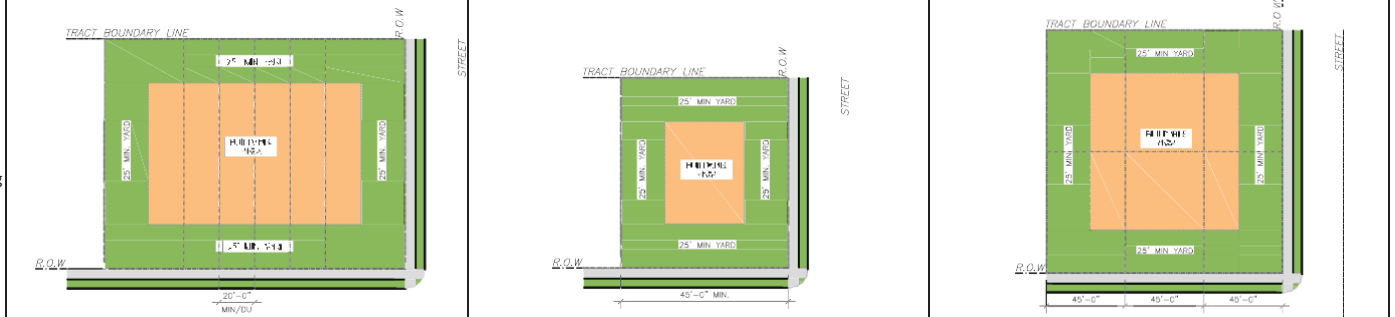

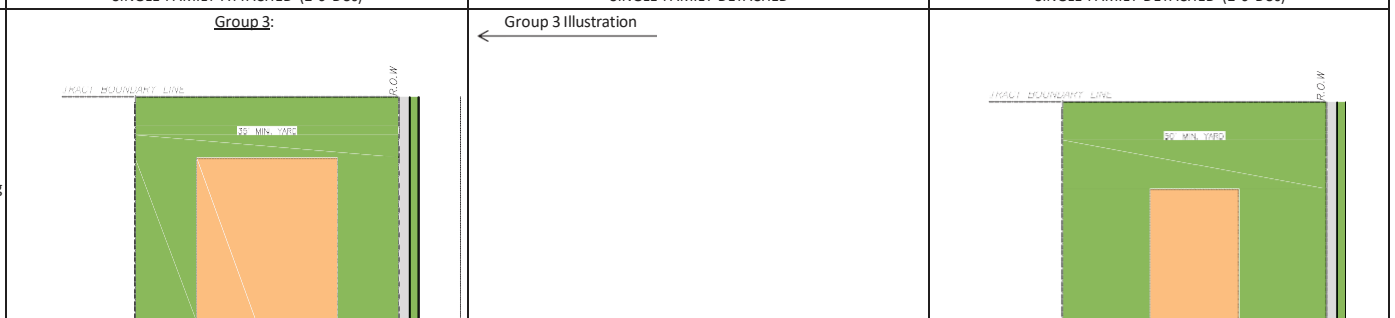




PELICAN BAY ILLUSTRATIVE HOTEL RESTRICTION MAP





PELICAN BAY

Residential Group Development Standards per PUD																		
Use	General		Pelican Bay Named Development		Minimum Lot Area	Minimum Lot Width (Ft)	Zero Lot Line Permitted	Lot Regulations						Building Regulations		Parking: Off-Street Requirement	Landscaping: Off-Street Parking Landscaping Requirement	
	Total Area per Group (Acres)	Maximum number of dwelling units per Group						Minimum Yards (Ft)						Minimum Building Floor Area (Sq. Ft.)	Max. Building Height (Ft. Abv. Fin. Lot grade)			
Group 1	278	600	Barrington Bay Colony Shores Bay Colony Strand Bay Colony Villa La Palma Cambridge Georgetown Jamestown Oakmont Pelican Bay Woods Pinecrest Pointe Verde The Village Waterford		10,000 SF	Corner Lot: 95 Ft Interior Lot: 80 Ft (measured at front setback)	30	7 1/2 one story) 10 ft (two stories)	25 ft or 15 ft + screen enclosure		Between any 2 principal structures (combined min. yard)	Between any 2 accessory uses (combined min. yard)	One Story: 1,000 Two Story: 1,200	30	20	1 Parking per dwelling unit (located w/in setback). For other uses, parking shall be per Collier County Ordinance		
Group 2	390	2314	Avalon Barrington Club Bay Colony Viscaya Oak Lake Sanctuary Bay Villas Beauville Breakwater Bridge Way Villas Chantedair Coco Bay Crescent Glencove Grand Bay Isle Verde L'Ambiance Las Brisas Laurel Oaks Lugano Saint Andrews Sanctuary Sand Pointe Serendipity St. Simone Terra Mar Villa Lantana Villas of Pelican Bay Willow Brook		2,600 per dwelling unit	Attached DU: 20 Ft per ea. dwelling unit related to a structure containing min 2 and max 6 units Single detached DU: 45 Ft.	Yes		25	1/2 the sum of their heights but not less than 20 Ft	20 Ft	One Story: 800 Two Story: 1,200	3 stories	20	2 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance	Per Collier County Zoning Ordinance		
																		Exception for architecturally themed clustered buildings
Group 3	116	1686	Bay Colony Mansion La Palma Calais Carlton Place Chateaumere Hyde Park Interlachen Pebble Creek San Marino Valencia		1 acre	150			35 ft or 1/2 the height of the structures, whichever is greater	1/2 the sum of their heights but not less than 30 Ft	1/2 the sum of their heights but not less than 20 Ft	750 GSF of Living area per dwelling unit	4 stories w/option of one floor of parking beneath the allowable 4 stories	20	1.5 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance	Per Collier County Zoning Ordinance		
																		Exception for architecturally themed clustered buildings
Group 4	343	3200	Bay Colony Windsor St. Nevis (front of Cap Ferrat) St. Kitts St. Laurent St. Lucia St. Maarten St. Margaux (PT Cap Antibes) St. Marissa St. Nicole St. Pierre St. Raphael St. Thomas St. Tropez St. Vincents Stratford Bay Colony Biltmore Bay Colony Brighton Bay Colony Carlisle Bay Colony Contessa Bay Colony Marquessa Bay Colony Glenview Bay Colony Remington Bay Colony Salerno Bay Colony Toscano Bay Colony Trieste		1 acre	150			50 ft or 1/2 the height of the structures, whichever is greater except that detached accessory structures to be setback 20 ft or 1/2 of the height, whichever is greater	1/2 the sum of their heights but not less than 50 Ft	1/2 the sum of their heights but not less than 30 Ft	750 GSF of Living area per dwelling unit 300 SF min living area of any hotel or motel unit	200 ft. (w/exception see Exhibit M: max height of 5 stories above 1 floor of pkg)	25 (exception for roof top recreation facilities)	1.5 Parking spaces per dwelling unit (exception for less parking with Director's approval) For other uses, parking shall be per Collier County Ordinance	Per Collier County Zoning Ordinance		
																		Exception for architecturally themed clustered buildings
Total	1127	7800																







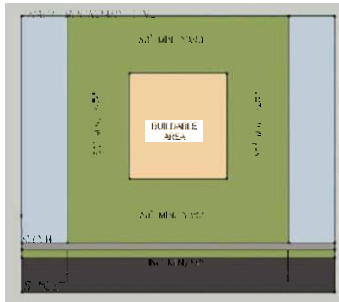
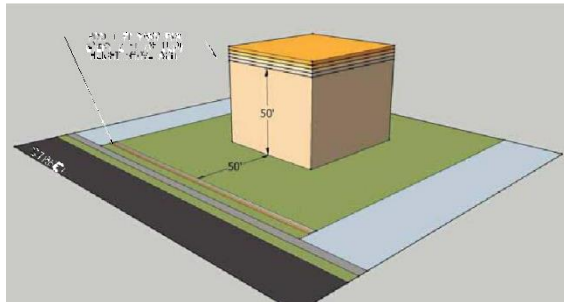
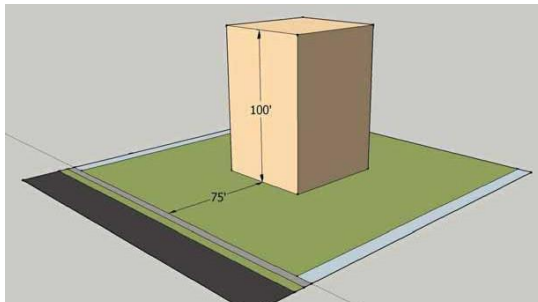


EXISTING COMMUNITY LAND REGULATIONS MATRIX

RESIDENTIAL DEVELOPMENT STANDARDS





PELICAN BAY

Development Standards per PUD (for non-residential groups/districts)															
Use (District)		Total Area per Group/District (Acres)	General		Lot Regulations				Building Regulations		Parking		Landscaping		
			 Keymap	Maximum Square Footage	Minimum Lot Area	Minimum Lot Width (FT)	Minimum Yards (FT)	Building Separation	Min Building Floor Area (Sq. Ft.)	Max. Building Height (Ft. Abv. Fin. Lot grade)	Parking: On-Street Requirement	Parking: Off-Street Requirement	Landscaping		
		171					Buildings setback 50 ft min from abutting residential districts		None indicated other than 5000 SF Minimum Golf Clubhouse (PUD 2.12)	35 ft w/in 150 ft of any district restricted to 30 ft height or less 45 ft. elsewhere		Per Collier County Zoning Ordinance	Setback areas to be landscaped to act as a buffer zone Landscaping in off-street parking per Collier County Zoning Ordinance		
	Area (South) Commercial District	48.7		Total of 1,095,000 SF (510,000 SF: Retail 585,000 SF: Office)	None	None	Minimum 50 ft + 1 ft for each 2 ft of building height above 50 ft	50ft or 1/2 the sum of their heights, whichever is greater (with exception for architectural themed clustered bldgs.)	1000 sf (on ground floor); (w/ exception for specialty structures) 300 SF min living area of any hotel or motel unit; no maximum sq. ft.	100 ft.	Per Collier County Zoning Ordinance	Per Collier County Zoning Ordinance	  		
	Community (North) Commercial District	50.2		Total of 333,600 SF (140,000 SF: Retail 193,600 SF: Office)											
		571 acres Total <i>[to Collier County: 36 acres [south of Clam Pass + West of Outer Clam Bay] by Pelican Bay Improvement District: 535 acres (129 acres of beachfront + 277 acres of water area + 129 acres of wetlands)]</i>													
Utility Area		19			None				None						



EXISTING COMMUNITY LAND REGULATIONS MATRIX

NON-RESIDENTIAL DEVELOPMENT STANDARDS