

**NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.**

**DEVELOPMENT (DESIGN) REVIEW COMMITTEE**

**NEW GUIDELINES DOCUMENT**

Effective February 8, 2023

In accordance with Article VI of the Naples Reserve Amended and Restated Declaration of Covenants, Conditions and Restrictions (or DCCR), the Developmental (Design) Review Committee (or DRC) shall “promulgate on behalf of the Board of Directors design and development guidelines and application and review procedures.”

Until such time as they can be codified in a formal amendment to the DCCR, new guidelines developed by the DRC from time to time and in response to member inquiries, situations or incidents that arise will be documented here and approved formally by the Board of Directors. This document will be posted on the NR website by HOA Management. Once approved with the noted effective date, these guidelines will be considered part of the NR DCCR guidelines and subject to all review and oversight of such guidelines by the DRC and Compliance Manager and Compliance Committee.

**Pergola Guidelines**

**Effective February 8, 2023**

A louvered roof or roof pergola system is an acceptable option for use as a backyard screen enclosure. A louvered roof is a patio or lanai covering that can be opened and closed or constructed in a permanently open position. No roof structure shall be permitted that is permanently closed as a solid contiguous roof. This type of patio roof is adjustable depending on the temperature, weather, and preferences. A louvered roof system or pergola patio roof will provide sitting areas on backyard that allows for breeze and sunlight while protecting against the direct rays of the sun. These louvers are acceptable when crafted from aluminum, glass, or metal, horizontal slats that lie at a certain angle to allow light and air in and limit excessive heat and rain.

The main structure must be made of powder coated aluminum frame construction and be of an approved color such as Florida Bronze or Black to match the screen enclosure. Any other color must be approved. The louvered pergola uses a battery-powered or line voltage motorized system to close or open as desired. This roofing system pairs with weather sensing technology to keep the furniture and other amenities dry. The louvered roof patio cover uses louvers to provide an adjustable shade element. These are rotating slats. Perimeter screens may be permanent or retractable. Structural design must be adequate to conform with Florida construction requirements at the time of submittal. The structure must meet applicable Florida State hurricane codes. The pergola structure must be anchored to the perimeter of the main structure of the home and not a free-standing unit.

**Parking Guidelines Supplement to Amendment 2 of the DCCR**

**Effective \_\_\_\_\_, 2023**

The following activities are prohibited with respect to vehicles covered by this amendment during any approved time inside Naples Reserve:

- Overnight occupancy by individuals or pets.
- Disposal of any waste produced by/from the vehicle.
- Service or maintenance of the vehicle.

Occurrences of the above are subject to violations following the Fining and Suspension Policy.