

CAROUSEL COVE HOMEOWNERS ASSOCIATION, INC.

May 2026

Dear Carousel Cove Residents,

Your newly elected Board of Directors (BOD) would like to extend a warm greeting to all of our neighbors and share a few exciting updates about the community. We are committed to improving communication, increasing access to important information, and continuing to make Carousel Cove a welcoming and enjoyable place to live.

One of our current projects is updating the community Rules and Regulations. Once completed, these documents will be available on the Carousel Cove website at **carouselcove.com**. We are also enhancing the website to make it easier for residents to find community information, forms, and helpful resources.

Several committees have been formed to support our community in meaningful ways. These include a Welcome Committee, a Compliance Committee and a Fining Committee.

Enclosed with this mailing is a copy of our newly created **Welcome to Carousel Cove Package**. Moving forward, members of the Welcome Committee hope to personally welcome new residents, answer questions, and help our newest neighbors feel at home in the community. We know that some current residents may not have previously received this information, so we encourage everyone to take a few moments to review the enclosed materials. We are truly delighted to have each of you as part of this neighborhood.

Traffic Improvement & Pedestrian Safety. The plan to designate Bonita Fairways Circle, Landfall Place, and Sammoset Way as one-way streets has now been completed and approved. Traffic will move in a counterclockwise direction. The streets are expected to be sealed and restriped within the next two to three months to accommodate these changes. We know many residents have been looking forward to this improvement, and we are happy to see it moving ahead.

We look forward to working together to continue making our neighborhood a place we are all proud to call home.

Warm regards,

Board of Directors
Carousel Cove Homeowners Association, Inc.

Welcome
To
Carousel Cove
Homeowners
Association, Inc.

Professionally Managed by:
Gulf Breeze Management Services, Inc.
8910 Terrene Court, Suite 200
Bonita Springs, FL 34135
PH: (239) 498-3311

Welcome to Carousel Cove Homeowner's Association.

On behalf of the Board of Directors and all the residents, we extend a warm welcome to you as the newest owners at Carousel Cove! We hope you'll find Carousel Cove a wonderful place to live. Our community prides itself on a friendly atmosphere, well maintained grounds, convenient amenities, and a sense of community.

To help you settle in, we've put together some important information and resources:

The official community website is carouselcove.com. You'll find important documents such as our Governing Documents, Bylaws, Rules and Regulations, meeting minutes and updates on community events.

Forms are also available on the website for maintenance requests, architectural requests(ARB) and other important information such as leasing, rental information, etc.

Carousel Cove Homeowner's Association has a Facebook page. Stay updated on community news, events, and important announcements. Search for "The Carousel Cove Homowner's Association" on Facebook and request to join.

For any questions or concerns you can reach Andy Colvin our CAM at Gulf Breeze Management Services.

Andy Colvin's email is: andy.colvin@gulfbreezemanagement.com

Phone : 239-777-8965.

Andy's on site hours are Monday, Wednesday and Friday, 8:30 to 11 AM, Tuesday and Thursday 11 AM to 2 PM. Andy's office is located in the main clubhouse on the first floor.

You will need to contact Andy to get your FOB for access to the pool and main clubhouse. Also, you will need a sticker for your vehicle(s) for access to the community when the entrance gates are closed.

We encourage you to attend our regular board meetings, join our community social events, and review the community's governing documents.

If you have any questions as you settle in, please don't hesitate to reach out to any of the Board Members or the Management Company.

Carousel Cove Board of Directors:

Larry King: President; Purrwell@gmail.com

Pat Pajor: Vice President; Patpajor@comcast.net

Beth Esche: Treasurer; beth.esche@gmail.com

Marianne McKenna: Secretary; mariannemck@comcast.net

Mark Adams: Director; Mark.adams@covenantagency.com

Welcoming Committee: Pat Pajor: Board Liaison
Pauline Klodner: pmklodner@aol.com

Architectural Review Board (ARB)

Marianne MCKenna: Board Liaison
Denis Stewart, Tom Moss, George Willis

Summary of Rules and Regulations

We have summarized some of the key points of our Bylaws for your convenience.

Age Restrictions:

55+ community

Children under 18 cannot reside in Carousel Cove

Visitors under 18 limited to 2 weeks per year

Guests:

There are restrictions for guests, please refer to your Governing Documents.

Maintenance and Property Standards

Prior to making any changes to the exterior of your home, including the landscaping, you must receive approval from the ARB. You will need to forward your request in writing, using the ARB form (available on our website) and forward the form to the Management Company (arc@gulfbreezemanagement.com) or dropped off at the office located at 8910 Terrene Court, #200, Bonita Springs, FL 34135 for approval, before the start of any project.

Any questions you may have before starting a project is best directed to the ARB for guidance, by contacting Andy at Gulf Breeze.

The committee will review and notify you of approval as soon as possible. Please allow thirty (30) day for this process.

Alterations: Architectural modifications include changes to roofing, exterior color, landscaping, driveways, and additions like ramps. These changes require ARB approval.

Homeowners are responsible for interior and exterior maintenance, including paint, roofing, windows, **landscaping and driveway upkeep. (**Jose Flores, our landscape company, does the lawn maintenance and shrub trimming)

Driveways and lots must be kept free of clutter, weeds and decayed vegetation (i.e. grass must be watered year round, following any restrictions ordered by the Bonita Springs Water Department)

Mailboxes, lamp posts, and garage doors must conform to community standards. Garage doors should remain closed.

Amenities: Lakes and Nuisances

The pool is located by the main clubhouse and the fitness center is located in the lower level of the main clubhouse and can be accessed with your key FOB. There are many opportunities to connect with fellow residents in numerous activities. (ie. bocce, golf, pickleball, cards and more)

Walking or Riding on the golf cart paths is prohibited except when golfing.

Lake use is not safe and is restricted: no boating, fishing, wading or swimming. Feeding the alligators and wild life is PROHIBITED.

No Nuisances which include noise, pets, odors, disruptive behavior and harassment. Harassment will not be tolerated!

Pets: No more than three (3) pets are allowed (2 of which may be dogs). When pets are outside of the owner's home, pets must be leashed at all times. **Owners must clean up after their pets.**

Parking, Leasing, Signs and Waste

Overnight street parking is prohibited, as well as parking on the grass.

Undrivable cars, boats, motor homes, trailers of any kind are not allowed to park on your property for more than twenty-four (24) hours.

Leasing requires an application, fee and adherence to age restrictions. No short-term rentals under thirty (30) days.

Signs: Limited to security signs, for sale/rent, open house, yard sales. Political signs are not permitted.

Waste: Trash must be stored out of sight. Trash, recyclable and yard waste are picked up weekly on Tuesday. Trash containers, recyclable containers and yard waste containers should be out by 6:30 AM on Tuesday.

This is a summary of some of the Rules and Regulations. For more in detailed information of this summary, please refer to your set of Association Documents. Your seller should have provided you with a current set at your closing. If you did not receive a set, contact Gulf Breeze.

Please be sure to read your documents so that you become familiar with your rights and responsibilities as a homeowner. The Rules and Regulations are meant to protect all members of the Association. Rules will be enforced by the Board of Directors for the betterment of the whole community in order to maintain a pleasant environment for everyone in the Association to live.

FOR YOUR INFORMATION

Lee County Sheriff
239-447-1000

Bonita Springs Fire Dept.
239-949-6200

City of Bonita Springs
239-949-6262

Bonita Springs Utilities, Inc.
119900 E. Terry St.
Bonita Springs, FL 34135
Phone: 239-992-0711 800-583-1496

Florida Power and Light
239-334-7754