

Welcome



Reflection Lakes at Naples
Condo 1 Association, Inc.

Introduction

Reflection Lakes at Naples (Master Homeowners Association) consists of 562 doors, 316 single family homes, 166 villas and 80 condos.

The Master is governed by its own seven-member board and has its own documents and rules and regulations which ALL residents in Reflection Lakes must follow.

There are two condominium divisions in the Reflection Lakes at Naples development: Condo 1 (76 units within 19 buildings) and Condo 2 (4 units within 1 building). Each Condo Association has its own three-member Board of Directors.

Both Condo Associations have their own documents and their own rules and regulations and all residents in the two Condo Associations must follow the Master Documents/Rules **as well as** the Condo Documents/Rules. The Condo Documents can be stricter than the Master Documents. You should make yourself familiar with both documents and both sets of rules. All rules and documents are available on our Condo 1 website at www.reflectionlakescondo1.com.

Each month 562 doors must pay fees to the Master Association. Those fees pay for such items as the Property Managers' salaries, maintenance and repair of streets and sidewalks, lawn care and maintenance for common property, irrigation and repair of for the entire community, insurance and maintenance of the clubhouse, amenities (such as the swimming pools,) tree trimming, the perimeter gate system maintenance and repair plus Master Association financial services. (This listing is not all inclusive.)

In addition to these Master fees, there are many costs associated with the Condo 1 Association. A portion of our fees pay for: the Condo 1 Association Property Management Company, landscaping, outdoor pest control and repair and maintenance of driveways. A huge cost is the Association flood and property insurance for the condo buildings. Fire protection equipment, monitoring and maintenance is required by Collier County. The water bill, roof cleaning and repairs are included in the fees. Lastly, we have reserves for periodic outside building painting, and roof replacement. (This listing is not all inclusive.)

Although all Condo Association unit owners have an interest in all common and limited common elements of the Condo 1 Association and the Reflection Lakes at Naples Master Association common property.

Condo owners do NOT:

- Own their building;
- Own the property around the building;
- Own the foundation under the floor;
- Own the drywall on the walls and ceiling;

- Own sidewalks to the front door;
- Own their driveways

However, Condo owners DO OWN and are responsible for:

- From the “paint in” inside their unit;
- Anything protruding from outside the interior or exterior wall such as plugs and lights;
- The original lanai, the extended lanai and all maintenance, upkeep, repair, etc. related to the lanais, including the lanai entry pad. (Attics and Driveways are “limited common” areas.) See Condo Association Documents for an explanation.

Windows, exterior entrance doors, outside lights and electrical outlets, and hose bibs are managed by the Condo 1 Association but responsibility for maintenance, repair, replacement lies with the owner. All colors must coincide with the original color scheme. Changes to be made must have Board of Directors or ARB approval.

The Master Association is responsible for the maintenance of:

- The lake and its surrounding area;
- The sidewalks along the road;
- The road (Winchester Court);
- The two tree/shrub islands on Winchester Court;
- All irrigation systems (and repair of)

Clubhouse Office (8:30am-4:30pm M-F)

239-692-9379

305-232-1579 after hours emergency

Clubhouse hours for indoor amenities (billiards, library, card/game room, fitness center)

5:00 am – 10:00 pm (alarms go off outside of these hours)

Pool dawn to dusk (Collier County Ordinance)

Bocce anytime

Monthly Master Board of Directors meeting

3rd Tuesday of each month unless otherwise posted

Posted on bulletin board in the clubhouse and communicated via email

Extra meetings will be communicated via email

Onsite Amenities

Adult Pool, Children's Pool, Bocce Court, Billiards, Library, Card/Game Room, Exercise Room, Picnic Pavilion, Horseshoe Pit

Important Phone Numbers

Fire Department Station #3

(239) 213-4900

Collier County Sheriff's Office

Emergency: 911

Non-Emergency: (239) 252-9033

Website: colliersheriff.org

Waste Management

Customer Service: (239) 252-2380

Trash Pickup: Monday and Thursday
6:00 am

Recycle Pickup and Bulk: Thursday only

Bulk placed next to Recycle bin

Florida Power and Light (FPL)

www.fpl.com

Outage: 1-800-468-8243

Customer Service: (239) 262-1322

Outside Florida: 1-800-226-3545

Summit Broadband

www.summitbb.com

877-678-6648

1443 Rail Head Drive

Naples, FL 34110

Other Important Information

Reflection Lakes Community Channels on Summit Broadband : 102, 103 and 104

Monthly Condo 1 Board of Directors Meeting

Second Monday of each month, unless otherwise posted. Meetings are posted on the Condo 1 bulletin board in the clubhouse (right around the corner from the library) and communicated via email.

Architectural Review Board requests

Any changes to your unit must be reviewed by the Condo 1 Architectural Review Board and approved by the Board of Directors BEFORE commencement of the project. All forms can be downloaded from our website (www.reflectionlakescondo1.com). Details for ARB Application submission are stated on the forms. Other forms are available on our website as well. ARB meetings are held the 4th Monday of the month (subject to change). All supporting/required documents are due by the 3rd Monday of the month.

Holiday Decorations

- **Holiday Decorations:** Holiday decorations are permissible in the appropriate holiday season, subject to the limitations set forth below. Recognized holidays are: Christmas, Hanukkah, New Year's, Valentine's Day, St. Patrick's Day, Cinco de Mayo, Easter, Halloween, Thanksgiving, Federal and other commonly celebrated holidays.
- **Size, Height, Location:** Holiday decorations must be reasonable in size, height, and location, and should be customary and appropriate to the holiday; such decorations may not pose a nuisance or a hazard to the safety of the residents and should not unduly interfere with the use and enjoyment of the property by the lot owners and their guests or

visitors. Decorations may **not** interfere with landscape or maintenance of landscape.

- **Timeframe for Placement:** Holiday decorations may be placed up to fourteen (14) days before the holiday and must be taken down seven (7) days after the holiday, except for the Christmas and/or Hanukkah decorations, which may be placed up to thirty (30) days before the holiday and must be taken down fourteen (14) days after the holiday.

Parking

No on-street parking overnight is allowed. No parking on the grass. No parking in a driveway that isn't your own unless you receive written consent of the homeowner and no parking in the swale area. No parking that blocks or impedes a sidewalk.

Pets

All pets must be registered with the Condo 1 Association Property Management office. See reflectionlakescondo1.com for pet requirements/restrictions and pet registration. Guests/Renters are not allowed any pets on the property. Only unit owners are allowed to have pets.

Please note: This is only a synopsis of condo living and not all inclusive. Please refer to www.reflectionlakescondo1.com for more in-depth information.

Once again, WELCOME and enjoy our beautiful community.



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