

DESIGN STANDARDS AND GUIDELINES

THIS DOCUMENT OUTLINES BUILDING, REMODELING, RENOVATION,
AND LANDSCAPING REQUIREMENTS

COTTESMORE HOMEOWNERS ASSOCIATION, INC.

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DESIGN STANDARDS AND GUIDELINES

IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR COTTESMORE, AS AMENDED, THE FOLLOWING DESIGN STANDARDS AND GUIDELINES ("Guidelines") are hereby adopted and approved on this ____ day of _____, 2024. The Board of Directors shall hereby elect and appoint the Architectural Review Board (the "ARB") and shall direct the ARB to review all the requirements of the Guidelines. The Guidelines contained herein shall apply to all new construction as well as any construction, modifications, or additions to existing homes, buildings or grounds.

Mission Statement

The Cottesmore ARB is a committee of volunteers seeking to provide review and guidance on proposed ARB construction applications. Its purpose is to ensure community guidelines are followed and all properties are in compliance with the Association's governing documents and the Design Standards and Guidelines while respecting each homeowner's individual and distinct wishes. The ARB's goal is to achieve and maintain the highest level of quality and standards for Cottesmore.

These Guidelines are intended to be comprehensive, however, to the extent that these Guidelines do not specifically define standards for the location, size, type, or appearance of any structure or other improvement, such standards shall be deemed to be those that currently exist in Cottesmore. The purpose of this provision is to maintain the existing harmony of architectural design in Cottesmore and establish the community standards for external appearance as those standards that currently exist in the community. Except as otherwise expressly provided in the Association's governing documents or these Guidelines, no other exterior alterations or modifications to the homes, lots, or other improvements on the lots are permissible unless such alterations or modifications already properly exist elsewhere in Cottesmore and are approved in writing by the ARB.

Architectural Review Board (ARB)

1. In all cases, ultimate responsibility for satisfying all local building codes and requirements rests with the Owner and architect/contractor employed by the Owner. The ARB has no responsibility for ensuring that plans and specifications, which it reviews, comply with local building codes and requirements.
2. The Owner shall hold the ARB, its members, the Association, and the Board harmless from any failure to comply with relevant building and zoning requirements or the Association's governing documents or these Guidelines, and against any defect in any plans or specifications or any defect in a structure or Improvement built.
3. The ARB request form can be obtained by contacting the management company or on the community web-site, www.CottesmoreHOA.com.

4. Business Use

1. No business, trade, industry, occupation, or profession of any kind, whether for profit or not-for profit, will be conducted, maintained, or permitted on any part of the Property.
2. "No impact" or "low impact" home-based business in and from a home are permitted. Such uses are expressly declared customarily incident to residential use. Examples of businesses which are prohibited and are considered "impact" businesses are businesses or commercial activity or ventures that create customer traffic to and from the home or the community, create noise audible from outside the home, or generate fumes or odors noticeable outside the home, including, but not limited to, a home day care, or beauty salon/barber. Signs and other advertising material visible from the street are prohibited. This restriction shall not be construed to prohibit any Owner from maintaining a personal or professional library, from keeping his/her personal, business, or professional records in his/her home, or from handling his/her personal, business, or professional telephone calls or written correspondence in and from his/her home.

Commented [LB1]: These provisions are best contained in the Declaration.

Maintenance of Property

1. Owners are responsible to support the exterior of units, including, but not limited to, roof cleaning, painting, and repairs.
2. Should the owner neglect to perform maintenance and repairs after notification by the Association, then if authorized by the Declaration, the Association shall have the right to have the maintenance or repair performed and the owner will be liable for the cost and subject to a special assessment.
3. The Maintenance of Lots throughout Cottesmore is a critical component of maintaining the vitality of Cottesmore's image. Lots shall be maintained with the same quality and frequency that community facilities such as Cottesmore's entrance receive.
4. Owners are encouraged to contract with a reputable, established and licensed landscape maintenance contractor to insure consistent and high-quality maintenance of all portions of their Lot.

Application Process

All applications must be submitted to the ARB using the standard Construction Application Form (the "Application") as approved by the Board of Directors from time to time. The Application is available on the association's website at www.cottesmorehoa.com.

1. SUBMISSION REQUIREMENTS

1.1 Application

- A. The ARB will provide a standardized form for applications, which may change from time to time, to facilitate its review and to protect the Association and Owners by ensuring that the Governing Documents are followed in the review process.
- B. A date for completion is required on the ARB application. The work is expected to be complete by date on application. If it is not, then owner must submit an ARB request with the revised date.

1.2 Construction and Landscape Plans

A. Owners shall be required to submit a complete set of construction drawings with site plans, as required for county permitting. Any modifications to previously approved plans must be submitted for review and are not finalized or approved until signed by the ARB. Owners seeking to paint or change the color of a home or Structure shall be required to either use the ARB pre-approved color palette or submit the color of your choice for ARB approval. In the event the Owner fails to comply with the approved Application or fails to obtain approval of any modifications to the Application, the Owner may be forced to remove any unapproved structures and restore the property to its former condition at the Owner's sole expense. The Association shall have all rights provided for in the Declaration, including the right to access the lot to cure the violations and charge any costs incurred by the Association to the violating Owner.

B. Owners shall submit a set of landscape plans for review by the ARB. Landscape plans submitted for approval must indicate the design of the site plan, all plant materials, mulches, etc. Every effort should be made to preserve as many trees on a lot as possible in the following manner:

1. The landscape plan Application must clearly delineate trees to be preserved and a limit of disturbance line around those trees. The limit of disturbance line should cross-reference all aspects of the development such as utilities, grading, layout, erosion control, etc. No grading shall take place within the drip line of trees to be preserved.

2. The limit of disturbance line must be protected with a temporary barrier, conspicuous and high enough to be seen by equipment operators. Any barrier must be installed far enough from the tree to prevent compaction and water build up over the root system and large enough to include the area within the tree's drip line.

3. All existing vegetation within each Lot that is selected to remain is to be watered, pruned and maintained throughout the construction period.

C. No exterior alterations to any existing building or grounds will be allowed without an approved Application. Such exterior alterations include, but are not limited to,

additions, screen areas, roofs or ramps, exterior painting, driveway resurfacing, equipment enclosures, landscape renovations, landscape lighting (and their structures), storm or hurricane protection devices, satellite dishes, removal of trees, energy savings devices, garages, doors, windows, patios, outside fireplaces and generators.

1.3 Start of Construction

A. No site clearing, demolition or construction shall be started without a Collier County building permit, if required, and a completed and approved Application. Failure to obtain approval may result in refusing contractors access to the building site. A start date and completion date must be given to the ARB prior to any construction.

B. Upon the commencement of any construction, the project must be pursued diligently and completed within one (1) year. If for any reason work is discontinued and there is no substantial progress towards completion for a continuous period of thirty (30) days, then the Association shall have the right to enforce said noncompliance as provided herein and in the Declaration.

2. SITE REQUIREMENTS

2.1 Set Back Lines

A. No part of any dwelling unit shall be located nearer than: thirty feet (30) to the front site line, 10 ten (10) feet to the side lot line of the lot, as measured from any of the exterior finished surfaces and exclusive of roof over-hangs and other similar appurtenances; and twenty (20) from the rear site line, except accessory structures – ten (10) feet. Accessory structures include swimming pools, pool enclosures and decking, privacy walls and other structures so designated by the ARB.

2.2 Grading

A. No changes in the elevations of any Lot or right-of-way shall be made which will interfere with approved drainage or otherwise cause undue hardship to adjoining property, Common Areas or easements unless approved by the ARB. If a Lot adjoins a lake or similar body of water, the drainage flow must be towards the road or to the rear set back line of said Lot.

2.3 Driveways

A. Driveways shall be constructed of pavers as approved by the ARB. Written approval of the color and design of the driveway must be obtained from the ARB prior to any alteration.

B. Driveways must be kept clean and stain and mold free.

Commented [LB2]: Approved paver colors and materials should be included here.

Commented [SV3R2]: can we say earth tones? We do not have any docs with the colors and many of them have been discontinued.

Commented [LB4R2]: "Earth tones" is too vague. If unsure, you can default to the paver colors that already exist in Cottesmore. If owners want to install something that is outside that category, they can submit the color for the ARB's consideration.

- C. Approved colors are Belgrade Harvest Blend and Adobe Tricircle Antique Red and Chestnut Buff.

2.4 Equipment Screening and Visibility of Other Miscellaneous Items

A. All air conditioning equipment, pool pumps and heaters, water softening devices, fixed exterior generators, or other ancillary or mechanical equipment shall be screened (buffered) from view with landscape plants so as not to be visible from any Lot or the roadway. All screening must be approved by the ARB.

B. Trash, garbage, and recyclables shall be kept only in containers provided by Collier County's trash and recycling company, which shall be kept in a clean and sanitary condition and secured in the garage, except when out for pick-up. Yard waste should be placed in separate containers no larger than 35 gallons and weighing no more than 50 pounds when filled or placed in paper bags. Bundles should be no longer than four (4) feet in length, no branches thicker than four (4) inches in diameter and no more than ten (10) bundles or containers. No plastic bags are allowed. Recycle bins, landscape waste, and trash shall not be put on the curb for pick-up prior to 6:00 p.m. the night before the scheduled pick-up and shall be removed from the curb no later than 6:00 p.m. the day of pick-up. All trash, garbage and other waste containers kept outside shall be equipped with a cover to prevent animals from entering the container. No garbage incinerators shall be permitted. If Collier County imposes additional requirements, those requirements will be treated as if they had been approved by the ARB for inclusion in this document.

C. No antenna of any kind shall be placed or erected upon any Lot or affixed in any manner to the exterior of any home other than a satellite dish less than one (1) meter in diameter which may be installed only at a location on a Lot approved by the ARB. In approving the installation and location of any antenna the ARB shall comply with all applicable laws, whether state or federal.

2.5 Fences & Walls

- A. The establishment and placement of all fences, walls or hedges and/or aesthetic plantings creating a barrier or scree shall require the prior written approval of the ARB.
- B. Underground dog containment systems are allowed with ARB approval. The containment system must be placed so that the dog is not allowed within 3 feet of the sidewalk in the front yard.

2.6 Outside Lighting

- A. Outside lighting shall be mounted on a home or on the ground in such a manner to avoid objectionable light shining on adjacent homes.

B. The color of the lights must be dark brown or black.

Commented [LB5]: I recommend including acceptable colors of lighting here.

- C. Low intensity lighting which does not unreasonably disturb any Owners or other Occupants is permitted.

3. DWELLING REQUIREMENTS

3.1 Design or Reconstruction

- A. Any repair, rebuilding or reconstruction of damaged dwelling units shall be substantially in accordance with the architectural plans and specifications for (i) the originally constructed dwelling unit, (ii) a previously constructed dwelling unit or (iii) new plans and specifications approved by the Association.

3.2 Floor Area

A. The living area shall be defined as the portion of the home which has finished walls, ceilings and floors and which is insulated, centrally heated and air conditioned, plus a minimum of a two-car garage. The floor space within the garage, porch or any unfinished area shall not be included within the living area for purposes of determining the minimum required area. Window and wall air conditioners are not permitted.

B. No Dwelling Unit shall contain less than 1,500 square feet of air-conditioned enclosed living area. The method of determining the square footage of the enclosed living areas of a dwelling unit, structure or addition thereto, shall be to multiply together the horizontal dimensions of the walls forming the outer boundaries of the dwelling unit, structure or addition for each floor level. Open porches, atriums, screened in patios, courtyards, garages and other similar type space shall not be taken into account in calculating the minimum air-conditioned enclosed living area square footage as required herein.

3.3 Building Height

A. No home shall exceed the maximum height allowed of 30'. Height is calculated from the slab to the center line of the roof measured between the fascia and ridge board.

3.4 Garages

A. Each home shall have an attached garage which shall accommodate two (2) full sized automobiles.

B. All garages shall contain an automatic door opening device for all garage doors.

C. Garage doors shall be kept in a closed position when not in use for ingress and egress.

D. No garage shall be enclosed or converted to other use, including residential use.

3.5 Exterior Walls

A. No home shall have exposed structural block on the exterior walls.

B. The exterior finish must be smooth stucco.

3.6 Roof

A. No flat or built-up roofs are permitted on any home. A flat roof shall mean horizontal or nearly horizontal. All roofs subject to approval must be constructed having a minimum of 4:12 slope

B. The composition of all roofs shall be concrete, or metal designed to look like concrete.

C. The design of the tile must be barrel or modified barrel.

D. Roofs must be kept clean and free of stains. Periodic cleaning is the responsibility of the Owner. Cleaning includes pressure washing and chemical treatments.

E. The color of the roofs must be Boral Barcelona 900 Barbados Blend, Westlake Estate Espresso Blend or Boral Villa 900 Taupe Mist.

3.7 Recreational Facilities and Yard Maintenance Equipment

A. No Recreational Facilities may be installed by an Owner or Tenant.

B. No tennis, badminton, soccer, volleyball courts or hockey nets or similar type installations shall be permitted under any condition. Temporary sports equipment, nets or similar installations may be permitted to remain on the Lot only while in active use and in no event overnight. No tree forts or tree houses are permitted.

C. Basketball hoops are not permitted as an attachment to any home. Permanent or free-standing (portable) devices are not permitted.

3.8 Swimming Pools

A. All pools must be in-the-ground pools.

B. An Owner desiring to construct or modify a pool or pool enclosure must submit an application with preliminary construction plans to the ARB.

Commented [LB6]: Approved tile colors should be included here.

C. Pool installations must comply with Collier County permitting requirements.

3.9 Windows, Doors, Lanai Aluminum Structure, House Numbers and Gutters

- A. Windows must be white or bronze in color.
- B. Installation, changes or additions to exterior gutters or downspouts require ARB approval and must be white, brown, or otherwise match the trim or home color.
- C. The aluminum structure of the lanai cage must be bronze.
- D. Aluminum structure replacement must comply with Collier County permitting requirements.
- E. Any insert to the front door requires ARB approval.
- F. Front doors – whether they have inserts or not, should be painted Rockweed SW2735 / 252-C7, or the trim color of your house.
- G. House numbers shall be black numbers mounted on the left side of the street facing garage as well as displayed on the mailboxes. The style is to remain the same as the original one for the community.

3.10 Storm Protection

- A. Hurricane or Storm Shutters
 - 1. Any additional or new hurricane shutters must match the homeowner's house or trim colors as approved by the ARB.
 - 2. Metal or clear plastic corrugated hurricane shutters are permitted.
 - 3. Mounting hardware for hanging shutters must be painted to match the paint color of the home or trim, as applicable.
 - 4. All hurricane shutters require a Collier County building permit. The owner is responsible for their contractor to secure such permit.
 - 5. All hurricane shutters require ARB approval.
- B. Special attention should be paid to fruit trees to ensure that they are trimmed as appropriate prior to the start of hurricane season. This is the owner's responsibility.

Commented [LB7]: Can shutters remain up all year, or can they only be placed during a threat?

Commented [SV8R7]: all year, we do not have restrictions

C. Owners and Occupants must store outdoor objects, such as ornamental objects (under Section 8.4 below), lanai furniture, grills, toys, trash and recycling containers, and exterior decorations indoors; any objects that cannot be brought inside but that could be wind-tossed must be anchored to minimize the damage they could do to the home, adjoining properties, and Residents.

D. Exterior Fixed Generators

1. All exterior fixed generators and fuel storage tanks require Collier County building permits. The owner is responsible for ensuring the proper permits are secured.
2. All fuel storage tanks for exterior fixed generators must be in-ground. It is encouraged that access to the tank have a flat, ground level cover.
3. The exterior fixed generator shall be screened (buffered) from view with landscape plants so as not to be visible from any Lot or the roadway.
4. The exterior fixed generator may not be placed in the front yard.

3.11 Exterior Paint Colors of Home

- A. Any change to the exterior color of existing home must have ARB approval.
- B. The External Paint Color Palette is based on Sherwin Williams colors. Please note that Sherwin Williams renumbered their paint colors a couple of years ago. Both old numbers (starting with SW) and the new numbers (xxx-Cx) are listed.
1. Color Schemes
 - Color Scheme 1**
Body Color: Mexican Sand SW7519 / 288-C4
Trim Color: Medici Ivory SW7558 / 265-C2
Fascia Boards: Rockweed SW2735 / 252-C7
 - Color Scheme 2**
Body Color: Perfect Greige SW6073 / 242-C3
Trim Color: Heron Plume SW6070 / 259-C1
Fascia Boards: Rockweed SW2735 / 252-C7
 - Color Scheme 3**
Body Color: Alpaca SW7022 / 241-C1
Trim Color: Heron Plume SW6070 / 259-C1
Fascia Boards: Rockweed SW2735 / 252-C7
 - Color Scheme 4**
Body Color: Kilim Beige SW6106 / 204-C1
Trim Color: Biscuit SW6112 / 265-C3

Commented [LB9]: Can 2 neighbors have the same color scheme or must the schemes be separated?

Commented [SV10R9]: we have nothing in our docs prohibiting it

Commented [LB11R9]: If you want to regulate this, you can, but it must be stated in this document.

Fascia Boards: Rockweed SW2735 / 252-C7

Color Scheme 5

Body Color: Bungalow Beige SW7511 / 250-C2

Trim Color: Foothills SW7514 / 248-C7

Fascia Boards: Rockweed SW2735 / 252-C7

Color Scheme 6

Body Color: Mesa Tan SW7695 / 294-C7

Trim Color: Restoration Ivory SW6413 / 269-C1

Fascia Boards: Rockweed SW2735 / 252-C7

Color Scheme 7

Body Color: Big Chill SW7648 / 258-C7

Trim Color: Extra White SW7006 / 257-C1

Fascia Boards: Rockweed SW2735 / 252-C7

- C. The brown color on all our exterior doors, garages and fascia boards is **Rockweed SW2735 / 252-C7**. If the exterior doors, garages and fascia boards are a different color than the house body or trim, it must be Rockweed.
- D. Colors in the same pallet of the approved colors may be submitted for approval by the ARB.

3.12 Design of Lights Mounted Near Front Door and Garage Door

- A. Any change to the existing light mounted near the front door or garage door must have ARB approval.
- B. Lights must be dark brown or black in color
- C. Lights can be similar to the original ones supplied by the builder or a rectangular box design.

3.13 Signs.

A. Owners may place one (1) 36" X 48" For Sale sign on the Lot containing only the words "Call", "Available" or "By Owner" followed by the Owner's name and phone number. Alternatively, if a home is listed with a broker, the Owner may place one (1) 36" X 48" For Sale sign containing only the words "Call" or "Available" followed by the agent's name and phone number as well as the broker's logo and smart phone barcode.

B. All For Sale signs must be made of wood and painted with a tan background and all lettering painted black.

C. All For Sale signs will be attached to a 4" x 4" post also painted black.

D. Installed height for a For Sale sign may not exceed 48" and must be aligned parallel to the roadway in the front of the home or Lot.

E. If a Lot is under contract for sale, a sign with similar colors may be modified to include the words "Under Contract" or "Sale Pending". No sign or banner may include the words "Sold" or "Reduced" or any other language not expressly provided for herein. Brochure boxes or any other attachments are not permitted.

F. All For Sale signs must be removed on the date of closing or the day thereafter.

G. One (1) Security sign and one (1) Invisible Dog Fence sign are permitted with a maximum size of ½ square foot and installed no more than ten (10) feet from the front of the home. All other personal signs are prohibited.

H. Any contractor or business signs are not permitted.

I. No signs may be installed behind a home.

J. Any sign not meeting these Guidelines will be removed.

4. LANDSCAPING

4.1 Lawns and Lot Materials and Appearance Standards

- A. All areas of Lots not covered by structures, walkways or paved parking facilities shall be maintained by the HOA as lawn or landscaped areas to the Lot line.
- B. The homeowner is responsible for removing dead or diseased plants on their property. The homeowner is responsible for the cost of adding any new plants to their property.
- C. All Lots shall with lawns have to be St. Augustine Floratam sod grass.
- D. In the event that a neighboring Lot has a tree or plant material infringing on or crossing an Owner's Lot line, said Owner shall have the right to trim the infringing plant material from the neighboring Lot up to the Lot line.
- E. If the diseased plant's disease is determined to be contagious to other plants, it must be removed within 14 days of notice to the owner. If the owner fails to remove the plant the Association may do so and charge the owner, the cost of such removal.

4.2 Irrigation Systems

- A. The irrigation system in the community is the maintenance responsibility of the HOA. It is prohibited to alter, tap into or modify any equipment with the irrigation system.
- B. If any modification is desired the homeowner must submit an ARB application.
- C. The irrigation clock is the financial responsibility of the homeowner. It must be supplied with a working outlet.

4.3 Plantings

- A. Plant materials may not obstruct the view of traffic on roadways.
- B. Owners must comply with all Collier County ordinances in the planting, trimming and removal of trees.
- C. All exotic plants are required to be eliminated from the Lot as per the Collier County Land Development Code.
- D. Plants installed in existing beds from the approved plant list do not need ARB approval.
- E. If a new plant bed is to be created or an existing plant bed enlarged, or a plant is not on the approved plant list, ARB approval is required.
- F. If the new plantings change the irrigation, ARB approval is required, and the cost of the change will be at the owner's responsibility.
- G. All fruit bearing trees are the sole responsibility of the homeowner. Research should be done to ensure the fruit will be ripe when the owner is in residence.

4.4 Outside Storage

A. No outside storage or outbuilding of any kind will be permitted without the prior written approval of the ARB. There shall be no outside storage or permanent placement of recreational vehicles or equipment of any kind including motor homes, campers, motorcycles, boats, canoes, kayaks, wave runners, jet skis, wind surfers, volleyball nets, basketball goals, swing sets, lawn care equipment, toys or play equipment. Storage or permanent placement shall exist if an item or vehicle remains outside for a period of more than twenty-four (24) consecutive hours.

5. CONSTRUCTION ACTIVITY

5.1 Approvals

A. If any construction to a home or Lot requires any form of construction or building permit, it may not commence without an approved Application and approval of the applicable Collier County Building Official, the Collier County Fire Code Official or their representatives.

5.2 Construction Traffic

A. Traffic routes to construction sites shall be designated by the ARB.

B. Failure to obey speed limits and contractor rules within the community may result in refusal to enter the community.

C. No overnight parking of construction equipment on Lots, adjacent Lots, Common Area, or the roadway is permitted without prior approval of the ARB.

5.3 Site conditions

A. All construction sites and roadways will be kept in a neat and orderly condition daily. The contractor will be responsible for removing debris from any Lot as a result of construction activity.

B. If a dumpster container is required as necessary for home remodeling projects the time is limited to 1 (one) month. Additional time may be granted by application to the ARB. Construction projects must proceed diligently, and any dumpsters not used for any period of fourteen (14) days will be deemed unnecessary and must be removed at the Owner's expense. Dumpsters must be emptied when any materials exceed the top edge of the container. Placement of the dumpster must be in the owner's driveway. Dumpsters may not be placed on another Owner's property, the Association's Common Area, or on the roadway at anytime, even temporally.

C. A barrier fence will be required on the sides and rear of all Lots under major construction as determined by the ARB in its sole discretion.

D. Portable toilets are only permitted when there are no functioning toilets in the home under renovation. We encourage the time period to be as short as possible.

E. During construction of a dwelling unit or other improvement, each lot shall be maintained in a clean condition. Once construction is completed, all owners shall be required to have mandatory trash pick up.

5.4 Noise

A. Noise shall be kept to a minimum. Radios or speakers or similar devices are to be kept at a low volume.

5.5 Animals

A. No animals of any kind are permitted to be brought into the Property by the contractor or its agents.

5.6 Construction Hours

- A. Working hours will be Monday through Saturday 7:00 AM to 6:00PM.
- B. There will be no construction work on the following holidays: New Year's Day, Thanksgiving Day and Christmas
- C. In the case of emergency, work may be allowed during the prohibited times.

6. VISIBLE PERSONAL ITEMS OR DECORATIONS

6.1 Clothing, sheets, towels and items of the same nature.

A. Clotheslines or drying racks shall be located so as not to be visible from the roadways and adjoining properties and shall be screened out of view.

6.2 Visible Interior Items.

A. Non-traditional interior window coverings (i.e., bed sheets, newspapers, aluminum foil, etc.) that are visible from the exterior of the home are not permitted.

7. LANDSCAPE STANDARDS FOR COTTESMORE

7.1 Landscape Design.

A. The landscape design for any Lot shall promote and preserve the appearance, character and value of the surrounding areas. Upon development of any Lot, underground landscape irrigation systems which are designed to irrigate the entire landscape portion, including the right-of-way adjacent to any portion of the Lot, shall be installed. Where landscaping has been installed prior to the transfer of a Dwelling Unit to the Owner, the Owner shall not remove or add to the existing landscaping without the prior written approval of the ARB. Once landscaping is installed, it shall be maintained by the Association at the Owner's expense, including right-of-way areas. It is understood that the Owner will pay for and supply water. Furthermore, the Owner will supply the Association with access to the power source for sprinkling systems) located on the Owner's property at all times, and if access is blocked, the Association may gain access (even by using force) as the Association deems appropriate.

B. The planting design should sufficiently screen utility areas and break up the foundation of the home. Plants utilized for screening should be appropriate in form and of sufficient size and spacing to ensure an adequate buffer within one (1) year.

C. Planting design should focus primarily on the home's main entry, and buffering unsightly utility equipment (i.e., air conditioners, irrigation equipment, pool equipment) from view. Ornamental plants may be used to provide a transition from the natural character of the Lot to the man-made structure of the home. Ground covers should begin this transition, which should progress to larger shrubs closer to the home. For maximum appeal, landscape designs should mix textures and colors but keep the overall plan simple. A better effect can be achieved from using significant quantities of a few species rather than a few plants of many species.

D. The massing and composition of proposed planting beds should enhance the overall style of the home and should not detract or become obtrusive. Within each mass of introduced planting, the form, texture, color and function of each plant type should be complimentary to adjoining plant materials, and surrounding Lot improvements. Massing and composition should also take into account the effect of growth and maturity over time.

8. MISCELLANEOUS PROVISIONS

8.1 Mailboxes

A. All mailboxes shall be constructed of uniform style, design and color as originally installed by the developer. No deviation from this requirement shall be permitted.

8.2 Ornamental Objects

A. The material of the ornamental lawn object is limited to metal, foam casting, wood, ceramic or concrete. Plastic and glass items are not permitted.

B. The approved colors of ornamental lawn objects will be muted, natural earth tones approved by the ARB.

C. "Recycled" or "Found Art" ornamental lawn objects such as but not limited to bowling balls, bathtubs, toilets, farm equipment and used tires are not permitted. Gazebos, pagodas, lawn (outdoor) furniture, benches and the like require submission for review.

8.3 Tree Requirements for Lots

A. A minimum of one (1) canopy tree or palm shall be required within the Lot. The one (1) must be in the front yard. The tree/palm shall meet the minimum size requirements of 25-gallon container, 10 feet minimum height, 4' spread and 1 ¾" caliper measured 12" from the ground.

8.4 Existing Vegetation

A. Every effort should be made to preserve as many trees on a Lot as possible.

Commented [LB12]: Is there a limit to the number of ornamental objects per lot?

Commented [SV13R12]: Not at present, can we set a number?

Commented [LB14R12]: Yes, you can set a limit in this document.

B. When existing vegetation must be disturbed, species characteristics, tree size and condition, time of year, suitability of the transplant site, and aftercare shall all be taken into account.

8.5 Removal of Exotic Species

A. All invasive exotics identified by local ordinances (such as Melaleuca, Australian Pine and Brazilian Pepper) shall be removed throughout the Lot, including the natural preservation area as required by the Collier County Land Development Code. Ongoing prevention of exotic species is also required.

8.6 Plant Species

A. Plant material introduced at Cottesmore shall be selected from the Cottesmore Approved Plant List. Species not included on the Cottesmore Approved Plant List may only be used if approved by the ARB.

8.7 Cottesmore Approved Plant List

* Denotes native plants

Trees

Acoelorrhaphe wrightii
Adonidia merrillii
Bismarckia nobilis
Bauhinia blakeana
Bucida buceras
Conocarpus erectus
Magnolia virginiana
Phoenix reclinata
Quercus virginiana
Ravenia rivularis
Roystonea elata
Sabal palmetto
Washingtonia robusta
Wodyetia

Paurotis Palm*
Christmas palm
Bismark palm
Hong Kong Orchid Tree
Black Olive
Green Buttonwood*
Sweet Bay*
Reclinata Date Palm
Live Oak*
Majesty Palm
Royal Palm*
Cabbage Palm*
Washington Palm
Foxtail Palm

Callistemon "Red Cluster"
Cassia sp. (surratensis)
Chamaerops humilis
Clusia rosea
Cycas circinalis
Cycas revolute
Hibiscus rosa sinensis

Red Cluster Bottlebrush
Yellow Cassia
European Fan Palm
Pitch Apple*
Queen Sago Palm
King Sago
Hibiscus Standards

Jatropha intererrima
 Ligustrum Japonicum
 Livistonia chinensis
 Myrsine guianensis
 Phoenix roebelleni
 Rhaps excelsa
 Strelitzia nicolae
 Cordia sebestana
 Thrimax radiata

Shrubs

Acrostichum daneilfolium
 Alpina speciosa var.
 Chrysobalanus icaco
 Coccoloba uvifera
 Codiaeum
 Conocarpus erectus
 Cordyline terminalis
 Crinum asiaticum
 Dracaena relfexa
 Eleanus pungens
 Dianella
 Foresteria segregate
 Galpbimia glauca
 Gardenia
 Hamelia patens
 Hibiscus
 flex vomitoria
 Ixora
 Jasminium multiflorum
 Jasminium nitidum
 Lantana confetti
 Luecophyllum fiutescens
 Murraya paniculata
 Podocarpus
 Rondeletia leucophylla
 Schefflera arboricola
 Strelitzia regina
 Zamia floridana

Groundcovers

Agapanthus orientalis
 Bougainvillea
 Bromeliad
 Lantana depressa
 Liriope

Jatropha
 Japonese Privet
 Chinese Fan Palm
 Myrsine*
 Pygmy Date Palm
 Lady Palm
 White Bird of Paradise
 Orange Geiger
 Thatch Palm*

Leather Fern*
 Variegated Shell Ginger
 Cocoplum*
 Seagrape*
 Crotons
 Silver & Green Buttonwood
 Ti Plant
 Crinum Lily
 Song of India
 Silverthorn
 Flax lily
 Florida Privet*
 Thryallis
 Various species
 Firebush*
 All varieties
 Yaupon Holly*
 Ixora, dwarf included
 Downy Jasmine
 Star Jasmine
 Upright Lantana*
 Texas Sage Compacta
 Orange Jasmine
 Podocarpus, dwarf included
 Panama Rose
 Arboricola green or variegated
 Bird of Paradise
 Coontie

Lily of the Nile
 Dwarf, tree and trellis
 Various bromeliads
 Lantana Dwarf Yellow*
 Liriope, all varieties

Nephrolepis biserrata
Nephrolepis exaltata
Pentas lasceolata
Raphiolepis indica
Russella Equisetiformis
Setcreasea pallida
Sprenger's asparagus
Wedelia trilobata
Zamia furfuracea

Fishtail Fern
Boston Fern*
Pentas
Indian Hawthorn
Firecracker Plant
Purple Queen
Foxtail fern
Wedelia
Cardboard Palm