

Rules & Regulations

As approved by the Board of Directors July 12, 2016.

Valencia Lakes at Orange Tree Homeowners' Association
2700 Orange Grove Trail
Naples, FL 34120
239-269-0050

VALENCIA LAKES AT ORANGETREE

RULES AND REGULATIONS

INTRODUCTION

These Rules & Regulations have been taken from the Declaration of Covenants and Restrictions of Valencia Lakes at Orange Tree.

This document is a summary of those rules, which have been re-organized and replaced in a way, which makes them easier to understand. In the event of a conflict, the provisions of the Declaration and By-Laws govern. The Compliance Committee has tried to keep the Rules & Regulations simple and direct. You may want to refer to the pages in the Declaration to read the full explanation of a particular Rule or Regulation.

The purpose of these documents is to ensure the continuance of a quality residential community by imposing a set of uniform restrictions on all homeowners. The goal is to preserve and improve the character of Valencia Lakes and for the protection of home values, common areas and facilities.

The Board of Directors has the power to make Rules & Regulations as may be necessary to carry out the intent of the restrictions in the Declaration Articles of Incorporation and By- Laws. The Board may take disciplinary action against any member of the association for breach of any covenant to include the imposing of fines and amenity restrictions.

It is the hope of the Board of Directors and the Compliance Committee that all homeowners will look upon these Rules & Regulations as positive guidelines that will ensure Valencia Lakes to be a pleasant community to live in.

CLUBHOUSE AND AMENITIES OF VALENCIA LAKES

These rules and regulations protect the rights and privileges of Residents, their families and guests and protect Association property to assure maximum use and enjoyment. Management, the Association and staff are responsible for extending all courtesies, comforts and services and are empowered to enforce these rules and regulations.

It is the responsibility of all who use these facilities and services to know these rules and regulations, abide by them, and cooperate in their enforcement. Use of all Association amenities and the lake are at your own risk.

DEFINITION

The definition of a "Resident in Good Standing" means the homeowner and or resident tenant has no violations pending in any matter and are up to date with all Association fees, dues or fines. A resident NOT in good standing shall have the use of their key fob suspended, is not allowed the use of the clubhouse or its amenities, nor will the key fob for automated gates work. A resident will have to use the entrance call box and punch in their Personal Access Code or (PAC) to enter the community. The gates and clubhouse are under constant camera surveillance.

The Community Manager or his/her Designee has the authority to eject from any Amenity of the Clubhouse, or any Common Areas, any resident owner, guest, tenant or other person whose behavior violates guidelines published in the Valencia Lakes at Orange Tree HOA (Homeowners Association), Inc. Rules and Regulations. All questions should be addressed to the Community Manager.

I. RECREATIONAL MEETING ROOMS.

- A. **Hours.** The rooms are opened from 9:00 a.m. to 10:00 p.m.
- B. **Amenities of Clubhouse.** This includes, swimming pool, playground, tennis & basketball court, fitness room and recreational/meeting room.
- C. **Damage and Responsibility.** Damaged caused by homeowner, tenants, their families or their guests is the homeowners responsibility.
- D. **Cellular Use.** Cellular telephones brought into the Clubhouse must be set on the vibrate mode. Calls should be taken outside and must not disturb others. Wi-Fi is available for your electronic equipment and must be used with headphones or on mute.
- E. **Pets.** Pets, other than service or assistance animals are not permitted in the Clubhouse or any of the other Amenities of the Clubhouse. This includes, swimming pool, playground, tennis and basketball court, fitness room and recreational/meeting room.
- F. **Private Functions.** Private functions such as birthday parties, showers, holiday parties and business meetings are encouraged at the clubhouse for homeowners or their tenants use. Applications for residents in good standing only are available at the Valencia Lakes HOA office. The consumption of alcohol in the form of Bring Your Own Bottle (BYOB) is permitted, but must not be taken out of the rented recreational/meeting or kitchen rooms. No alcohol is to be consumed outside of these two rooms without prior authorization of the Board.
- G. **Parking.** Vehicles must be parked in designated areas. Parking for the handicapped is available for those displaying a handicap tag or license plate.
- H. **Bicycles.** Bicycles must use the racks provided and should be locked.
- I. **Liability.** The Association assumes no responsibility or liability for the loss of vehicles or personal articles.
- J. **Prohibited Use.** The use of rollerblades, skateboards, scooters, or the likes and any motorized toys is not permitted on the sidewalks, tennis/basketball court, the swimming pool area or the parking lot.
- K. **Personal Liability.** Use of the clubhouse, parking lot and common areas are at our own risk.
- L. **Smoking.** Smoking of **Any** kind, including E-Cigarettes or like devices is **NOT ALLOWED** in the clubhouse or any of the amenity areas.

II. SWIMMING POOL

- A. **Hours.** Swimming pool shall be open from 8:00 a.m. to Dusk.
- B. **No Lifeguard.** There are **No** Lifeguards on premises. Swim at your own risk.
- C. **Homeowner/Lessee Use of Pool.** The swimming pool is a Private Community Pool. Only a legal lessee or Homeowner, who is in good standing with the HOA, shall bring no more than four (4) guests per unit with them at any time. Guests are not allowed to remain if the invitee leaves the premises for ANY reason.

- D. **Pool Use by Children.** Children under the age of 12 years old must be supervised. Each person must have a key fob registered in their name to enter. No possession or use of another person's key fob is allowed.
- E. **Pool Behavior.** No running, rough housing, foul language or abusive behavior. Excessive splashing can be dangerous and is prohibited.
- F. **Unapproved Containers.** No glassware or glass containers of any kind is allowed in the pool area.
- G. **Pets.** Pets are not permitted on premise. Licensed service animals or assistance animals are permitted, but not on the pool deck or in the pool.
- H. **Food and Beverage.** No food or beverage is permitted around the immediate area or in the swimming pool.
- I. **Housekeeping Rules.** Cleanup and return chairs, lounges and tables to their proper place. Lower the table umbrella when not in use and place all trash in containers provided.
- J. **No Smoking.** No smoking allowed and is to include E-Cigarettes or like devices.
- K. **Alcohol** No alcohol is allowed in swimming pool and surrounding area.
- L. **Site Showers.** On-site showers are to be taken before entering the swimming pool.
- M. **Diapers.** Incontinent or non-toilet trained individuals must use appropriate waterproof clothing in the pool.
- N. **Prohibited Hours of Use.** No swimming or remaining on the premise after dusk. Use of the pool is prohibited during cleaning and servicing.
- O. **Swimming Attire.** Proper swimming attire is required.
- P. **No Chalk.** No chalk of any kind is allowed on premises.
- Q. **Prohibited Items.** Bicycles, in-line skates and all types of skateboards on premises are prohibited.
- R. **Rules of the Pool.** Throwing any objects (footballs, Frisbees, etc.) is prohibited.
- S. **Bathing Attire in Clubhouse.** No wet bathing suits are allowed in the foyer or bathrooms.
- T. **Swimming Lessons.** Swimming lessons are permitted on an individual basis by a licensed and certified instructor.
- U. **Swimming Instructors.** Swimming instructors are permitted and must carry their own liability insurance. They must also provide a copy of their insurance policy to the HOA office. The HOA must be added as an additional insured under the policy, to be held harmless and indemnify the HOA. The HOA does not provide or endorse any trainers and is not responsible for their actions.

III. FITNESS CENTER

- A. **Hours of Operation.** Open hours are from 4:00 a.m. to 10:00 p.m. daily including weekends and holidays. Access requires a key fob which may be purchased from the Valencia Lakes office.
- B. **Homeowner/Lessee Use.** Only a legal lessee or Homeowner, who is in good standing with the HOA, shall bring no more than four (4) guests with them at any time. Guests are not allowed to remain if the invitee leaves the premises for any reason.
- C. **Sign-In.** All users must sign in.
- D. **Required Age for Use/Supervision.** Children 11 and under may not use any of the equipment and must be appropriately supervised. They cannot cause disturbances to others. Children 12 to 16 years old are allowed to enter and use the premises and equipment if appropriately supervised.
- E. **Risk.** The equipment has been selected to provide cardiovascular exercise, strength training and stretching suitable for most people in reasonable health. It is recommended that users determine their suitability for fitness training with their physician.
- F. **911.** In an emergency, call 911.
- G. **Compliance.** Read and comply with all instructions on the machines and posted on the walls.
- H. **Time Limit on Equipment.** When others are waiting to use the machines, workout time should be limited to 30 minutes.
- I. **Personal Trainers.** Fitness training lessons are permitted on an individual basis by a licensed and certified instructor. They must also provide a copy of their insurance policy to the HOA office. The HOA must be added as an additional insured under the policy, to be held harmless and indemnify the HOA. Fitness training is not permitted on holidays. The HOA does not provide or endorse any trainers and is not responsible for their actions.
- J. **Appropriate Attire.** Appropriate attire is required. Shirts and athletic shoes must be worn. NO bathing suits, wet or dry are allowed.
- K. **Televisions.** Television volume must be kept at a low level. If you are the last to leave, please turn off the television.
- L. **Shoes.** Shoes must be thoroughly clean or changed before entering.
- M. **Cleaning of Equipment.** Cleaning supplies are provided and all surfaces must be cleaned after use. All equipment must be returned to its intended place. No machines may be moved.
- N. **Food.** Food is not permitted in the Fitness Room.
- O. **Equipment Malfunctions.** All equipment malfunctions must be reported to the HOA office. Do not attempt repairs.

- P. Inappropriate Behavior.** Inappropriate behavior should be reported to the HOA office.
- Q. Misuse of Equipment.** Misuse of any machine or equipment will be cause for you to leave the premises immediately.
- R. Alarm Activation.** Users who set off the alarm will be charged for the Sheriff Department's fine for answering a false alarm.
- S. Accidents and Injuries.** Accidents and injuries, however minor, must be reported to the HOA office.
- T. Risk of Use.** Use of the Fitness Center is at your own risk.

IV. TENNIS COURT

- A. Hours of Operation.** The tennis court is available from 8:00 a.m. to Dusk. Only a legal lessee or homeowner, who is in good standing with the HOA, shall bring no more than four (4) guests with them at any time. Guests are not allowed to remain if the invitee leaves the premises for any reason. Children **11** and under must be appropriately supervised.
- B. Accidents and Injuries.** Accidents and injuries, however minor, must be reported to the HOA office.
- C. Appropriate Behavior.** Foul language and inappropriate behavior are not permitted. No other activity other than tennis or basketball may be used at this location. Any other activity must be authorized by the Property Manager or an Association Board member.
- D. Risk.** Use of this court is at your own risk.
- E. Prohibited Items.** No glass items are permitted inside the fence and all trash must be disposed of properly.

V. BASKETBALL COURTS

- A. Hours of Operation.** The basketball court is available from 8:00 a.m. to Dusk. Only a legal lessee or homeowners, who are in good standing with the HOA, may bring no more than four (4) guests with them at any time. Guests are not allowed to remain if the invitee leaves the premises for any reason. Children under 11 and under must be appropriately supervised.
- B. Use of Court Equipment.** Hanging from the rim is not permitted.
- C. Behavior in Court Area.** Foul language and excessive noise is not permitted.
- D. Accidents and Injuries.** Accidents and injuries, however minor, must be reported to the HOA office.
- E. Risk.** Use of this court is at your own risk.
- F. Prohibited Items.** No glass items are permitted inside the fence and all trash must be disposed of properly.

VI. PLAYGROUND

- A. **Hours of Operation.** The playground is open from 8:00 a.m. until Dusk.
- B. **Age Requirement.** Children age 6 and under must be appropriately supervised.
- C. **Loitering.** Loitering is not permitted.
- D. **Risk.** Use of the playground is at your own risk.
- E. **Uses.** The playground must be used for the purpose intended.

VII. VEHICLES, PARKING AND GARAGES

- A. **Private Passenger Vehicles.** Private passenger vehicles must be parked in an enclosed garage or on a driveway.
- B. **Non-Passenger Vehicle in Overnight Parking.** No commercial vehicles, recreational vehicles, all-terrain vehicles, boat, trailer of any kind, mobile home, low speed vehicle (LSV) or golf cart may be parked overnight on subject property unless in a fully enclosed garage.
- C. **Prohibited Street Parking.** No overnight parking whatsoever is permitted on any street. It is the specific intention to limit all overnight parking for permitted vehicles in driveways and garages. Any vehicle that is parked in the street, at any time between the hours of midnight to 5:00a.m. will be deemed to be parking overnight and will be subject to a violation notice, fine and/or vehicle towed at the owner's expense.
- D. **Unregistered Vehicles.** No unregistered vehicles of any kind may be parked on subject's property unless in a fully enclosed garage.
- E. **Parking on Lawns.** No parking on laws at any time.
- F. **Golf Carts.** No Golf Carts may be driven within the community, unless the owner is the operator and has a medical disability placard from the Florida DMV and obtains permission from the HOA Board of Directors in writing, or the vehicle is changed into a Low Speed Vehicle (LSV) which must meet the following equipment, insurance and age requirements. The LSV modified golf cart, if approved, must be equipped with headlights, brake lights, turn signals, and a windshield. The LSV must also be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, horn, and red reflectorized warning devices in both the front and rear of the vehicle. The vehicle must have a VIN and you will need to sign an affidavit for "Golf Cart Modified to a Low Speed Vehicle" to be submitted to the DMV in order to register and obtain a valid license plate for this vehicle. The LSV must maintain Personal Injury Protection and Property Damage Insurance. A LSV shall only be driven by a person with a valid driver's license. There shall be no towing of any trailers, and the number of passengers on the vehicle cannot exceed the vehicles seating capacity. Seat Belts must be worn. All vehicle and traffic laws must be obeyed. You must have written approval by the Valencia Lakes HOA Board of Directors in order to operate a LSV.
- G. **Motor Vehicles with Commercial Letters/Signs.** Any overnight vehicle containing commercial lettering or signs must be covered with an approved, neutral color vehicle cover. Magnetic blank sign covers may be used to cover a small area on a vehicle and shall be of a color to match with overall vehicle color.

- H. **Equipment Storage of Motor Vehicles.** Any vehicle containing ladders, chemicals, pumps, tanks, or other maintenance equipment may not park in any driveway overnight.
- I. **Sidewalks.** The sidewalks or pedestrian path cannot be blocked in anyway and at any time.
- J. **Garage Doors.** All garage doors shall remain closed when not in use.

VIII. LAKE AND FISHING

- A. **Swimming Prohibited.** Swimming and wading are prohibited in the Lake.
- B. **Prohibited Fishing.** Fishing from the shore on Association property behind the clubhouse is permitted.
- C. **Catch and Release.** Fishing is catch and release only.
- D. **Fish and Wildlife.** Alligators, snakes and other wildlife may be present. **Wildlife must not be fed, teased, mistreated, trapped or destroyed.** Exceptional danger should be reported to the HOA office or Florida Fish and Wildlife Commission.
- E. **Trash and Waste in Lakes.** Trash, solvents, waste and horticultural products of any kind must not be deposited into the lake or storm drains because all the runoff flows into our lakes.
- F. **Risk.** Use of the lake is at your own risk.
- G. **Lake Bank Easement.** The 20foot lake bank easement is for Association access only, for the purpose of lake bank maintenance and is otherwise considered private property. Fishing is permitted provided permission is granted by the individual homeowner.

IX. WATERCRAFT

- A. **Limits of Watercraft.** Watercraft may not be longer than 17 feet, may be powered only by hand, foot, oars, paddles, sails or electric motor, and must not exceed 5 mph. No gasoline motors are allowed.
- B. **Storage of Watercraft.** When not in use, watercraft must be moored on their embankment and must be maintained in proper and serviceable condition. Any damaged or unsightly vessel must be removed from the exterior of the homeowner's property.
- C. **Behavior On and Around Lake.** Foul language and excessive noise are prohibited.
- D. **Risk of Use.** Use of the lake is at your own risk.

X. LANDSCAPING

- A. **Landscaping Limits.** Trees and plants on private property and or front easement must be kept trimmed to avoid obstructing vehicles and pedestrians on streets and sidewalks. Trees that extend over roads must provide at least 14 feet vertical clearance per county ordinance.
- B. **Trees and Plantings on Private Property.** Trees and plants that are infected with contagious diseases must be promptly removed by the homeowner, and do not require ARC (Architectural Review Committee) approval for removal, although an ARC form must be

submitted for ARC follow up. The Association may remove a diseased tree or plant at the expense of the homeowner. However, ARC approval is required for any tree or plant removal or replacement for landscaping purposes.

- C. **Homeowner Responsibility.** Homeowners are responsible to maintain their property to be in a clean and sanitary manner. Driveways, flowerbeds and walkways shall be free of weeds and edged.
- D. **Removal and Replacement of Trees.** Any removal of trees for landscaping purposes without prior Association written permission may require the homeowner to replace said tree with the same type, size and quality as that previously existed, at homeowner's expense.
- E. **Hydrant and Mailbox Landscaping.** Landscaping near fire hydrants, mailboxes and signs must not damage or obscure them or interfere with their function. Mailbox plantings must not be higher than the supporting scrollwork, nor be supported by the mailbox or post. Nothing may be attached to the mailbox or post.
- F. **Trimming.** All trees must be trimmed to remove dead branches and fronds annually in preparation for hurricane season.
- G. **Overgrown Lawns.** In the event grass on a lot exceeds (6) inches in height, the Association may, but shall not be required to cut such grass, in which event such owner shall be obligated to pay the association, as an assessment, the actual cost for such grass cutting plus Twenty-five dollars (\$25.00) as a service fee.
- H. **Flower Beds.** All flower beds must have mulch or ground cover rock and all plantings are to be maintained and trimmed in a well-kept manner. All dead plantings must be removed and replaced.
- I. **Drainage.** Drainage swales between lots are for the purpose of natural water flow. No obstructions or debris shall be placed in these areas or cause the redirection of the water flow into the lake, storm gutters and drains.
- J. **Irrigation Schedule.** Odd numbered addresses - Irrigation is limited to 3 days per week, Monday, Wednesday, and Saturday from 12:00am to 10:00am. Even numbered addresses: Irrigation is limited to 3 days per week, Tuesdays, Thursdays, and Sundays from 12:00 am to 10:00am. **NO IRRIGATION ON FRIDAYS! IRRIGATION FROM 10am - 4pm IS PROHIBITED AND ENFORCED BY COLLIER COUNTY.** Times and dates are subject to change per guidance from Collier County ordinance 2015-27. It is highly recommended for residents to periodically reference the county ordinance for updates, as the HOA will not be held responsible for Collier County changes or updates.

XI. SAFETY, KEY FOBS AND ENTRY GATES

- A. **Rules of the Roadways.** It is the nature of our community that automobiles, commercial vehicles, motorcycles, bicycles, pedestrians, joggers, rollerblades and other form of transportation and recreation converge on our streets and crosswalks. It is imperative that everyone obey all traffic laws and rules and exercise extreme caution to ensure the safety of all.
- B. **Collier County Enforcement.** While our roads within the community are private and the Association is responsible for all signage and repairs, the Association has a signed

agreement with the Collier County Commissioners to have our community patrolled by law enforcement agencies and is authorized to enforce all motor vehicle and traffic laws as they would any other county road.

- C. **Speed Limit.** Drivers must obey the 25 mph speed limit and all traffic signs.
- D. **Sidewalk Rules.** The sidewalk or pedestrian path cannot be blocked in any way.
- E. **Crimes, Vandalism, Suspicious Activity.** Crimes, vandalism and suspicious activities must be reported immediately by calling 911 in an emergency or the Collier County Sheriff at 252-9300 to make a non-emergency report. Do not call the HOA office until you contact the sheriff department. HOA staff does not have any authority to respond to vandalism, crimes or suspicious activities. The office will record the activity to assist law enforcement if and when requested.
- F. **Gates - Vehicle Entry and Exit.** Key Fobs for permitting use of the automated entry gates, clubhouse, swimming pool and other amenities are available for resident members who live in the community and are members in good standing. Key Fobs may be purchased in the HOA Office and must fill out and sign an application ensuring you understand all the rules required to possess a key fob. Vehicle entry and exit must be done at very slow speeds. The automated entry gate must be allowed to close after each vehicle. Repairs to gate bar or swing gates will be charged to the responsible member. Report any damage to the HOA Office immediately. If office is closed, call the office and leave a message with your name and a call back telephone number. All unreported damage to any HOA property will be reported to the police for criminal investigations.
- G. **Pedestrian Traffic.** Pedestrians should use sidewalks where present and when using the street should walk, jog or run on the left side of the road facing oncoming traffic. At night pedestrians should wear light-colored clothing and reflective devices. Street lighting is minimal and drivers find it difficult to see pedestrians who are in the street. If you are walking with others and are 2 or more abreast, move closest to the curb, single file when a vehicle approaches.
- H. **Bicycles.** Bicycles are considered vehicles when ridden on streets. Riders of bicycles must obey all traffic signs and rules. Bicycles ridden on sidewalks must yield right-of-way to pedestrians.

XII. TRASH PICK-UP AND CONTAINER STORAGE

NOTE: The rules in this section are a simplified compilation of Collier County requirements in addition to the Association covenants.

- A. **Trash Pick-Up Schedule.** Trash, yard waste and recycle pick-up occurs on Tuesdays. On Fridays ONLY trash is picked up.
- B. **Trash Containers.** All household trash and garbage must be in plastic bags and placed in the green containers available from Collier County (252-2380).
- C. **Yard Waste.** Yard waste may be placed in heavy paper bags or a 32-35gallon container which must not weigh more than 50 pounds. Branches not in containers must be tied in bundles, but may not exceed 4 feet in length and branches may not be thicker than 4 inches.

- D. **Recycle Material.** All recycle material should be placed in the bin with the yellow lid. If bagged, it should be in a clear plastic bag.
- E. **Waste Management.** Waste Management recycle, trash and yard waste may not be set out before 5:00 p.m. on the day prior to pick-up. Trash containers must be returned to storage no later than 7:00 p.m. on the day of pick up. Household Hazardous Waste shall not be placed in garbage containers. Call 252-2380 for special drop-off locations.
- F. **Bulk Item Pick-Up.** Bulk Item Pick-up that does not fit in trash containers may be set out on Tuesdays you must call the county at least 48 hours prior to collection day to schedule a bulk item pick-up.
- G. **Cardboard Box Pick-Up.** Cardboard boxes must be empty (no packing popcorn or paper) and should be broken down, flattened in bundles no larger than 3 foot by 3 foot and left out for Tuesday pick-up.
- H. **Items not Picked-Up by Waste Management.** If any item was not picked up and taken by Waste Management, for any reason, and was left behind, said items must be brought back to your storage location, on the same day, by 7:00 p.m. Failure to do so will result in a violation.
- I. **Garbage Rules.** Garbage and trash shall not be permitted to unreasonably accumulate and shall not be placed or dumped on any portion of your property, or property of others including any Common Areas and garbage bin areas designated for HOA Clubhouse use.
- J. **Storage of Trash Containers.** Except when placed for collection, all containers shall be kept inside a unit or other area intended for such use that must be screened from view and sight of others. Containers must be clean and kept in a sanitary condition.

XIII. GENERAL

- A. **Firearms.** Firearms: Firearms of all types including BB Guns, Pellet Guns, Paint Ball Guns, Bows, Cross Bows, and all other types are prohibited for use.
- B. **Leases.** A lease application must be submitted to HOA office prior to tenant occupancy. No lease shall be for a period less than 4 months.
- C. **Other Property.** All other property and equipment must be stored inside of a unit or completely screened from view from the road or any other units.
- D. **PODS.** All PODS (portable storage units) require ARC approval or written consent of the Association.
- E. **Pets.** Only Domestic pets are allowed;
 - 1. No Pit Bull Terriers of any kind are permitted;
 - 2. All pets must be carried or kept on a leash when outside the unit;
 - 3. All owners must clean up after their pets (refer to the Declaration of Covenants, Section 7.26 for further clarification of restrictions)
- F. **Air Conditioning.** No window air conditioning unit shall be used. Only central air conditioning is allowed.

G. Nuisance.

1. Loud, consistent noise either in the form of music, yelling, use of electronic devices.
2. Pets barking, defecating, biting, and running around off-leash.
3. Creating conditions for insect and rodent infestation into neighboring units and common areas.
4. Domestic violence, frequent arrival of emergency services and police at all hours.
5. Visually unappealing property conditions.

H. **Occupancy.** No Unit shall be permanently occupied by more than two persons for each bedroom contained in the Unit. In addition, temporary guests will be permitted as long as such guests do not create an unreasonable source of noise or annoyance to the other owners or residents of the Subject Property.

I. **Drones.** No Drone or Aerial Devices, such as motorized planes, as defined by Florida Statutes Section 934.50, will be allowed to fly or otherwise used within the boundaries of the community without the prior written approval of the Association.

J. **Signs.** No Signs shall be erected or displayed on any lot unless first approved, in writing, by the Architectural Review Committee. Refer to ARC regulations.

K. **Quiet Hours.** Contractors and builders are only permitted on the grounds during certain hours. Those same hours should also apply to residents' use of outdoor power tools and equipment. Gasoline, electric and pneumatic powered tools and equipment should not be operated outdoors or in an open garage except as follows:

1. Monday - Friday 7:00am - 6:00pm
2. Saturday 7:00am - 3:00pm
3. Sundays and Holidays not allowed. Exceptions: Residents will be allowed to perform landscape functions that produce noise (i.e. mowing, lawn trimming, edging) Sundays and Holidays.

Utility vendors (i.e., Comcast, Direct TV, FPL, Collier County or Orange Tree Utilities) are allowed for an emergency.

L. **Home Business.** No business or any other non-residential use of a residence, shall be conducted by anyone from a house, garage or lot, if customers, clients, patients or the like are required to come to the house, or it is apparent to others that a business of some type is being conducted out of the residence (i.e. daycare, tax preparation, auto repair, pet boarding, etc.).

M. **Exterior Home Improvements.** Improvements or changes to the exterior of your home requires ARC approval. Forms can be picked up at the on-site office or the Valencia Lakes web portal.

Open House Signage

The Association will allow you to place one "Open House" sign at the entrance to Valencia Lakes as needed on Saturdays and Sundays from 12:00pm to 5:00pm.

Resale and Lease Signage

Approved for sale/lease signs are permitted. Signs must be 10" x 18" PVC oval shape, dark green background with white letters and border.



10" x 18" PVC sign, green background with white lettering and border, mounted to metal step stake.