

IMPERIAL WILDERNESS

Condominium Association, Inc.

ARCHITECTURAL REQUIREMENTS

Revised June 18, 2025

APPROVALS/PERMITS REQUIRED

FROM ASSOCIATION

- A. For fixed location of park models, trailers, fifth wheels, motor homes.
- B. Screen room additions.
- C. Free standing sheds.
- D. Tie-down and skirting of RV units.
- E. Additional cement work.
- F. Tree and shrubbery additions.
- G. Removable patio construction.
- H. Lake Bank Retaining Walls – Rip Rap (see separate plans available in office).

PERMITS NEEDED FROM COLLIER COUNTY

- A. Tie downs and inspection.
- B. Screen room additions, including raised floor and inspection.
- C. Concrete additions. (No inspection required.)
- D. Free standing sheds and inspection.
- E. Park model electrical hookup inspection.
- F. Park model plumbing inspection.

STEPS REQUIRED TO ACCOMPLISH LOT IMPROVEMENTS

1. Draw up plan for preliminary approval by the Association. Draw to scale showing trees, electrical, Plumbing, dimensions of lot, improvements, and setback (easements).
2. If concrete is to be expanded, a shed or screen porch installed, a certificate of lot elevation may be required by the County. The maximum width of concrete is 25' (may be limited by lot width).
3. Except for landscape plans, apply to Collier County for a construction permit (may be done by owner or contractor).

Development Services Department
2800 Horseshoe Drive N.
Naples, FL 34104

4. After park model or RV installation and tie down is complete (before skirting), request tie down inspection by the County. For shed installation, call the County for inspection when the job is completed.
5. Upon completion of the project, request final review and approval by the Association.
6. Work permitted from the County should commence within six (6) months, at which time the permit will expire.

ALL PLANS FOR A PARK MODEL OR SCREEN ROOM MUST SHOW LOCATION OF STEPS.

Section A – Living Unit

- A-1. Length of living unit to be at least 22 feet (exterior dim.) as determined by vehicle registration.
- A-2. Living area of park models, travel trailer and RV's, maximum of 500 square feet (excluding bay windows).
- A-3. Maximum overall length (excluding bay windows) 34 to 40 feet, width of 12 – 14 feet, as limited by the lot size, pad length, easements and/or parking area (see A-2).
- A-4. Notwithstanding anything to the contrary contained in these Architectural Requirements, the living unit must be located over the concrete base except that roof overhang may extend beyond edge of the concrete and except that motor homes, 5th wheels and trailers can be positioned to allow the slide outs to extend beyond the concrete if patio blocks beneath the slide-out per the ARC rules.
- A-5. Does not impair easements: 5 feet from lot lines on the side, 8 feet at the rear and 10 feet at the front, (3' by 4' concrete A/C pad may extend over the rear easement, but no other concrete or fixed structure).
- A-6. Setback for parking of 2 vehicles, 20 feet measured from the inside of sidewalk to main living unit (not tip out) or inside of curb if no sidewalk is present.
- A-7. Skirting to be installed within 30 days after tie down inspection.
- A-8. New and used Park Models, Trailer, Motor Homes, RV's and Fifth Wheels to be inspected and approved by Park Manager before placement.
- A-9. Registered lot owners of record may not paint or re-paint their park model, permanently parked RV, free standing storage shed or storage unit without an ARC permit. The finished coats must be applied within 45 days of any primer application. Owners desiring to change colors (with or without tint) must provide the ARC a proposed color sample for ARC approval before applying primer or finish coat.

Section B – Additions to Living Unit

- B-1. Lot owners to locate lot corner markers before unit is located on pad. Donuts may be installed around markers and sprinkler heads.
- B-2. Total area of additions, including screen porch, storage room, raised floor, etc. does not exceed the area of the living unit. Maximum width of living unit plus additions not to exceed 24 feet at base.
- B-3. Located on concrete base without protruding beyond front or rear corners of living unit and does not impair easements.
- B-4. None of the additions impair easements.
- B-5. The concrete parking area may be widened to accommodate tow vehicles if easements are not impaired. Maximum 25 feet but not to exceed the width of the pad.
- B-6. Additions to existing concrete pad may not impair easements.
- B-7. Portable stairs with a landing no larger than 4' X 4' may be installed in the front of the addition as long as it does not impede the parking area set back of 20' as required by Collier County Code. Portable stairs may be placed in the rear of units on patio blocks. No stairs are allowed on the sides of the units within the 5' easement(s).
- B-8. Free-standing pergola or screen rooms must be approved by the ARC and must meet the following requirements:

Fabric and support structure colors must be the same or compatible with the unit.

They must be temporary and removable and are to be erected no sooner than 10/15 and removed no later than 4/15 of the following year i.e., 10/15/12 to 4/15/13.

They must be placed entirely on the rear half of the owner's property on the patio side of the unit and not to exceed 100 sq. ft. of coverage.

They must be placed on either the pad or approved pavers and be appropriately anchored and stable in gusty wind conditions.

A permit will be required each season and will be issued only by application by an owner.

Owners must agree to allow IWCA employees to remove, at owner's expense, any structure not removed by 4/30.

Section C – Free Standing Storage Shed

- C-1. Must be located on the patio side of the living unit, set on the concrete slab and located between the front and rear corners of the concrete slab, excluding the parking area. The concrete pad may be six inches wider than the shed on all sides if concrete does not impair easements.
- C-2. Exterior area not to exceed 60 square feet (except roof overhang).
- C-3. Siding and roof material and color to match color of living unit (or white).
- C-4. Roof to be shingle or gable slope only and shed must be anchored to the concrete pad. Roof maximum 10 feet at peak.

Section D – Landscaping Guidelines

- D-1. Flower gardens do not need approval – beware of sprinkler lines and control wiring, telephone lines, TV cables and space required for lawn maintenance.
- D-2. Other plantings need approval by plot plan, type of plant or tree, sufficient clearance for lawn maintenance.
- D-3. No trees in rear easements or within 4 feet of electric outlet boxes, meter boxes or light poles
- D-4. Planting should be spaced 4 feet apart so that mowers can pass between them.
- D-5. Grass, weeds, and shrubbery trimming may be placed in clear trash bags at front of lot for pick up by park employees.
- D-6. Removal of trees on lots should be reviewed by the Park Manager.
- D-7. No planting in Common Areas without approval of Board of Directors.

PROHIBITED PLANT LIST

CATEGORY	NAME	REASON (*see below)
TREES:	Australian Pines	Cp, H ,R, I
	Melaleuca	Cp, I, Bi
	Brazilian Pepper	Cp, I, Dt
	Ficus (tree form)	R, M
	Weeping Willow	H, R
	Kapok	R, M
	Royal Poinciana	H, R, M
	Monkey Ear Tree	H, M
	Norfolk Island Pine	H, M
	Earleaf Acacia	H
	Washingtonia Palm	M
SHRUBS:	Angel's Trumpet	Ot, Dt, Bi
	Pencil plant	Ot
	Downy Rose myrtle	Cp, I
	Bougainvillea	Thorns
	Oleander	Caterpillars
	Sky Vine	I

*REASON CODES:

CP	County Prohibited
H	Hurricane Instability
R	Destructive root system
I	Invasive non-native plant
Ot	Oral Toxin (poisonous to eat)

*REASON CODES CON'T:

Dt	Dermal toxin (skin irritant)
Bi	Bronchial irritant
M	Mature size or height

Section E-Patio Blocks or Interlocking Blocks

- E-1 Patio Blocks may be installed around the base of park model, screen porch or storage shed keep mowers, edgers, and trimmers away from structures.
- E-2 Patio blocks may be used to expand patio area at rear of park model as long as mowers may pass over edge of patio.

Specifications for installing Patio Blocks or Interlocking Blocks – Dec 2004

A treated wood frame will be constructed by 4X4" corner and intermediate posts with a maximum of 3 feet between posts down to 2 feet into the ground. Face material to be of 2-inch treated planking with a minimum of 6 inches extending below ground surface. If wall height is over 2 feet above normal ground level each vertical post shall be adequately anchored back to prevent tipping forward. This plank wall will be capped with a 2x8 treated plank.

An architectural wall will be constructed only of the design that will interlock and/or pin one course to the other per manufacturer's specifications and anchored with Geo grid reinforcement. A bed of sand will be compacted and a minimum of 3 inches thick at the depth to allow one full course of blocks to be below the normal ground surface for a wall 2 feet in height. For greater height walls, or walls on the Lakeside incline, more courses are required below the ground surface, and all courses will be stepped back. This wall is to be capped off with a properly manufactured cap block. The backfill for this block wall is to be of sand compacted to allow for drainage.

Both walls must be backed up to engineering fabric to prevent silt from seeping through joints and cracks.

Adequate and proper drainage of water altered by changes in landscaping or part of landscaping project. Patio blocks are to be pitched to collect water at a collection point or points and catch basins installed with leaders to prevent a problem or damage to adjoining properties or erosion to waterway.

Section F- General Comments/Recommendations

- F-1 When setting up a Park Model, make sure there is a main water shutoff valve (PCV ball valve) at least 2 inches above ground level.
- F-2 Install a particle filter in waterline before entry to park model unit.
- F-3 Installation of a check valve on water supply line is recommended.
- F-4 Anchor awning tie down into concrete patio or withing patio block surface to avoid mower contact.
- F-5 Support/protect flexible plastic sewer hoses with supports or within solid plastic drainpipe.
- F-6 Resurfacing or painting of concrete pad should be done in neutral color similar to park model/motor home.

Section G- Lake Bank Retaining Walls-Rip Rap

(See separate plans in the office)

DO NOT START WORK UNTIL GREEN APPROVED CONSTRUCTION PERMIT HAS BEEN ISSUED

CONCRETE
PAD

PARKING

SIDEWALK OR STREET

Name: _____ Lot#: _____

Include in your description:

Size(s): _____

Color(s): _____

Species: _____

Type(s): _____

SHOW LOCATION OF WORK ON DIAGRAM

Description of project: