



VALENCIA GOLF & COUNTRY CLUB

Homeowners Association

1711 Double Eagle Trail - Naples, FL 34120

RULES & RESTRICTIONS and ARCHITECTURAL REVIEW COMMITTEE (ARC) GUIDELINES

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ALL PERSONS USING THIS MANUAL ARE ADVISED

1. This manual has been adopted for the purpose of establishing general guidelines for architectural approvals and every day rules for the community and does not supersede or replace the Association's governing documents or local, state or federal laws, codes, ordinances, rules or regulations.
2. This manual is subject to amendment from time to time. Also, because of changing circumstances and technologies, matters prohibited or approved in the past may not necessarily be prohibited or approved in the future.
3. While this manual is intended to establish consistency of appearance within the community, it should be remembered that (because of factors such as location, neighborhood characteristics and proximity to common areas, water bodies, roads and the like) various properties may be treated differently in order to reflect such factors.
4. As stated in the Association's governing documents, no approval hereunder shall constitute a warranty or approval as to (and neither the Association nor any member or representative, thereof, shall be liable for) the safety, soundness, workmanship, materials, usefulness neither for any purpose, improvement or alteration nor as to its compliance with governmental or industry codes or standards.

SECTION 10 – AIR CONDITIONERS

- A. Window air conditioning units are not permitted.
- B. No AC units will be permitted in the garage of a home.

SECTION 20 – ANTENNAS AND SATELLITE DISHES

- A. Exterior antennas used for AM/FM radio, amateur ("Ham") radio, CB radio, Digital Audio Radio Services ("DARS") or antennas used as part of a hub to relay signals among multiple locations are not permitted.
- B. Satellite dishes with a diameter of 40 inches or less may be installed subject to the following:
 - 1. The dish must be installed at least 8 feet above the ground.
 - 2. The dish is to be installed on the rear wall of the house, or on a sidewall within 6 feet from the rear of the home if a clear signal cannot be received from that rear location.
 - 3. All required installation cables that are exposed on outside walls must be painted to match the existing house body color.
 - 4. Dishes may not be installed in Common areas.
- C. Installation of more than one dish will be considered if it is determined that a single dish is insufficient to provide an adequate signal. In such situations, a letter from the satellite service provider must be attached to the homeowner's ARC Modification Request.

SECTION 30 – AWNINGS

- A. Only retractable roll-out awnings installed on rear of home are permitted.
- B. You must attach a Lot Survey drawing marked to show the proposed location of the awning, and a sample of fabric, to the homeowner's ARC Request for approval prior to installation. Colors must be consistent with the color scheme of the house.
- C. Periodic cleaning and the replacement of any badly worn or damaged awning is required.

SECTION 40 – BASKETBALL HOOPS

- A. Only white or clear professionally manufactured basketball backboards installed on black poles are permitted. Roof or wall mounted backboards are prohibited.
- B. Portable basketball hoops must be stored inside the homeowner's garage or house when not in use. Storage on lanais or anywhere outside of the garage or home is prohibited.
- C. Basketball games played on a homeowner's driveway shall not cause a nuisance.

SECTION 50 – WATERCRAFT

- A. The only place a boat, canoe, kayak or any other type of watercraft may be kept is in the homeowner's garage, and the garage door must be able to close completely so that the watercraft is not visible from the street. Any trailered watercraft parked in the street, clubhouse parking lots, or any other unauthorized area will be towed at the owner's expense.
- B. Boats, canoes, kayaks and other watercraft are not permitted on the lakes.
- C. Boat houses or docks are not permitted.

SECTION 60 – CLOTHES DRYING

- A. No garments, rugs, or any other materials may be hung, exposed, or dusted from the windows or from the front facade of any home. Further, no outside clothesline or other facilities for drying or airing clothes shall be erected in the front yard or back yard of any home.

SECTION 70 – DRIVEWAYS AND WALKWAYS

- A. Surfaces must be pavers or concrete or another hard surface approved by the Association. Grass or artificial turf cannot be installed on any driveway or walkway surface.
- B. Driveways may not be widened without ARC approval, and can only go to the width of the garage. The pavers must match in color and style to the existing pavers. The homeowner must also follow Collier County guidelines.
- C. Walkways from the driveway to the front door, front and/or rear porches and patios may be permitted. They must be at least be 5-ft. from the property line and no more than 3-ft. wide.

- D. Driveways are to be kept free of oil, gas and other stains. Periodic cleaning may be required at the discretion of the Board of Directors.

SECTION 80 - EXTERIOR HOUSE LIGHTS

- A. All additional light fixtures require ARC approval. Submit a picture of the fixture and a copy of your Lot Survey drawing marked to show the proposed location of the new light fixture(s) with your ARC Request for Modification Form. Replacement or additional light fixtures should be substantially similar to existing fixtures in terms of size, color and design.

SECTION 90 – FENCES

- A. Cordoning off a yard with fencing or walls is prohibited.
- B. 5 ft. high white or bronze aluminum Swimming Pool security fences may be installed at the perimeter of the pool deck (which cannot extend beyond the side plains of the house).

SECTION 100 – FLAGS AND FLAG POLES

- A. In accordance with Chapter 720 Section 720.304(2) of the Florida Homeowners' Association Act, a homeowner may respectfully display one United States flag, or official flag of Florida, that is not larger than 52-inches x 72-inches.
- B. In-ground, permanent flag poles are prohibited, and flags are not permitted to be affixed to trees or other landscaping. Flags may only be displayed using wall-mounted flag-pole brackets.

SECTION 110 – GARAGE DOORS AND GARAGE CONVERSIONS

- A. Garage doors should be kept closed when garage is not in use.
- B. Garage doors should be periodically cleaned, painted and maintained. The Board of Directors may require that damaged or unsightly doors be cleaned, repaired, or replaced.
- C. Replacement garage doors must comply with the current ARC approved colors, finishes and styles (see attached Exhibit E). An ARC Request for Modification Form must be completed, submitted to the Property Manager and approved by the ARC Committee.
- D. Garages with front facing windows are to be fitted with appropriate window treatments (see Section 320).
- E. Garages shall not be converted into living space or any other use that is inconsistent with storage of vehicles, equipment and other personal belongings.

SECTION 120 – GUTTERS AND DOWNSPOUTS

Gutters and downspouts may be white or painted to match the house's Body or Trim Color.

SECTION 130 – HOUSE EXTERIOR COLORS

- A. Houses are to remain the original colors selected by the developer for the community, unless repainted in compliance with a current ARC approved color scheme detailing a specific set of Body, Trim, Garage Door and Front Door Colors (see attached Exhibit A).
- B. An ARC Request for Modification Form must be completed, submitted to the Property Manager and approved by the ARC Committee prior to any exterior painting.

SECTION 140 – HOUSE EXTERIOR PAINT MAINTENANCE

- A. Exterior painted surfaces are to be free of mildew and/or irrigation water staining.
- B. Chipped or peeling paint must be scrapped, primed, and repainted.

SECTION 150 – LAKES

- A. All lakes in the community are privately owned and are permitted through South Florida Water Management District for water management purposes only. They may not be used for recreational purposes; no swimming, fishing, boating or use for the operation of remote-control boats or other toys, is allowed.
- B. Homeowners are prohibited from taking water from a lake for irrigation.

- C. No personal property may be kept in the lakes or on the lake banks. Any property being kept on the lakes or lake banks is subject to removal without notice at the expense of the property owner.
- D. Any signs located on the lake banks relating to the lake may not be removed, damaged or altered in any way. Persons removing, damaging or otherwise altering a sign will be liable for the expense of replacing it.
- E. No construction debris, lawn clippings, vegetation, trash, or other items may be dumped in a lake.

SECTION 160 – LANDSCAPING AND LANDSCAPE PLANT MATERIALS

- A. No trees in established plant beds or yard are to be removed without a completed ARC Request for Modification Form submitted to the Property Manager and approved by the ARC Committee.
- B. If landscaping beds are to be expanded, a completed ARC Request for Modification Form submitted to the Property Manager and approved by the ARC Committee
- C. All landscaping is to be in plant beds.
- D. Added landscape plants and trees will only be maintained by the Association if they were approved prior to placement by the ARC Committee.
- E. Landscaping should not be planted in the right of way, drainage easements, or public utility easements. If utilities need to be installed or repaired, the installing entity has no obligation to replace or compensate the owner for landscaping plants that need to be removed.
- F. When installing new landscaping in an area other than an existing planter bed, the homeowner is advised to locate all public and private utilities prior to digging. The homeowner will be liable for any damage to a utility line during the improvements.
- G. Landscape lighting and decorative structures:
 - 1. Must not be a nuisance to neighbors.
 - 2. All wiring is to be buried and out of sight.
 - 3. Transformers will be obscured from view.
 - 4. The lawn maintenance company will not be liable for damage to landscape lighting or decorative structures if their placement makes mowing or other lawn maintenance procedures excessively difficult.
 - 5. Trellises are not permitted.
- H. Acceptable Landscape Plants and Trees (see attached Exhibit B – any species of types not listed are prohibited).
 - 1. Trees:
 - a. Most, particularly native species, are permitted. However, all invasive plants are prohibited.
 - b. Shall not be a nuisance due to their attraction to insects or rodents.
 - c. Shall be regularly trimmed so that branches do not become a nuisance to neighboring properties.
 - d. Fruit trees must be planted a minimum of 10-ft. from property lines. The required setback for all other trees is a minimum of 5-ft. from property lines. Large or fast-growing trees may require a greater setback.
 - e. Fruit trees may only be planted in the back yard.
 - f. No trees may be planted in the 20-ft. lake maintenance easement.
 - g. Fallen fruit, branches, and fronds must be picked up.
 - 2. Hedging:
 - a. Most, particularly native species, are permitted. However, all invasive plants are prohibited.
 - b. Shall not be a nuisance due to their attraction to insects or rodents.
 - c. Shall be regularly trimmed so that branches do not become a nuisance to neighboring properties.
 - d. Spacing of hedging shall be continuous (i.e. planted on 18-inch centers).
 - e. Hedging shall be planted at least 18-inches inside the property line. On corner lots, hedging must be set-back at least 5-ft from sidewalks and/or roadways.
 - f. Hedging must be maintained at between 4-ft. and 5-ft. in height.
 - g. The homeowner is responsible for maintaining all hedging not contained in plant beds.

- 3. Plants and Flowers:
 - a. Most varieties of plants are permitted. However, no artificial vegetation is allowed (includes plants, flowers, grass, etc.)
 - b. Shall not encroach of the 20-ft lake maintenance easement.

SECTION 170 – MAILBOXES

- A. All mailboxes shall be uniform in type, color and design. All homeowners must install the standard approved mailbox and keep it in excellent condition.
- B. The mailbox supplier is: Beautiful Mailboxes, 305-403-4820, Model: Sevilla, Satin Black SEVIOO

SECTION 180 – NUISANCES

- A. Music may not be played at a level that can be heard outside of your home.
- B. No homeowner shall create an annoyance to the neighborhood. Loud, disturbing and unnecessary noises will not be tolerated and may be reported to the Collier County Sheriff's Office. Activities that may constitute a noise disturbance include, but are not limited to, the following:
 - 1. Loud music, television, or parties.
 - 2. The sounding of horns and whistles for a lengthy period of time other than as a danger warning.
 - 3. Yelling, shouting, talking or singing louder than a normal conversational level after 11:00 PM.
 - 4. Barking, howling, whining and/or screeching animals.
- C. Rodents and insects are to be controlled
- D. Firearms and BB/pellet guns are not to be discharged or fired within the community.
- E. Fireworks are not permitted within the community.

SECTION 190 - PARKING OF VEHICLES IN THE COMMUNITY

- A. Parking on streets, parking on or across sidewalks, parking on lawns, and parking on common areas is not permitted.
- B. The Board of Directors discourages parking a vehicle parallel to the street in a driveway or driveway apron because doing so risks driving over irrigation sprinkler heads.
- C. The homeowner is liable for the expense of repairs to sprinkler heads, irrigation pipes, and/or common area (tree lawn) grass as a result of illegal or careless parking.
- D. The Board of Directors or its agent has the authority to tow vehicles at the vehicle owner's expense that are in violation of the community's rules.

SECTION 200 – PATIOS AND LANAI DECKS

- A. Patio and lanai decks are to be constructed of paver bricks or concrete.
- B. Wood decks are prohibited.
- C. Deck materials must be compatible in color and type with the house.
- D. Patio and lanai decks can extend beyond the side plains of the house as long as it is in accordance with Collier County guidelines.
- E. Patio and lanai decks cannot encroach on any easement (i.e. the 20-ft lake maintenance easement, drainage easements, utility easements, etc.)
- F. The homeowner is responsible for having all public and private utilities located prior to starting construction.
- G. Irrigation lines that run through the improvement area should be capped and/or re-routed so that no water is flowing under the patio or deck.
- H. An ARC Request for Modification Form must be completed, submitted to the Property Manager and approved by the ARC Committee for any patio or lanai deck installation.

SECTION 210 – PETS

- A. A maximum of 2 pets per household is permitted.
- B. Pets must be leashed and held by a person when they are outdoors (unless they are inside a screened lanai or fenced swimming pool enclosure).
- C. Pet owners must pick up after their animals.
- D. Pets are not to be left outside in a screened lanai or fenced swimming pool enclosure if their barking, howling, whining and/or screeching disturbs neighbors.

SECTION 220 - SWING SETS AND OUTDOOR PLAY EQUIPMENT

- A. Tree houses and trampolines are not permitted.
- B. No swing set or equipment with a height taller than 15-ft. is permitted.
- C. Swing sets and outdoor play equipment is not to be visible from the street and should be obscured from view by neighbors so as to not become a nuisance.
- D. Swing sets and outdoor play equipment is to be kept in good repair. The Board of Directors may require that any outdoor play equipment that is in disrepair, unclean, or has become a nuisance be removed from the property.
- E. It is recommended that swing sets and non-portable outdoor play equipment be installed in a mulch bed to simplify lawn maintenance. Neither the Association nor its landscaping contractor will be responsible for damaged incurred in the course of routine lawn maintenance.
- F. No swing sets of outdoor play equipment is to be placed closer than 10-ft. from a property line.
- G. Swings on common area (tree lawn) trees are prohibited.

SECTION 230 – SWIMMING POOLS AND POOL EQUIPMENT

- A. An ARC Request for Modification Form must be completed, submitted to the Property Manager and approved by the ARC Committee for any Swimming Pools or Spas installation:
 - 1. No portion of pool may extend beyond the side plains of the house. The pool deck or enclosure may extend beyond the side plains of the house as long as it is in accordance with Collier County guidelines. The pool and decking must be at least 5-ft inside the rear property line.
 - 2. No portion of a swimming pool, pool deck or enclosure can encroach on the 20-ft. lake maintenance easement.
 - 3. The homeowner is responsible for having all public and private utilities located prior to starting construction. Homeowners that start construction without having utilities located will be liable for any damage to a utility line.
 - 4. Irrigation lines that run through the pool and deck area should be capped and/or re-routed so that no water is flowing under the pool or deck. Homeowners who build over existing lines do so at their own risk. If an irrigation pipe breaks beneath the improvement, the Association's irrigation contractor will be permitted to remove any portion of the improvement necessary to repair the pipe, and the homeowner will be liable for the expense.
 - 5. A scaled "Lot Survey" drawing marked to show the proposed location of the swimming pool or spa and pool equipment must be attached to the ARC Request for Modification Form.
 - 6. It is recommended that homeowners not apply for any permits or sign any contracts before their ARC Request has been formally approved.
- B. Pool Equipment
 - 1. Pool equipment is to be screened from view by landscaping.
 - 2. The type of landscaping that will be used to screen pool equipment is to be identified in the swimming pool installation's ARC Request for Modification Form.

SECTION 240 - SCREEN ENCLOSURES AND SCREEN DOORS

- A. Screened enclosures may extend beyond the plain of the house as long as it is in accordance with Collier County guidelines and they do not encroach on any easement (i.e. the 20-ft lake maintenance easement, drainage easement, utility easement, etc.).
- B. Screened enclosures are to have white or bronze aluminum framing and silver or charcoal screening.
- C. Screened enclosures cannot have flat aluminum covered roofs.
- D. Landscaping may be required around screened enclosures, particularly on corner lots.
- E. An ARC Request for Modification Form must be completed, submitted to the Property Manager and approved by the ARC Committee for any screened enclosure installation. It is recommended that homeowners not apply for any permits or sign any contracts before their ARC Request has been formally approved.

SECTION 250 - SEASONAL LIGHTS AND HOLIDAY DECORATIONS

- A. Seasonal lights and holiday decorations may only be displayed for a total of 40 days per year.
- B. No hooks, nails or other fastener devices are to be placed on or on a tree or other landscaping for the purpose of hanging lights or other decorations.

SECTION 260 – SIDEWALKS

- A. Sidewalks are not to be painted or stained.
- B. Sidewalks are not to be blocked by vehicles, toys, or other items. Pedestrians are to have an unobstructed path.
- C. Sidewalks are not to be altered.

SECTION 270 – SIGNS, SALES, AND SOLICITORS

- A. No signs other than security alarm company signs are permitted.
- B. No garage, community, yard or public estate sales are permitted.
- C. No door-to-door solicitation is permitted. Report violations to the Collier County Sheriff's Department.

SECTION 280 – STORAGE SHEDS AND TENTS

- A. Storage sheds and tents are not permitted.

SECTION 290 – STORM AND HURRICANE SHUTTERS

- A. Removable panel hurricane shutter fasteners should be checked for damage after each use.
- B. Roll-down and sliding hurricane shutter colors are to match the house Body Color.
- C. Accordion panel hurricane shutters colors must match the adjoining window or door frame color.
- D. Bahama style hurricane shutters are not permitted.
- E. Hurricane shutters cannot be installed more than 7-days prior to the forecasted arrival of a Tropical Storm or Hurricane and must be removed within 14-days after a storm. However, the Board of Directors has the authority to extend this 14-day deadline if needed.
- F. Hurricane shutters are not to be used for security purposes. However, clear shutter panels may be installed on the rear of a house abutting the golf course.
- G. An ARC Request for Modification Form must be completed, submitted to the Property Manager and approved by the ARC Committee for any roll-down, sliding or accordion hurricane shutter installations.

SECTION 300 – TRASH CONTAINERS

- A. All trash must be placed in containers. Bags and loose trash are not permitted. Containers should be made of rigid plastic with 20 to 32-gallon capacity and have lids that close securely.
- B. Trash containers cannot be put out more than 12 hours before the scheduled pick-up, and must be brought in no more than 12 hours after the trash collection.

- C. Trash containers must be stored out of view. Trash containers may be stored at the side or rear of a house only if they are screened from view by landscaping covering at least $\frac{3}{4}$ of the containers..

SECTION 310 – VEHICLES

- A. No recreational vehicles, travel trailers, utility trailers, or motor homes may be stored within the community unless they can be stored in the garage with the kept closed at all times.
- B. Commercial vehicles must always be parked in the garage.
- C. Covered and/or unlicensed cars cannot be parked in a driveway, they can only be kept in a garage.
- D. ATV's, 4-wheelers and similar vehicles may not be driven within the community.
- E. The speed limit throughout the community is 20 mph.
- F. All Golf Carts operated within the community are to be registered with the Association. (See attached Exhibit C – Golf Cart Rules.)

SECTION 320 – WINDOWS AND WINDOW COVERINGS

- A. Window coverings shall consist of curtains, drapes, blinds or other traditional window covering. Sheets, newspaper, aluminum foil, bags and similar items are not permitted.
- B. The Association has the right to demand that broken or damaged blinds or window coverings be repaired or replaced.
- C. Broken windows are to be promptly repaired or replaced.
- D. Mirror- finish window tinting is prohibited.

SECTION 330 – WETLANDS AND NATURE PRESERVES

- A. All preserves in the community are protected under conservation easements. People, pets and vehicles are not permitted in these areas at any time.
- B. No homeowner, tenant or any other person may remove a tree, plant, animal or any other item from a preserve, nor should landscape debris, trash, or any other item be discarded in any preserve.

SECTION 340 – ROOFS AND ROOF TILES

- A. Materials Approved
 - 1. Clay or Cement Barrel Tiles
 - 2. Clay or Cement Flat Tiles
- B. Materials NOT Approved:
 - 1. Asphalt Shingles
 - 2. Rolled Roofing
 - 3. Aluminum shingles
 - 4. Tin Roofing
 - 5. Wood Shingles or Shakes
 - 6. Metal Barrel Tiles
- C. Refer to the attached Exhibit D – Approved Roofing Styles and Colors for information on the currently approved tiles.
- D. An ARC Request for Modification Form must be completed, submitted to the Property Manager and approved by the ARC Committee for any complete roof tile replacement project.

COMPLIANCE WITH THESE GUIDELINES DOES NOT AUTOMATICALLY GRANT ARCHITECTURAL APPROVAL. ARCHITECTURAL APPROVAL MUST BE REQUESTED IN WRITING FOR ANY CHANGES TO THE EXTERIOR OF YOUR HOME.

VALENCIA GOLF & COUNTRY CLUB HOMEOWNERS ASSOCIATION

Exhibit A – Approved Exterior Paint Color Schemes

- NOTE:**
1. The Body and Trim Colors in each individual color scheme can be reversed.
 2. Garage Doors may be painted the Body, Trim, or Optional Garage Door Color, or remain the original factory White color. Options for woodgrain doors are in Exhibit E
 3. Gutters and downspouts may be painted the Body or Trim Color, or remain the original factory White color.
 4. Front, rear and side pedestrian entrance doors may be painted the Body, Trim, or Optional Front Door Accent Color in approved schemes.
 5. The dark contrast Front Door Accent Color in approved schemes can be used on garage doors, trim, gutters or downspouts.

SCHEME 1

Body/Trim: Universal Khaki SW #6150
Warm Stone SW #7032
Doors: Urban Jungle SW #9117
Dark Night SW #6237

SCHEME 3

Body/Trim: Creamy SW #7012
Universal Khaki SW #6150
Doors: Urban Jungle SW #9117
Dark Night SW #6237

SCHEME 5

Body/Trim: Divine White SW #6105
Latte SW #6108
Doors: Double Latte SW #9108
Rockwood Red SW #2802

SCHEME 7

Body/ Trim: Dover White SW #6385
Stamped Concrete SW #7655
Doors: Slate Tile SW #7624

SCHEME 9

Body/ Trim: Pewter Tankard SW #0023
Balanced Beige SW #7037
Doors: Smokey Blue SW #7604

SCHEME 11

Body/Trim: Essential Gray SW #6002
Windfresh White SW #7628
Doors: Peppercorn SW #7674

SCHEME 13

Body/Trim: Stamped Concrete SW #7655
Elder White SW #7014
Doors: Gossamer Veil SW #9165

SCHEME 15

Body/Trim: Shoji White SW #7042
Fawn Brindle SW #7640
Doors: Urban Bronze SW #7048

SCHEME 17

Body/Trim: Anew Gray SW #7030
Aesthetic White SW #7035
Doors: The Navy SW #9178
Sticks and Stones SW #7503

SCHEME 19

Body/Trim: Accessible Beige SW #7036
Dover White SW #6385
Doors: Mount Etna SW #7625
Balanced Beige SW #7037

SCHEME 2

Body/Trim: Softer Tan SW #6141
Creamy SW #7012
Doors: Serengeti Grass SW #9116
Rockwood Dark Red SW #2801

SCHEME 4

Body/Trim: Kilim Beige SW #6106
Sands of Time SW #6101
Doors: Double Latte SW #9108
Toile Red SW #0006

SCHEME 6

Body/Trim: Argos SW #7065
Stamped Concrete SW #7655
Doors: Smoky Blue SW #7604

SCHEME 8

Body/Trim: Universal Khaki SW #6150
Panda White SW #6147
Doors: Mediterranean SW #7617

SCHEME 10

Body/Trim: Gossamer Veil SW #9165
Site White SW #7070
Doors: Network Grey SW #7073

SCHEME 12

Body/Trim: Panda White SW #6147
Wool Skein SW #6148
Doors: Homburg Gray SW #7622

SCHEME 14

Body/Trim: Stamped Concrete SW #7655
Pediment SW #7634
Doors: Homburg Gray SW #7622

SCHEME 16

Body/Trim: Loggia SW #7605
Shoji White SW #7042
Doors: Folkstone SW #6005

SCHEME 18

Body/Trim: Mindful Gray SW #7016
Oyster White SW #7637
Doors: Grizzle Gray SW #7068

SCHEME 20

Body/Trim: Amazing Gray SW #7044
Pacer White SW #6098
Doors: Peppercorn SW #7674

SCHEME 21

Body/Trim: Requisite Gray SW #7023
Pacer White SW #6098
Doors: Raisin SW #7630
Backdrop SW #7025

SCHEME 22

Body/Trim: Colonnade Gary SW #7641
Alabaster SW #7008
Doors: Outerspace SW #6251
Pavestone SW #7642

SCHEME 23

Body/Trim: Wool Skein SW #6148
Artesian Tan SW #7540
Doors: Status Bronze SW #7034

SCHEME 24

Body/Trim: Uncertain Gray SW #6234
Evening Shadow SW #7662
Doors: Peppercorn SW #7674

SCHEME 25

Body/Trim: Jogging Path SW #7638
Intellectual Gray SW #7045
Doors: Thunder Gray SW #7645

VALENCIA GOLF & COUNTRY CLUB HOMEOWNERS ASSOCIATION

Exhibit B – Acceptable Landscaping Trees and Plants

LEAF TREES

Black Olive/ Shady Lady
Bottlebrush
Buttonwood
Clusia
Cypress
Geiger
Golden Rain
Guava
Hibiscus
Holly
Hong Kong Orchid
Jatropha
Ligustrum
Live Oak
Magnolia
Mahogany
Pink Tabebuia

PALM TREES

Bismarck
Canary Island
Chinese Fan
Christmas
European Fan
Foxtail
Lady
Medjool
Ponytail
Pygmy Date
Royal
Sylvester
Thatch

ANNUALS

Begonia
Bush Daisy
Caladium
Dusty Miller
Geranium
Lantana
Mexican Heather
Pentas
Salvia
Sun Patient
Vinca
Periwinkle

GROUND COVER

Agave
Anthurium
Bird of Paradise
Bromeliad
Carissa
Crown of Thorns
Dracaenas
Ferns
Gardenia
Ginger
Iris
Juniper
Liriope
Mondo Gras
Purple Queen
Society Garlic
Zamia

SHRUBS AND BUSHES

Allamanda
Arbicola
Blue Plumbago
Bougainvillea
Buttonwood
Coco Plum
Crotons
Fakahatchee Grass
False Aralia

Firecracker
Firebush
Flax Lily
Fountain Grass
Golden Dew Drop
Heliconia
Hibiscus
India Hawthorn
Jasmine

Podocarpus
Porter Weed
Simpson Stoppers
Saw Palmettos
Sea Grape
Thryallis
Wax Myrtle
Xanadu Philodendron

INVASIVE EXOTIC PLANTS AND SPECIES NOT PERMITTED BY COLLIER COUNTY OR THE STATE OF FLORIDA

Earleaf Acacia
Australian Pine
Punk Tree

Cajeput Tree
Paperbark Tree
Downy Rose Myrtle

Brazilian Pepper
Florida Holly
Carrotwood

VALENCIA GOLF & COUNTRY CLUB HOMEOWNERS ASSOCIATION

Exhibit C – VGCC Golf Cart Rules

1. A "golf cart" is defined in Florida Statute 320.02 (22) as a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes, and that is not capable of exceeding speeds of twenty (20) MPH. Golf carts capable of exceeding 20 MPH may be defined as, low speed vehicles and as such must be registered, insured and equipped with seat belts, brake lights, headlights, taillights, turn signals, emergency blinker lights, parking brakes, a windshield and reflectorized warning devices.
2. Before golf carts may be operated under this rule, the owners thereof must purchase and maintain liability insurance against personal injury and damages to property of any nature relative to the operation of golf carts on Valencia Golf & Country Club roadways.
3. All persons operating golf carts subject to these rules must be a minimum of fifteen (15) years of age, hold a valid driver's license or restricted license issued within the United States, and must be in possession of a valid identification card showing proof of age at all times while operating a golf cart on Valencia Golf & Country Club roadways. All persons operating golf carts pursuant to a restricted license must be accompanied by a licensed driver at all times while operating a golf cart on Valencia Golf & Country Club roadways.
4. All golf carts operating subject to these rules must be equipped with efficient brakes, reliable steering apparatus, safe tires and a rearview mirror while operated on the designated roadways in Valencia Golf and Country Club.
5. A golf cart may be operated only during the hours between sunrise and sunset unless the golf cart is equipped with headlights, brake lights, turn signals, and a windshield.
6. Golf carts may only be parked on an individual driveway, within a garage or at the Clubhouse parking lot. Parking in a homeowner's yard or the common area tree lawn in front of the yard is prohibited.
7. Golf carts operating subject to these rules may only be operated on the designated roadways in Valencia Golf & Country Club. Golf carts are not permitted to be operated on any sidewalks in Valencia Golf & Country Club. The property manager may operate a golf cart on sidewalks in Valencia Golf & Country Club for the purposes of inspecting Association property.
8. The number of occupants in any golf cart operated by a driver on the Valencia Golf & Country Club roadways shall be restricted to the number of seats on the golf cart. No occupants of the golf cart shall stand at any time while the golf cart is in motion on Valencia Golf & Country Club roadways.

VALENCIA GOLF & COUNTRY CLUB HOMEOWNERS ASSOCIATION

Exhibit D – Approved Roofing Tile Styles and Colors

EAGLE TILES STYLE

Capistrano
Malibu

EAGLE TILE COLORS

Terracambra Range
Terra Cotta Gold
Sevilla Range
Kona Red Range
Maple Forge
Alhambra
Cocoa Range

CROWN TILE STYLES

Sanibel Mission
Tuscany

CROWN TILE COLORS

Mission Terra Cotta
Sand Dune Blend
Nueva España Blend
Sand Dollar
Smoked Fire Clay
Tobacco Blend

BORAL TILE STYLES

Estate
Villa 900
Barcelona 900

BORAL TILE COLORS

Arizona Clay
Canyon Clay
Carmel
Casa Grande Blend
Champagne Cream
Citrus Clay
Desert Spice Blend
Frontier Blend
Gold Dust
Marmalade
Mandarin Sun
Monterey Blend
Spanish Red
Terra Cotta
Buckskin
Espresso Blend

FLAT TILE

Saxony 900 Slate
Saxony 900

FLAT TILE COLORS

Weathered Ash
Stone Mountain Blend

VALENCIA GOLF & COUNTRY CLUB HOMEOWNERS ASSOCIATION

Exhibit E – Approved New/Replacement Garage Doors

NOTES:

1. C.H.I. OVERHEAD DOOR COMPANY STYLES, FACTORY STANDARD COLORS, AND WOODGRAIN FINISHES ARE REFERENCED BELOW, BUT HOMEOWNERS MAY USE ANY DOOR MANUFACTURER'S EQUIVALENT PRODUCTS.
2. SAMPLES OF THE C.H.I. PANEL STYLES AND COLORS CAN BE VIEWED AT THE CLUBHOUSE.
3. HOMEOWNERS ARE ADVISED TO CONSIDER HURRICANCE WIND RATINGS WHEN CHOSING A NEW GARAGE DOOR.
4. A BROCHURE WITH THE PROPOSED DOOR STYLE AND COLOR MARKED, OR A COLOR COPY OF THE BROCHURE PAGE(S) THAT PROVIDES THIS INFORMATION, MUST BE ATTACHED TO THE ARC REQUEST FOR MODIFICATION FORM WHEN IT IS SUBMITTED. THIS IS REQUIRED REGARDLESS OF WHETHER IT IS A C.H.I. DOOR OR ANOTHER MANUFACTURER'S PRODUCT.
5. GARAGE DOORS WITH WINDOWS ARE NOT PERMITTED.
6. AN ARC REQUEST FOR MODIFICATION FORM MUST BE COMPLETED, SUBMITTED TO THE PROPERTY MANAGER AND APPROVED BY THE ARC COMMITTEE PRIOR TO REPLACING A GARAGE DOOR.
7. A COLLIER COUNTY PERMIT IS REQUIRED.

APPROVED PANEL STYLES:

1. RAISED PANEL - SHORT (STANDARD PANEL)
2. STAMPED CARRIAGE HOUSE PANEL- LONG AND SHORT (HORIZONTAL ORIENTATION)
3. WOODGRAIN

APPROVED FACTORY PAINT COLORS:

1. WHITE
2. ALMOND
3. DESERT TAN
4. SANDSTORM
5. BRONZE
6. CLASSIC WOODGRAIN
7. MODERN WOODGRAIN
8. BROWN

APPROVED WOODTONE FINISHES

1. LIGHT OAK
2. DARK OAK
3. CEDAR
4. WALNUT
5. DRIFTWOOD
6. MAHOGANY