

Rules and Regulations
Treasure Point Homeowner's Association Inc.

ARCHITECTURAL CONTROL AND RECONSTRUCTION GUIDELINES
and RULES & REGULATIONS
for Treasure Point Homeowners Association, Inc.

revised August 14, 2012

This document is to provide guidance to the Architectural Review Board (ARB) in performing its duties as per Article VI Section 6.1 of the Association's covenants, "All plans and specifications shall be evaluated as to harmony of external design and location in relation to surrounding structures and topography" and to help guide owners as to what can or cannot be constructed on their property. Further, this document provides expansion and clarification of the Article VII "Use Restrictions" and Article X with regard to "Leasing of Lots."

1. Prior to any development of a property, a road damage bond shall be posted in an amount sufficient to repair any damage to sidewalks, curbs, roadway and common areas. All repairs to be completed prior to the issuance of an Occupancy Permit.
2. Homes must be concrete block or similar concrete construction such as poured or tilt in place. Exteriors should be finished in stucco with one color and trim painted in an accent color.
3. The street front facade should have at least 3 planes for the front and roof line.
4. The highest roof line must not exceed those of existing homes in Treasure Point.
5. Roofing material style is to resemble barrel tile but can be made of clay, metal or other material as approved by the A.R.B. as long as the design looks like barrel tiles and documentation is provided as to its hurricane resistance.
Example of what will not be approved: asphalt or fiberglass shingles.
6. Houses must be built within 5% of the maximum allowed under air square footage as per Collier County regulations provided for the Treasure Point subdivision.
7. The homes must have an attached garage able to accommodate at least two cars.
8. Paver driveways must be installed. Example: asphalt will not be accepted.

9. Homes must have a pool enclosed by a pool cage commensurate with the existing homes.
10. One story construction in a style (Mediterranean) exhibited by the existing homes within Treasure Point.
11. Mail boxes shall conform in appearance to the rest of the neighborhood and have a light on top.
12. Landscaping must include a full irrigation system.
13. Hedges are to be installed between lots, and may be installed along the rear boundary at the option of the owner.
14. Landscape must include lawn palms and tropical vegetation commensurate with the quality, quantity and style of the homes in Treasure Point. All vegetation must be maintained in a healthy condition.
15. No physical fences may be installed on the property. Invisible fences for pets are acceptable.
16. All exterior utility equipment such as air conditioners, pool equipment, etc. must be screened from view using plants.
17. Any swing sets or other equipment must be installed at the rear of the house and not visible from the road. Size should be proportional so as not to interfere with your neighbors' view. Example: no giant multi story play sets.
18. All portable items and equipment must be removed from the front of the house each evening. For example: sports or maintenance equipment.
19. No commercial vehicles, boats or RVs may be left over night on the property except within the garage area with the door closed. Non-commercial pickup trucks of one ton or less, used as passenger vehicles, are permitted on the driveway. Vehicles left in driveways over night must be licensed, insured and operable. No parking on the street or obstructing of the sidewalks; vehicles should be kept in the garage whenever possible. Any passenger vehicles with signs or banners must be kept in the garage.

20. Garage doors should be kept closed when practical.

21. Leases must be for no less than thirty (30) days and not more than three (3) times in any twelve (12) month period. All potential leases and tenants must be approved by the Board prior to occupancy. A written copy of the lease and background check of the proposed tenants must be submitted to the Board for approval. The cost for the background check is to be paid by the tenant or homeowner. No subleasing or assignment of lease is allowed without Board approval. No rental of individual rooms or transient tenants is allowed. No one but the lessee, his family within the first degree of relationship by blood, adoption or marriage, and their guests may occupy the Premises.

rev 8/14/2012

TREASURE POINT HOMEOWNERS ASSOCIATION - RENTAL REQUEST OR RENEWAL APPLICATION

Date: ____/____/____

Owner(s) of Record: _____ Unit #: _____

Term of Lease: From ____/____/____ To ____/____/____

The applicants represent that the following information is true and correct and consent to further investigation concerning information provided. Applicants understand and acknowledge that they have received a copy of the Rules & Regulations for the Association. Further, the tenant agrees to abide by all homeowners association regulations and understands that the association has a procedure in place to apply daily fines for any regulation infractions. The fines will be imposed on the tenant but will ultimately be the responsibility of the property owner to pay.

ALL PERSONS WHO WILL OCCUPY THE UNIT:

- 1. Name: _____ Age: _____ 3. Name: _____ Age: _____
2. Name: _____ Age: _____ 4. Name: _____ Age: _____

Current Address: _____ Phone: _____

Email Address: _____

Employer: _____ Occupation: _____

Employer Address: _____ Phone: _____

VEHICLES TO BE PARKED ON PROPERTY:

- Make/Model: _____ Color: _____ Year: _____ State/License Plate: _____
Make/Model: _____ Color: _____ Year: _____ State/License Plate: _____

This fully completed form along with 1) a copy of the proposed lease, 2) two written letters of reference(*), and 3) a completed Island Eyes criminal/background check form with a check for \$75.00 for a single person or \$150.00 for a couple (\$125.00/\$250.00 for Canadian checks) made out to Treasure Point HOA, should be returned to:

Treasure Point HOA
c/o NAPLES COMMUNITY MANAGEMENT, Inc.

Table with 3 columns: Via Mail (1100 Fifth Avenue South, Suite 201, Naples, FL 34102), Via FAX (239) 244-9018, Via E-Mail (lori@ncmflorida.com)

(* NOTE: REFERENCES AND THE CHECK ARE NOT REQUIRED FOR RENEWALS

Signature of Applicant(s): _____ Date: _____

Date: _____

ACTION OF Treasure Point HOA:

____ Approved _____ Disapproved Date of Decision: _____

By: _____

Title: