

**Catalina Isles
Community Rules, Restrictions and Responsibilities**

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ALL PERSONS USING THIS MANUAL ARE ADVISED:

The rules, restrictions and responsibilities and the ARC Guidelines have been written in order to establish consistency in our community, to make it a desirable place to live, provide curb appeal and enhance our neighborhood.

This manual has been adopted for the purpose of establishing general guidelines for architectural approvals and everyday 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.

This manual is subject to amendments from time to time. Also because of changing circumstances and technologies, matters prohibited or approved in the past may not necessarily be banned or allowed in the future.

While this manual is intended to establish consistency of appearance within the community, it should be remembered that because of factors such as location, proximity to common areas, water bodies, roads and the like, various properties may be treated differently in order to reflect such factors.

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 or usefulness for any purpose of any improvement or alteration nor as to its compliance with governmental codes or standards.

Section R1 VEHICLE PARKING

- A. Parking on streets, lawns and on common areas is NOT permitted.
- B. Vehicles may NOT be parked sideways on driveways.
- C. Cars must not park across from each other on the street under any circumstance. Emergency vehicles must be able to pass without slowing down. Cars parked like this will be fined and/or towed.
- D. Each house in Catalina has a minimum of a 2-car garage and matching driveway, thus have parking for a minimum of 4 cars. Many homes have more than that.
- E. Parking on the grass damages sprinklers and is costly to the Association. Cars parked on the grass will be fined and/or towed.
- F. Exception: Commercial/contractor vehicles may park on the road but NOT on the grass. They must park in front of the house having the work done, when possible, and must be parked in the direction of traffic flow.
- G. The Board of Directors or their agent has the authority to fine and/or tow vehicles, which are in violation of the rules and regulations of the community at the vehicle owner's expense.
- H. Vehicle owner is responsible for expenses or repairs required to any property damaged as a result of parking in violation of the rules (i.e. damage to lawns, damage to sprinkler systems etc.).
- I. Residents picking up or dropping off children for the school bus at the entrance to our community should not park across the marked crosswalk or obstruct the view of people leaving or entering the community. Residents must park at least 20 feet back from the cross walk.

Section R2 VEHICLES

- A. No recreational vehicles, trailers, or mobile homes are permitted to be stored within the community unless they are stored in the garage with the garage doors closed at all times.
- B. Commercial vehicles must be kept in the garage at all times with the garage doors closed.
- C. ATV's, 4-wheelers, golf carts or similar vehicles may not be driven within the community.
- D. The speed limit in the community is 20mph.
- E. No car covers are permitted for vehicles sitting in the driveway.
- F. No major vehicle repair is permitted in the driveway or street.

Section R3 TRASH

- A. All trash must be placed in containers. Bags and loose trash are not permitted. Containers should be made of rigid plastic with 20-32 gallon capacity, well-sealed.
- B. No trash containers can be put out more than 24 hours before pick up.
- C. Containers must be brought in no later than 12 hours after collection.
- D. Trash containers may NOT be stored outside of the house.
- E. The above applies equally to recycling containers.

Section R4 PETS

- A. A maximum of 2 pets per home is permitted.
- B. Pets must be leashed at all times when they are not in a fully enclosed patio/lanai or fenced in area.
- C. You must pick up after your pets.
- D. Pets cannot be left outside, including within a screened patio or a pool enclosure to bark or to the annoyance of neighbors.
- E. Pit bull dogs or other dogs, which in the reasonable determination of the Board of Directors are determined to be a threat to the safety of the occupants of the Property, shall not be allowed under any circumstance in the Property.

Section R5 BASKETBALL HOOPS

- A. Permanently installed basketball hoops shall be professionally manufactured basketball backboards installed on black poles with white or clear backboards.
- B. An ARC form must be submitted prior to installation.
- C. Public utilities and irrigation lines must be located prior to installation.
- D. Shall not cause a nuisance.
- E. Portable basketball hoops shall be stored when not in use. Storage on lanais or anywhere outside of the home is prohibited.
- F. Portable basketball hoops shall not be placed in the road during use or immediately adjacent to the road so kids/adults are playing in the road.
- G. No roof, garage or roof-mounted backboards are permitted.

Section R6 LANDSCAPING

- A. Most landscaping rules and regulations are in the ARC section of this manual so please check there before planting or removing any plants and/or trees.
- B. Mulch must be replenished from time to time and is the responsibility of the homeowner to do so. If the homeowner does not do so, the Board of Directors may order it done by a licensed landscaper at the expense of the homeowner.
- C. Only earth toned mulch is acceptable.
- D. Lava rocks are allowed instead of mulch but the lava rocks must be contained by concrete curbing, bricks or plastic liner to keep the rocks in the landscape beds.
- E. Coconuts are a danger and must be removed from time to time. This is the responsibility of the homeowner. Coconuts not removed in a timely manner may be removed at the direction of the Board of Directors at the expense of the homeowner.
- F. Lee County will not pick up coconuts unless they are in bags. Clear plastic bags are recommended so that they can see the coconuts and realize it is not trash.

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- G. Any tree originally planted by DR Horton in the front yard and/or backyard, if removed, must be replaced by another tree and the stump must be entirely removed below ground level so as not to be a hazard. The area must be re-sodded. The new tree can be a different type than what was originally removed and placed in a different location on that lot. The tree must be at least 6 feet tall at installation. The tree may NOT be planted in the lake easement.

Section R7 CLOTHES DRYING

- A. No garment, rugs or any other materials may be hung, exposed or dusted from the windows or from the façade of any home.
- B. No outside clothesline or other facilities for drying or airing clothes shall be erected in the front yard or backyard of any home.

Section R8 DRIVEWAYS, WALKWAYS and ROOFS

- A. Surfaces must be consistent with original materials and colors.
- B. Walkways from the driveway to the front door, front and rear patios and porches may be considered for resurfacing in like materials. Painting or paving are not allowed. Sealing with clear sealant is allowed.
- C. Driveways and walkways should remain free from oil, gas, rust, mold and other stains. Periodic cleaning may be required at the direction of the Board of Directors.
- D. Roofs must remain free from mold and dirt. Periodic cleaning may be required at the direction of the Board of Directors.

Section R9 FLAG POLES and FLAGS

- A. No flags or banners except the American flag and a military flag are allowed.
- B. A sports flag may be flown in lieu of the American flag and military flag but only on the day of the game.
- C. Flags are not permitted to be affixed to trees or other landscaping.
- D. One garden flag, not to exceed 14" x 18" is allowed.

Section R10 GARAGES

- A. Garage conversions are not permitted.
- B. Garage doors should be kept closed when garage is not in use.
- C. Garage doors should be periodically cleaned, painted and maintained. Damaged or unsightly doors may be required to be cleaned, repaired or replaced at the discretion of the Board of Directors.
- D. Garage doors with windows or magnetic windows are prohibited

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- E. Garages with front facing windows (situated in the wall of the house) shall be fitted with appropriate window treatments.

Section R11 AIR CONDITIONERS

- A. Window A/C units are not permitted.

Section R12 GUTTERS AND DOWNSPOUTS

- A. Gutter color must match the fascia of the house.
- B. Downspouts must match the color of the house.

Section R13 LAKES

- A. Irrigation from common area waterways is not permitted.
- B. All lakes on the property are permitted through the South Florida Water Management District (SFWMD) for water management purposes and may not be used for recreational purposes.
- C. No swimming, fishing or boating is allowed.
- D. The use of remote control boats, toys or other items is prohibited.
- E. No personal property may be kept on the lakes or on the lake banks. Any property being kept on the lakes or lake banks is subject to removal without any further notice and at the expense of the property owner.
- F. Any signs located on the lake banks relating to the use of the lake are the property of the Association and/or CDD and may not be removed, damaged or altered in any way. Persons removing, damaging or otherwise altering a sign will be liable to the Association and/or CDD for the expense of replacing the sign.
- G. No construction debris, lawn clippings or vegetation, trash or other items may be deposited in the lakes.

Section R14 MAILBOXES

- A. All mailboxes shall be uniform in type, color and design.
- B. All owners must install the standard approved mailbox and be maintained in excellent condition.
- C. It is the owner's responsibility to maintain and/or replace the mailbox.

Section R15 NUISANCES

- A. Music must not be played at a level that can be heard outside your home.
- B. No resident shall create an annoyance to the neighborhood. Loud, disturbing and unnecessary noises will not be tolerated and may be reported as noise disturbances to the Lee County Sheriff's Office. Activities that may constitute a noise disturbance include, but are not limited to

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the following: loud music, sounding of horns and whistles for an unreasonable period of time other than as a danger warning, yelling, shouting, singing, etc. other than at normal conversation levels, during the hours of 11PM and 7AM. This also includes barking, howling, whining and screeching of animals.

- C. Rodents and insects shall be controlled.
- D. Individual garage or yard sales are not permitted.
- E. Firearms, pellet and BB guns shall not be discharged within the community.
- F. Fireworks are not permitted within the community.

Section R16 SEASONAL LIGHTS AND HOLIDAY DECORATIONS

- A. May only be displayed for a maximum of 40 days. Removed per annum.
- B. No hooks, nails or other devices shall be placed on a tree or other landscaping for the purpose of hanging lights or other decorations as this may be harmful to the health of the plant.

Section R17 SIGNS

- A. One "For Sale" or "For Rent" sign may be displayed in the front window of the home provided that the face surface of the sign is not larger than 18" x 24".
- B. Signs indicating "No Pooping" either with a little dog appearing to poop or a sign stating the words, "No Pooping" are not permitted.
- C. No other signs are permitted.

Section R18 STORAGE SHEDS AND TENTS

- A. Are not permitted.

Section R19 STORM SHUTTERS

- A. Shall preferably have removable panels.
- B. Roll-down and sliding models shall match wall color of the house.
- C. Accordion panel shutters must match color of adjoining window or doorframe.
- D. Bahama shutters are not permitted.
- E. Panels must be in place NO earlier than 48 hours prior to the storm or storm warning and MUST be removed within 7 days after the storm or 48 hours after a storm warning.
- F. Must not be used for security purposes.

Section R20 WINDOWS AND WINDOW COVERINGS

- A. Window coverings shall consist of curtains/drapes, blinds or other traditional window covering. Sheets, newspaper, aluminum foil, bags and other similar items are not permitted.

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- B. Tinting shall be non-mirror finish.
- C. Broken or damaged window coverings will be required to be replaced at the discretion of the Board of Directors at the expense of the homeowner.
- D. Broken window shall be replaced promptly.

Section R21 WETLAND AND NATURAL PRESERVES

- A. All preserves on the property are protected under a conservation easement.
- B. No persons, pets or vehicles are permitted within any preserve at any time.
- C. No homeowner, guest or any other person may remove any tree, vegetation, animal or any other item from any preserve, nor shall any tree, vegetation, waste, debris or any other items be placed in any preserve.

Section R22 BOATS AND WATERCRAFT

- A. The only place a boat, canoe, kayak or other watercraft may be kept within the community is in the garage of the unit owner. The garage door must be able to close completely so that the board, canoe or kayak is not visible from the street.
- B. Boats, canoes or kayaks parked in the street, clubhouse parking lot or any other unauthorized area will be towed at the owner's expense.
- C. Boats, canoes, kayaks and other watercraft are not permitted on the lakes.
- D. Boathouses and/or docks are not permitted.