

# **Paseo Development Review Committee**

## **Design Guidelines and Landscape Criteria**

### **I. Overview**

The Paseo Master Homeowners' Association, Inc. ("**Association**") envisions Paseo as a premier residential community in Southwest Florida. In order to maintain the integrity of this vision, the "**Development Review Committee**" or "**DRC**" has established these Design Guidelines and Landscape Criteria (collectively, "**Guidelines**") that shall be followed with respect to any and all improvements, construction, reconstruction, addition, deletion, change, alteration, repair, repainting and replacement, as well as landscaping changes and exterior decorations within Paseo ("**Development**").

The Development is located in the City of Ft. Myers, in Lee County, Florida.

The Guidelines have been duly adopted by the DRC and endorsed by the Master Association Board of Directors, effective May 1, 2017, and may be amended from time to time.

### **II. Development Review Committee**

The DRC is created under the Master Declaration of Covenants and Restrictions for Paseo, ("**Declaration**"), and is granted the authority to promulgate on behalf of the Board of Directors, design and development guidelines, as well as application and review procedures for new construction or remodeling of a personal residence ("**Home**") and any proposed modifications or alterations on platted lots ("**Lot**" or "**Construction Site**") within the Development.

**Notwithstanding anything herein to the contrary, all improvements and modifications shall comply with the applicable building regulations and standards established by the applicable governmental authority and the terms set forth in the Declaration.**

The DRC is composed of not less than three (3), nor more than five (5) members appointed in accordance with the Declaration. The DRC shall meet as necessary to review DRC Design Applications. The operation, management and proceedings of the DRC shall be conducted in accordance with the Declaration and the other governing documents of the Association. To the extent the terms or conditions of these Guidelines conflict with any of the terms or conditions in the Declaration, the terms and conditions in the Declaration shall govern and control.

The primary purpose of the DRC is to promote and ensure that all improvements to the Development are aesthetically compatible with other existing or planned improvements, natural amenities, and common areas within the Development.

### **III. Paseo Sub-Association Integration and Independence**

Each neighborhood association, Provencia, Esperanza I, II, III, IV, and the Condos, ("**Neighborhood**") within the Development may adopt its own Design Guidelines and Landscape Criteria. The terms and conditions of the Neighborhood's Guidelines may be more restrictive than the DRC Guidelines, but it cannot in any way conflict with or otherwise negate the terms or conditions of the DRC Guidelines.

If a Neighborhood has established its own Architectural Review Board/Committee ("**ARB**"), or if the Board of Directors of said Neighborhood is otherwise entrusted with the power to review and approve, an Owner shall obtain written approval from the Neighborhood ARB for any desired improvements or modifications. Unless otherwise directed by the DRC, the Neighborhood Association must copy the DRC on all received Owner Design Application requests. The DRC reserves the right to suspend any Neighborhood Association's independent right to review, approve, or deny requests at any time for any reason.

If a Neighborhood has not established its own ARB, then the DRC will remain responsible for the review of the Neighborhood's Owner requests as forwarded by the Neighborhood's Association management to the DRC.

The DRC reserves the right to retain sole jurisdiction for the review and approval of certain specified Owner requests. These specific scenarios and requirements are further defined within this document.

### **IV. DRC Design Application and Review Process**

#### **A. Design Application**

Prior to commencing any new construction or remodeling of a Home, or performing any other improvement, construction, reconstruction, addition, deletion, change, alteration, repair, repainting or replacement to a Home or improvement on a Lot, as well as landscaping changes and exterior decorations, the owner ("**Owner**") shall submit an ARB/DRC Design Application (See Appendix A) to its Neighborhood's Association requesting review and approval of the proposed scope of work.

The Owner shall include with their Design Application all relevant details required to fully describe the nature of the requested modification, including but not limited to; color, style, materials, location, measurements, contractor license, blueprints, lot drawings, etc.

## **B. Review Process**

The Neighborhood Association ARB, or DRC as applicable, will complete its review within thirty (30) days of the Owner's submittal of a complete ARB Design Application with plans. The ARB or DRC may request additional documentation or information from the Owner to support a request (e.g. color, material, or location specifications). A request is not deemed "complete" until such time the Owner provides all requested details.

The Neighborhood Association ARB, or DRC as applicable, will notify the Owner in writing that the plans have been (i) approved; (ii), approved subject to specific and required modifications, or (iii) denied. If the plans are approved subject to specific and required modifications, or if such plans are denied, the ARB/DRC will describe the nature of the modifications or the basis for the denial in a written notification to the Owner. The description will be sufficient for the Owner to make the necessary changes in the plans to receive ARB/DRC approval upon re-submittal.

## **C. Completion of Work Requirement**

After application approval by the DRC, all work associated with the requested modification must commence within four (4) months of said approval date. A request for an extension to commence work after four (4) months must be approved by the DRC in writing.

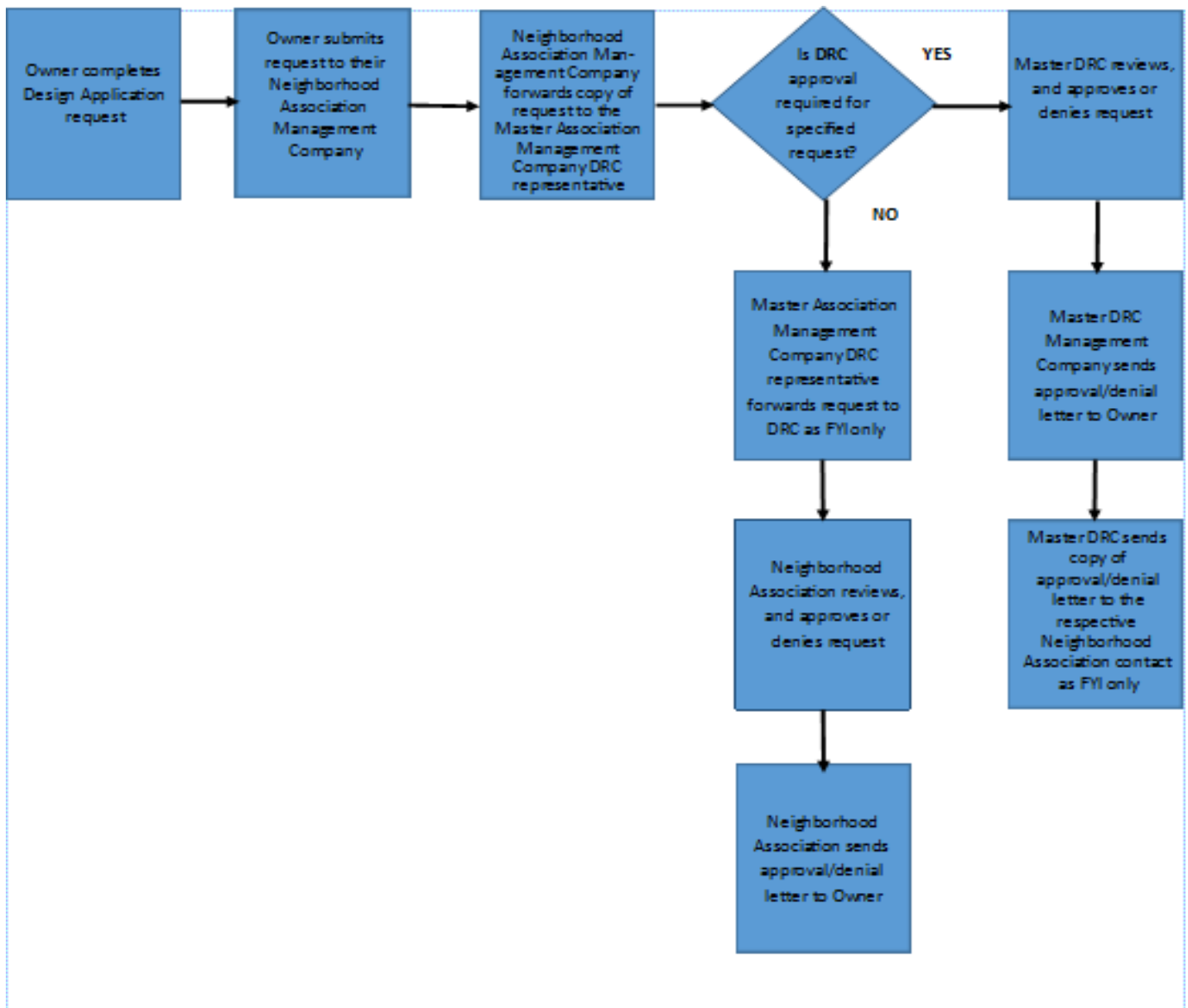
Once work has commenced, said approved modification shall be completed within 30 days, unless otherwise approved in writing by the DRC.

## **D. Enforcement**

Owners must complete all modifications in full compliance with the DRC approval notice, as well as the Design Guidelines and Governing Documents. Owner shall correct any failure to comply within the period of time set forth by the DRC. In the event Owner shall fail to make such corrections as directed by the DRC within such time period, the DRC shall be entitled to pursue any available remedies, including removal of any nonconforming improvements or conditions at Owner's cost and expense.

The following exhibit further defines the process to be followed for receiving, distributing and approving Owner requests:

## Design Application Request Process Flow



## V. Violation of Design Guidelines

In the event of any violation of these Guidelines, the following procedures shall occur:

1. The DRC shall provide a written notice ("**Violation Notice**") to the Owner, which notice may be by electronic mail to such e-mail address provided by Owner to the DRC, describing: (a) the violation, (b) the location of the violation, (c) the party responsible for such violation, (d) the required corrective action, (e) the deadline for completion of such corrective action, and (f) the amount of penalty required to be paid by Owner to the Master Association ("**DRC Costs**").

2 In the event Owner fails to perform any required corrective action or pay any penalty in accordance with the Violation Notice, the DRC may take any of the following actions: (a) issue a second Violation Notice as described above; or (b) enter any Lot, perform the required corrective action as set forth in the Violation Notice and issue to Owner an invoice for the damages, costs and expenses incurred by the DRC ("**DRC Costs**") as a result of Owner's violation and failure to perform the required corrective action; (c) deny Contractor, its employees, subcontractors and materialmen access to the Development at any Development gate houses or entries; or (d) issue and post, in a conspicuous manner, a Stop Work Order ("**Stop Work Order**") at the Construction Site, prohibiting Contractor from conducting any further construction activity at the Construction Site until Owner has provided to the DRC evidence of compliance with any Violation Notice and received the DRC's written confirmation of such compliance. Owner shall immediately pay any invoice for DRC Costs upon receipt of such invoice. Any unpaid DRC Costs shall be a lien on the respective Lot.

For purposes of these Guidelines, DRC Costs shall equal one hundred twenty-five percent (125%) of any cost or expenses required to be paid or incurred, whether direct or indirect, by the DRC as a result of an Owner's violation of these Guidelines; provided, however, in no event shall such DRC Costs be in an amount less than \$250.00. For purposes of these Guidelines, the DRC's delivery of a notice or **Stop Work Order** to Owner or posting of the notice or Stop Work Order at the Construction Site permit sign shall constitute proper delivery of such notice or Stop Work Order. Notwithstanding any provisions of this Section to the contrary, the DRC's schedule, notice or imposition of any penalties, or any determination regarding the validity thereof, shall in no event constitute a release or waiver of the DRC's right to collect DRC Costs pursuant to this Section.

## VI. Appeal Process

**DRC Rehearing:** In the event the DRC denies an Owner's request, requires modification, or issues a notice of violation, the Owner may request a rehearing by the DRC for additional review of the DRC decision. The rehearing shall take place no later

than thirty (30) days after written request for such is received by the DRC, unless Owner waives this time requirement in writing. The DRC shall make a final written decision no later than thirty (30) days after the rehearing date.

**Master Association Board Review:** Any Owner aggrieved by a decision of the DRC shall have the right to make a written appeal to the Master Association Board, within thirty (30) days of such DRC decision. Within thirty (30) days after receipt of such a written request, the Board of Directors shall provide written notice of the time, date, and place of the meeting to the members of the DRC and the aggrieved Owner, all of whom shall have a right to attend the meeting and to make a statement pursuant to procedures established by the Board of Directors. Within fifteen (15) days after the Board of Directors' meeting, the Board of Directors shall send written notice of its decision to all interested parties. The Board of Directors shall make a final decision no later than sixty (60) days after receipt of the written appeal. The Board's decision shall in all events be final and dispositive.

The decision of the DRC, or if appealed, the Board, shall be final and binding upon the Owner, its heirs, legal representatives, successors and assigns.

## **VII. DRC Design Guidelines**

The DRC has prepared the following Design Guidelines for all Neighborhoods, Owners and contractors to follow and adhere to. Owners should review these Guidelines before considering any improvements. It shall be the Owner's responsibility to conform to all established criteria. Deviation from these criteria must be requested and approved in writing by the DRC.

The DRC has adopted these Guidelines to assist its review of DRC Design Applications. However, these Guidelines are not the exclusive basis for DRC decisions and compliance with these Guidelines, in whole or in part, do not guarantee approval of any DRC Design Application. At its discretion, the DRC may establish specific conditions on its approval. In addition, the DRC may also grant variances from compliance with any of these Guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations apply. Variances may only be granted, however, when unique circumstances dictate and no variance shall be effective unless it is reduced to writing. No variance shall stop the DRC from denying a variance in other circumstances. Further, decisions by the DRC may be based solely on subjective aesthetic considerations.

These Guidelines may be amended from time to time in accordance with the Declaration and other governing documents of the Association, provided such amendments shall be prospective only, unless otherwise required by applicable laws, codes or regulations. There shall be no limitation on the scope of amendments to these

Guidelines except that no amendment shall require the modification or removal of any structure previously approved by the DRC and upon which construction has commenced. These Guidelines are binding upon each Owner, defined below, and each Lot, including, without limitation, any construction activities located thereon.

**The Owner shall be solely liable for and shall obtain all necessary permits, approvals, and inspections required by State, County or Local Government authority. Owner and Builder shall ensure that all improvements comply with any applicable codes, rules, regulations, ordinances, and laws. In no event shall the Association or the DRC be liable for any injury, damages, or loss resulting from the methods or quality of construction or compliance of such construction with applicable codes, rules, regulations, ordinances, and laws of any governmental authority.**

### **Limiting Conditions**

The Design Guidelines are not an offer to sell, purchase, or list real estate, nor are they a warranty of any type; such agreements shall be separately set forth in legally executed written documents.

The Design Guidelines do not supersede the Declaration, the Florida Building Code ("FBC"), other municipal, county, state, or federal regulations, or other legally binding contracts or agreements between the Developer and Owners.

## **DRC Design Guidelines**

Within this section of this document, items noted as "**require DRC approval**" must be approved specifically by the DRC, and thus no individual Neighborhood ARB is permitted to approve such noted items. Items noted as "require approval" may be approved by a Neighborhood ARB or the DRC where an ARB is not established.

### **Accessory Structures, Additions, and Exterior Structural Changes - require DRC approval**

All must be compatible with the principle structure in both material and configuration; as permitted by the Declarations and determined by the DRC. Such structures shall not encroach into required setbacks. Outbuildings such as detached storage buildings, tool sheds and doghouses and greenhouses are prohibited.

#### **Building Finishes Permitted:**

- Painted Stucco
- Natural Stone, precast stone, faux stone

#### **Building Finishes Not Permitted:**

- Unfinished concrete block
- Reflective or mirrored glass
- Raw metal
- Hardboard or particle board

### **Air Conditioners**

- Any additional central air units added to the dwelling must be approved  
Window units are prohibited
- A/C units shall not be visible from the street. Landscaping may be used to conceal the units.

### **Antennae and Satellite Dishes - must be approved**

Not more than one satellite dish with a maximum of 40 inches in diameter may be installed on a single family home, and shall not be visible from the street to the greatest extent possible. The dish may be installed adjacent to the home with landscaping surrounding it.

Antennae and satellite dishes are prohibited in the Paseo Condo area, per the Paseo Condominium governing documents section 12.9.

### **Awnings (Exterior) - are prohibited**



**Clotheslines** - must be contained within the screened lanai

**Common Areas** - Common areas consist of any open space, wooded area or forest edge that is not on Owner property. Planting, clearing, trimming or landscaping of any kind in the common areas is prohibited. Using common area for storage, including for storing trash cans or recycling bins is not permitted. Installation of benches, planters, potted plants or any children's play equipment is not permitted. Note: If an Owner desires to organize a beautification project of any common area, he or she must seek and be granted prior approval by the Board of Directors, DRC or CDD as applicable to the area in question.

**Decks, Lanai Extensions, Patios** - all require DRC approval

If approved, must be located at the rear of the property and enclosed by a pool cage/screen enclosure.

**Doors:**

**Replacement of Front Door** - requires DRC approval

If approved, doors must be solid, two-paneled, multi-planked and wood grain.

**Modification of Front Doors** - requires approval, and must adhere to the following guidelines:

The front door color must remain as established by the Developer (Sherwin Williams Classic Walnut Stain or other exacting colored stain, or flat or satin paint).

The addition of a glass insert to the existing door must be approved. The glass stop/casing on glass door inserts must match the door color (Classic Walnut) and the glass should be etched, beveled, leaded, or otherwise made of obscure glass. The use of reflective materials privacy screen on the glass insert is prohibited.

**Front Door Hardware** - Any change in hardware requires approval. Below are guidelines as to what is acceptable.

- All front doors should have handles and deadbolts.  
Handle set design should be contemporary or traditional and either a one piece or a two-piece mechanism.  
Single doorknob and French door handles are not permitted.  
Handle set should be placed on the right or left side. Middle placement is not permitted.
- Handle set should be a maximum length of 20 inches and a maximum width of 5 inches.  
Acceptable colors are Antique brass, oil rubbed bronze, Silvertone (Stainless steel) or Goldtone.
- Colors not permitted are: Hand or spray-painted colors in pastels, neon and other non-metallic.

## **Screen/Security Doors:**

**Exterior front screen/security doors** - are prohibited

**Interior front screen/security doors** - require approval

Owners must apply for approval to install a screen/security door or other such screen treatment on the inside of their home.

The following guidelines describe the types of interior screen/security door treatments that may be considered and those which are prohibited. These are only guidelines and do not guarantee approval of any specific door treatment.

Owners failing to receive approval in advance of making their purchase will incur the cost of removing or modifying the screen/security door not approved.

### **Interior Screen/Security Door Guidelines**

1. The proposed screen/security door must be installed behind the existing exterior front door.
2. The door must be made of steel, aluminum, or fiberglass. Wood screen doors are prohibited.
3. All screen material must be black or bronze in color. Silver, reflective or privacy screen is prohibited.
4. Door color - bronze, black, or dark brown is preferred as it best matches the exterior view of the home.
5. Incorporation of a pet entry door flap is prohibited.

**Doormats** - One doormat may be placed directly at the front entryway of the residence, but not on the driveway or any other location. Carpet remnants or artificial turf like material is prohibited.

**Drainage** - As per Article 5, Section 5.1, subparagraph (i) of the Paseo Master Covenants, "No person other than the Declarant or the Association, may obstruct or re-channel the drainage flows..."

An Owner may request approval from their Neighborhood's ARB or the DRC to improve existing drainage within the confines of their respective lot, or to install underground drainage of gutter downspouts. Any request that routes or modifies the drainage beyond the owner's lot and into CDD managed property, as per the Lee County Tax records (leepa.org), requires the Owner to secure approval by the CDD.

### **Driveways, Front Walkways, and Landings** - require DRC approval

- Any modification, addition, or expansion of the driveway, front walkway, or entrance way landing as originally established by the Developer requires DRC approval.
- Owners may request approval to establish additional walkways within the confines of their respective lots.
- Poured concrete or stamped concrete is prohibited.
- Clear sealing of driveway and walkways is allowed without approval.

**Exterior Decorative Objects/Lawn Ornaments** - As per Article 5, Section 5.1, subparagraph (e) of the Paseo Master Covenants, "Exterior decorations, including without limitation, sculptures, fountains, flags, seasonal decorations and similar items must be approved ...".

It is understood that Owners may want to place decorative items within the landscape to add color and personal character to their home. Given this, the DRC has established guidelines for Owners to follow.

The following are permitted without approval:

One door or house decoration (e.g. wreath or welcome sign, etc.) If the door ornament is for a particular holiday, it should be removed after the holiday has passed.

Not more than two (2) ornaments or statues may be placed at the front landing of one's home and not more than two (2) items may be placed within one's landscaping, including small garden flags. All items shall be contained within the existing landscape/mulched area or on the front landing of one's home. No items shall be placed directly on the lawn which would impede landscape and lawn maintenance.

Colors of yard art and ornaments shall be in harmony and consistent with the overall theme of the neighborhood (neutral, soft colors, and earth tones).

Lawn ornaments and statues shall be limited in size to no more than twenty-four (24) inches high and three (3) feet in length.

Lawn ornaments or statues must be made of clay, ceramic, fiberglass, or stone. Plastic is prohibited.

Not more than four (4) seasonal potted plants or hanging baskets with live plant material are allowed. Pots and planters containing dead or unhealthy plants should be removed. Pots may not hang from trees.

Large sports flags exceeding 18in x1in may only be displayed on game day.

Items specifically prohibited, but without limitation of other items the DRC or ARB may deem to also be prohibited include:

- Artificial flowers, plants, trees or other such artificial landscape
- Bird baths
- Bird feeders (Seeded birdfeeders prohibited. Hummingbird feeders are allowed.)
- Fountains, ponds, or waterfalls
- Cartoon like characters
- Pinwheels
- Neon, reflective or glow in the dark colors or other colors the DRC or ARB may deem overly bright and garish
- Wagon wheels
- Weathervanes
- Windsocks
- Windmills
- Wishing wells

**Flags** - In accordance with Florida Statute 720.304 the official United States flag (As defined by the United States Code, Title 4, Chapter 1) or the official Florida State flag (As defined by the Florida Department of State) may be displayed in the Community as follows:

(2)(a) Any owner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable removable official flag, in a respectful manner, not larger than 4 ½ feet by 6 feet which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules or requirements of the association.

(b) Any owner may erect a freestanding flagpole no more than 20 feet high on any portion of the owner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The Owner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 ½ feet by 6 feet and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

No other flag may be displayed within the Community as defined above other than the official United States flag (As defined by the United States Code, Title 4, Chapter 1) or the official Florida State flag (As defined by the Florida Department of State).

Owners may also display a decorative garden flag of choice, not larger than 18 inches x 18 inches, as one of the lawn ornamental landscape items or front landing items referenced in the Exterior Decorative Objects/Lawn Ornaments section of this document.

Sports banners, exceeding 18 inches x 18 inches may only be displayed outside the home on game day.

**Fences and Walls** - are prohibited

**Furniture (Placed on the exterior of residence)** - A neutral color set of chairs and small cocktail table may be placed on the front landing of the residence. The set should be constructed of wrought iron, wicker, wood, or other similar material and style. Lawn chairs, folding chairs, beach chairs, or other similar styles are prohibited. No furniture shall be permanently placed (more than 24 hours) anywhere on the lawn or driveway.

**Garage Doors** - Modification or replacement requires DRC approval.

**Generators and Propane Tanks** - require approval

Permanently installed generators shall be landscaped or otherwise installed in a manner not visible from an adjacent lot, Community Property or any street. Propane tanks must be installed underground or otherwise concealed from view.

**Gutters** - Gutters may be installed without approval, provided the color of the gutters and down spouts match the color of the house, house trim, fascia, or are bronze or brown color.

**Hose Reels** - hoses may be stored outside within a hose storage unit (e.g. hose reel, hose pot, etc.) provided it is not visible from the street.

**House Numbers** - Replacement house numbers shall remain as originally installed by the developer, displayed by black numerals 6-7 inches high and affixed directly on the house with no background other than the color of the house and no framing, artwork or any other such ornamentation. House numbers must be readily visible from the street by emergency vehicles per City of Fort Myers Police and Fire Departments.

**Hurricane Shutters** (Storm Shutters) – require approval

No storm shutter of any kind may be deployed or closed until a Hurricane Watch impacting the Community has been issued. All temporary storm shutters must be removed and permanent shutters opened within seven (7) days after the Hurricane Watch or Warning has been lifted, or two (2) weeks after a hurricane impacts the community, or immediately after hurricane damage repairs to an impacted home have been made to the structure.

Permanently installed shutters (as defined below) which directly cover the lanai area of the home may be closed at any time at owner's discretion in order to secure or shade the lanai area. Permanently installed shutters on all other areas must remain open at all times unless a Hurricane Watch has been issued, as per the paragraph above.

Types Permitted: Temporary

- Storm Panels (Clearshield - lexan, strap and buckle screen, steel, or aluminum) – The color of all permanently affixed portions of the shutter assembly (such as mounting brackets) shall match the surface color to which it is attached or the color of the house window frame.

Types Permitted: Permanently Installed

All installations require prior approval by the ARB/DRC

- Accordion Windows/Doors – Accordion shutters shall be used only on the rear and side elevations. The color of the shutter's hardware shall match the window frames, banding, or other window surrounds. The color of the shutter accordions shall match or complement the color of the house or house trim. Accordion shutters may not be installed on the front of the home.
- Rolling Shutters – The color of the tracks or any other permanently mounted components shall match the color of the surface it is attached to or the color of the house window frame. The color of the roll down panels shall complement the color of the house. If rolling shutters are to be

installed on the sides of the home, the panel box shall be recessed within the design of the soffit, concealing its view from outside the home. For all other installations, the panel box shall be installed as close as possible to the soffit. Rolling shutters may not be installed on the front of the home.

Types NOT Permitted:

- Slatted Aluminum Awnings ("Bahamian Shutters"). The 'Florida' style slatted awnings with telescoping supports shall not be permitted.

Homeowners wishing to install any other style of permanent storm shutter not listed above must receive DRC approval to use such style.

**Lighting**

- Front exterior home lighting as originally affixed by the Developer shall not be replaced with any other design or color or otherwise modified in anyway.
- Exterior pole lights, other than those installed by the Developer, are not permitted.
- Accent lighting, landscape up lighting, and walkway lighting are permitted with approval.
- All such lighting should be discreet with wires buried.
- Lights should be limited to no more than ten (10) per lot and not higher than eighteen (18) inches.
- Colors of fixtures should be black or bronze to blend with landscape. White and silver fixtures are not permitted.
- Lights should be installed within existing landscape areas and not in the lawn.
- All lighting shall be permanently installed and aligned perpendicular to the ground. Crooked or broken lights must be repaired immediately by the Owner.
- Spiked, stake, push in the ground lighting styles are prohibited.
- Area, spot, accent lights shall not shine into neighbor's lot or common areas.
- No colored lenses or bulbs are permitted, except for holiday lighting.
- Rope lighting is not permitted, except for temporary holiday decorations.

**Mailboxes** - Existing neighborhood mailbox designs may not be changed without DRC approval. Replacement and parts for damaged mailboxes may be secured from:

Provencia Homes:  
Community Mailboxes  
4206 Enterprise Ave#8-9  
Naples, FL 34104  
239 300-3807

Esperanza Homes  
Lykins-Signtek  
5935 Taylor Rd  
Naples, FL 34109  
239 594-8494

**Painting of Home Exterior** - All requests to repaint a home require approval. Requests for approval by an Owner should include a paint sample/color palette number. When choosing colors, please be aware that no adjacent home may have the same color scheme. Color palette information may be available by contacting your Neighborhood Association Management Company.

For the Condos, the Condo HOA is responsible for painting.

**Any Neighborhood Association wishing to introduce paint colors other than that which was established by the Developer must first seek a variance approval from the DRC.**

**Play Equipment** - Permanent exterior placement of play equipment is prohibited. This includes basketball hoops, swing sets, trampolines, volleyball nets and treehouses.

Temporary placement of such items is allowed if stored daily within the home before dusk.

**Pool Cages/Screen Enclosures** - require approval

Framing and screen must be bronze or brown. White is prohibited.

Screen enclosure of any area at the front of a single-family home (e.g. entrance way) is prohibited.

**Pools, Spas and Hot Tubs** - require DRC Approval

Above ground pools are not permitted. Above ground spas are permitted within a screened lanai. All pool and spa equipment must be concealed from street view.

**Ramps** - require DRC approval

In accordance with Florida Statute 720.304(5)(a), Any parcel owner may construct an access ramp if a resident or occupant of the parcel has a medical necessity or disability that requires a ramp for egress and ingress under the conditions set forth in Appendix B.

**Roofs** - New roofs require DRC approval

Patio, loggia or lanai roofs shall be designed with architectural detailing to match that of the principal building.

Roof materials that are not permitted include: Asphalt or aluminum shingles, wood shingles or shakes, roll roofing, insulated aluminum patio roofs.

**Seasonal/Holiday Decorations** - Seasonal/Holiday decorations are allowed during holiday seasons only and should be put up no more than 30 days prior to the holiday and taken down no more than 30 days after the holiday has ended. Additional American flags are permitted around July 4<sup>th</sup> or Veteran's Day.

**Signs** - In accordance with the Master Declaration, no sign, billboard or advertisement shall be erected except as otherwise specifically permitted by the DRC.

The DRC permits the following:

- Signs required for legal proceedings.
- Deterrent security signs, discretely placed in an existing mulched area of the home and not larger than twelve (12) by twelve (12) inches in size.
- One (1) "Home for Sale" sign placed in front of the home. The sign must be no larger than twenty-four (24) by eighteen (18) inches, painted with a green background and light-colored, professionally typeset lettering, mounted on a 4" x 4" post not higher than four (4) feet. The post must be secured in the ground within one of the mulched planting areas of the lot, and not on the lawn. No attention getting devices are allowed to be attached to the "For Sale" sign and the sign must be removed when all contingencies have been met or removed under the contract for a sale of the property.
- One (1) open house sign may be placed in front of the home while conducting an open house.
- Garage sale signs are prohibited at all times.

The above items may be placed on the Owner's lot without the need to submit a Design Application request.

**Solar Panels** - require approval

**Tents, Trailers, and Temporary Structures** - require approval.

The DRC provides the following guidelines:

- A single trailer, pod, or other similar temporary storage container may be placed on the driveway, or other designated parking area of a residence, for no longer than seven (7) consecutive days while a resident is in the process of moving in or out of the residence.
- A single trailer, pod, dumpster, or other similar temporary storage container may be placed for on the driveway, or other designated parking area of a residence, for no longer than fourteen (14) consecutive days while a resident is in the process of completing an Association approved exterior or interior project.

Any exception to the above requires DRC approval.



**Wells** - are prohibited

**Window Coverings** - Windows on any structure visible from the street shall have window coverings which have a white or off-white backing or blend with the exterior of the dwelling. Reflective materials are prohibited.

**Window Modification or Replacement-** require DRC approval

## Landscape Criteria

For all neighborhood associations within Paseo, except for Condos, it is the purpose of this section to establish regulations for minimum aesthetic landscape standards within the Development.

Pursuant to the DRC, the landscape design shall reflect the same level of permanence, quality and elegance as the architecture.

It is the Owner's responsibility to replace any dead, damaged, diseased or unsightly landscaping for all Neighborhood Associations within Paseo, except the Condos. The Condo HOA is responsible for replacing landscape.

### Landscape Materials

The Paseo Community supports "Florida-friendly landscaping" as defined in Section 373.185, Florida Statutes as "quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant". See Appendix C, Florida Friendly Landscape Statute.

The DRC has established the following guidelines that support Florida-friendly landscaping:

- ☐ Owner shall utilize only the trees, plants and materials listed in Appendix D Landscape Materials List.
- ☐ Owners may add to existing landscape areas (e.g. the area already mulched) within their respective lot without approval as long as they plant only those plants listed in Appendix O.
- ☐ Owner should additionally comply with any specific landscape requirement established by the State of Florida, Lee County or the City of Fort Myers.  
All other landscape changes and additions require approval (e.g. expanding landscape beds or other large landscape modifications)

**Landscape edging materials** - are prohibited

**Lattice** - made of wood is prohibited. Trellises must be maintained and replaced or repaired as required. Climbing plants shall not be allowed to climb the exterior walls of the house or garage.

**Mulch** - The DRC defines bagged twice shredded cocoa brown hardwood mulch to be used throughout all areas of the Paseo Community beginning with the fall 2018 application. A Neighborhood's desire to modify the existing style, color, or type of mulch is considered a variance which must be approved by the DRC.

To ensure community wide consistency with the refresh schedule of landscape mulch, and to retain the architectural and landscape standards created by the Developer, all mulch on all lots within the community will be installed, refreshed, and maintained solely by the contractor(s) hired by the Association.

Owners are not permitted to install their own mulch.

**Rocks** - Owners must request approval to install landscape rocks within certain areas of their landscape as defined in Appendix E.

**Fruit Bearing Trees and Gardens** - are prohibited

The outdoor planting of fruit bearing trees, vegetable or herbal gardens is prohibited given the continuing problems within the Paseo Community with respect to property damage by feral hogs, armadillos, and palm rats, and will not be approved by the DRC. In the Condos, flower gardens are also prohibited.

**Tree Removal** - requires approval

No trees shall be removed other than, diseased or dead trees, trees needing to be removed to promote the growth of other trees, or, for safety reasons, unless approved. Stumps resulting from tree removal must be ground, removed as recommended by the landscape vendor.

The Condo HOA is responsible for replacement of trees on Condo property. Changes must be approved by the DRC. However, the work will be performed by the Condo Association and not the homeowner.

Removal of trees located on CDD property, per [www.leepa.org](http://www.leepa.org), must be approved by the CDD.

Trees must be replaced by those identified in Appendix D.

ARB/DRC Design Application for Exterior Modifications  
**CONDOMINIUM ASSOCIATION (only)**

Owner Name \_\_\_\_\_

Address/Lot \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**NOTE:** ARB/DRC approval must be received prior to beginning any work. Owners are encouraged to review their Neighborhood Association's Restrictions and Master Design and Development Guidelines prior to considering exterior modifications or landscape changes.

**Return completed form to the Paseo Condominium Association Office:**

Administrative Assistant:

PaseoCondo@KWPMC.com 239-834-6309

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**ARB/DRC APPLICATION INSTRUCTIONS:**

- All applications must be submitted in writing using this Design Application form. Only one request per form.
- Attach detailed scope of work including but not limited to:
  - Photos of existing area for review
  - Detailed measurements, and a drawing/sketch that identifies location and details of the proposed modification
  - List of products, including color schemes
  - In the case of landscape alterations, provide specific plantings that accurately show the changes you are requesting
  - Any descriptive materials that may support or explain your request, i.e. proposals, etc.
- **Prior to any approval** all vendors selected must obtain and return a successfully completed vendor packet from/to the Paseo Condominium Office noted above.
- An inspection of the alteration may be performed by the DRC to ensure the alteration was completed in accordance with the approval.

All ARB/DRC requests will be reviewed within 30 days of complete submission. If any additional information is needed you will be contacted for those items. If you have questions regarding the approval process please contact the appropriate management company noted above.

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<input type="checkbox"/>	Door or Window Replacement*	<input type="checkbox"/>	Landscape Modification	<input type="checkbox"/>	Other
<input type="checkbox"/>	Door - Interior security or screen*	<input type="checkbox"/>	Screen Enclosure*		
<input type="checkbox"/>	Garage Door Replacement*	<input type="checkbox"/>	Trailers, Dumpsters, Pods		

**\*REQUIRE DRC APPROVAL**

DESCRIPTION

NOTE: The homeowner is responsible for compliance of contractors to abide by the Master Association Rules and obtain appropriate City/County permits. Also, the homeowner shall remain solely liable for all additions, changes or the like which they make to their property including those contained in this approval.

I/we hereby certify that this work will be performed in accordance with all applicable governing state and local codes and regulations; and in accordance with all Paseo Master Association, and Neighborhood Association Bylaws and any Restrictions, Rules, and Regulations. By signing this form I/we agree not to commence work on the above requested modification until approve in writing by the DRC. Furthermore, I/we understand that the DRC has up to 30 days to approve or deny my request from the date it receives this application and all required supporting documentation.

Owner Signature: \_\_\_\_\_

Co-Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

☒ This application is complete.

(CAM signature/date required) \_\_\_\_\_

ARB/DRC Design Application for Exterior Modifications  
**Single Family Home/Villa (only)**

Owner Name \_\_\_\_\_  
Address/Lot \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_  
Neighborhood \_\_\_\_\_  
Association \_\_\_\_\_

**NOTE:** ARB/DRC approval must be received prior to beginning any work. Owners are encouraged to review their Neighborhood Association's Restrictions and Master Design and Development Guidelines prior to considering exterior modifications or landscape changes.

**Return completed form to the appropriate management company representative:**

▪ Esperanza I, II	<a href="mailto:info@precedentmgt.com">info@precedentmgt.com</a>	727-573-9300
▪ Esperanza III	<a href="mailto:bwatchowski@kwpmc.com">bwatchowski@kwpmc.com</a>	239-454-1101
▪ Esperanza IV	<a href="mailto:scarlettmilano@alliantproperty.com">scarlettmilano@alliantproperty.com</a>	239-454-1101
▪ Provencia	<a href="mailto:tosh@compassrosemanagement.com">tosh@compassrosemanagement.com</a>	239-309-0622

**ARB/DRC APPLICATION INSTRUCTIONS:**

- All applications must be submitted in writing using this Design Application form. Only one request per project.
- Attach detailed scope of work including but not limited to:
  - Photos of existing area for review
  - Detailed measurements, and a drawing/sketch that identifies location and details of the proposed modification
  - List of products, including color schemes
  - In the case of landscape alterations, provide specific plantings that accurately show the changes you are requesting
  - Any descriptive materials that may support or explain your request, ie proposals, etc.
  - If vendors are hired, please include the following *current* document:
    - a) State license
- An inspection of the alteration may be performed by the ARB/DRC to ensure the alteration was completed in accordance with the approval.

All ARB/DRC requests will be reviewed within 30 days of complete submission. If any additional information is needed you will be contacted for those items. If you have questions regarding the approval process, please contact the appropriate management company noted above.

<input type="checkbox"/>	Additions/Exterior Structure Change*	<input type="checkbox"/>	Drainage	<input type="checkbox"/>	Landscape/Trees/Shrub Expansion
<input type="checkbox"/>	Additional Central Air Conditioner	<input checked="" type="checkbox"/>	Driveway/Walkway/Ramp/Landing*	<input type="checkbox"/>	Pool Cage or Screen Enclosure
<input type="checkbox"/>	Antennae Satellite Dish	<input type="checkbox"/>	Exterior Landscape Lighting	<input checked="" type="checkbox"/>	Pool/Spa Installation*
<input checked="" type="checkbox"/>	Deck, Lanai Ext, or Patios*	<input checked="" type="checkbox"/>	Garage door modification*	<input checked="" type="checkbox"/>	Roof*
<input type="checkbox"/>	Door or Window Modification	<input type="checkbox"/>	Generators/Propane Tank	<input type="checkbox"/>	Solar Panels
<input checked="" type="checkbox"/>	Door or Window Replacement*	<input type="checkbox"/>	House Paint (exterior)	<input type="checkbox"/>	Trailers, Dumpsters, Pods
<input type="checkbox"/>	Door - Interior security or screen	<input type="checkbox"/>	Hurricane Shutters or Windows	<input type="checkbox"/>	Other

**\*REQUIRE DRC APPROVAL**

DESCRIPTION

NOTE: The homeowner is responsible for compliance of contractors to abide by the Master Association Rules and obtain appropriate City/County permits. Also, the homeowner shall remain solely liable for all additions, changes or the like which they make to their property including those contained in this approval.

I/We hereby certify that this work will be performed in accordance with all applicable governing state and local codes and regulations; and in accordance with all Paseo Master Association, and Neighborhood Association Bylaws and any Restrictions, Rules, and Regulations. By signing this form I/we agree not to commence work on the above requested modification until approve in writing by the ARB/DRC. Furthermore, I/we understand that the ARB/DRC has up to 30 days to approve or deny my request from the date it receives this application and all required supporting documentation.

Owner Signature: \_\_\_\_\_

Co-Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

☐ This application is complete.

(CAM signature/date required) \_\_\_\_\_

## **Appendix B**

### **Ramps**

Florida Statute 720.304(5)(a) 1-2b

(S)(a) Any parcel owner may construct an access ramp if a resident or occupant of the parcel has a medical necessity or disability that requires a ramp for egress and ingress under the following conditions:

1. The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, and be reasonably sized to fit the intended use.
2. Plans for the ramp must be submitted in advance to the homeowners' association. The association may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces.

(b) The parcel owner must submit to the association an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant of the parcel requiring the access ramp. Certification used for s. 320.0848 shall be sufficient to meet the affidavit requirement.



## **Appendix C**

### **Florida Friendly Landscape**

Florida Statute 720.3075(4)(b) reads as follows:

"Homeowners' association documents, including declarations of covenants, articles of incorporation, or bylaws, may not prohibit or be enforced so as to prohibit any property owner from implementing Florida-friendly landscaping, as defined ins. 373.185, on his or her land or create any requirement or limitation in conflict with any provision of Part II of chapter 373 or a water shortage order, other order, consumptive use permit, or rule adopted or issued pursuant to Part 11 of Chapter 373."

Florida-Friendly Landscaping is a set of landscape principles and recommended practices developed by the University of Florida to promote improved conservation of water and wildlife habitat in landscapes.

Find Florida-Friendly Landscaping resources at your county UF/IFAS Extension Service, 3406 Palm Beach Blvd., phone 239-533-7504, on line at <http://fyn.ifas.ufl.edu>, or at various garden centers, nurseries or landscapers in Lee County area.

When landscaping, homeowners may also wish to consider plants selected from the Florida-Friendly Landscaping Guide to Plant Selection & Design available through your county extension office or online at <http://fyn.ifas.ufl.edu/>, but are required to submit an application to the DRC/ARB for design/location approval and addition of specific plants to the "pre-approved" landscape palette.

## Appendix D

### Landscape Materials List and Guidelines

Plants listed below are grouped according to the desired overall design objectives established for Paseo. Plants listed in the Vegetation Not Permitted are not allowed within Paseo. Plants followed by an asterisk \* are native to Florida and are encouraged to be used predominately in your proposed landscape.

Latin Name	Common Name
<b>Large Growing Palms</b>	
Acoelorrhaphe wrightii*	Paurotis Palm
Archontophoenix	King Palm
Bismarckia nobilis	Bismarck Palm
Carpenteria	Carpenteria Palm
Caryota Mitis	Fishtail Palm
Chrysalidocarpus	Areca Palm
Cocos nucifera	Coconut Palm
Dysis decaryl	Triangle Palm
Hyophorbe	Bottle Palm
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Zahidi Date Palm
Phoenix reclinata	Senegal Date Palm
Phoenix silvestris	Sylvester Palm
Roystonea elata*	Royal Palm
Sabal Palmetto*	Sabal/Cabbage Palm
Syagrus romanzoffiana	Queen Palm -Replacement not recommended
Washingtonia robusta	Washington Palm
<b>Small Growing Palms</b>	
Adonidia Merrillii	Christmas/Dwarf Royal
Chamaedorea cataractarum	Cat Palm
Chamaerops humilis	European Fan Palm
Coccothrinax	Silver Thatch Palm
Cycas revoluta	King Sago
Licuala spoinosa	Spiny Licuala
Livistona chinensis	Chinese Fan Palm
Phoenix roebelinii	Pygmy Date Palm
Rhapis excelsa	Lady Palm
Rhapidophyllum hystrix	Needle Palm
Serenoa repens - 'cinera'*	Silver Saw Palmetto
Serenoa repens*	Saw Palmetto
Thrinax spp.*	Thatch Palm
Wodyetia bifurcata	Foxtail Palm
<b>Canopy Trees</b>	
Acer rubrum*	Red Maple
Bauhinia blakeana	Hong Kong Orchid
Bucida buceras 'Shady Lady'	Shady Lady Black Olive (not recommended)

Coccoloba diversifolia*	Pigeon Plum/Seagrape
Ficus nitida (limited quantities)	Cuban Laurel
Ficus rubiginosa	Rusty Fig
Ilex attenuata	East Palatka Holly
Jacaranda mimosifolia	Jacaranda
Koeleruteria elegans	Golden Rain Tree
Lysiloma latisilqua*	Wild Tamarind
Magnolia grandifolia*	Southern Magnolia
Peltophorum pterocarpum	Yellow Poinciana
Pinus elliotii*	Slash Pine
Podocarpus gracilior	Weeping Yew
Quercus virginiana*	Southern Live Oak (not recommended)
	Purple Ruellia
Ruellia brittoniana	Mahogany
Swietenia mahagoni*	Tabebuia/Silver Trumpet
Tabebuia spp.	
<b>Small Trees</b>	
Bambusa ventricosa	Buddha Belly
Callistemon viminalis "Red Cluster"	Bottlebrush
Cassia surrattensis	
Clusia guttifer*	Glaucous Cassia
Conocarpus erectus & sericeus*	Small Leaf Clusia
Coccoloba diversifolia*	Green/Silver Buttonwood
Cordia boissieri*	
Cordia sebestena	Pigeon Plum
Ficus rubiginosa	White Geiger
Filicium decipiens	Orange Geiger
Ilex cassine*	Rusty Fig
Jatropha integerrima	Japanese Fern Tree
Lagerstroemia indica	Dahoon Holly
Ligustrum japonicum	Jatropha
Magnolia grandiflora "Little Gem" or "Brackens" Brown Beauty	Crape Myrtle
Magnolia virginiana*	Wax Privet
Myrcianthes fragrans*	Magnolia
Myrica cerifera*	
Raphipilepis "Majestic Beauty"	Sweetbay
Syzygium daniculatum "Murtifolia"	Simpson's Stopper
Tamarindus Indica*	Wax myrtle
Viburnum awabuki	Hawthorne
<b>Large Shrubs</b>	Eugenia
Alpinia zerumbet "Variegata"	
Bougainvillea spp. (Limited Locations)	Tamarind
Capparis cynophallophora*	Mirror Leaf Viburnum
	Variegated Shell Ginger
	Bougainvillea
	Jamaica Caper

*Chrysobalanus icaco*\*  
*Clusia Rosea*  
*Conocarpus erectus* or  
*sericeus*\*  
*Crinum* spp.  
*Duranta repens*\*  
*Elegans pungens*  
*Elettaria cardamomum*  
*Eugenia myrtfolia* (*Syzygium*  
*paniculatum*)  
*Hibiscus* spp.  
*Ligustrum Japonicum*  
*Murraya paniculata*  
*Myrcianthes fragrans*\*  
*Myrica cerifera*\*  
*Myrsine guianensis*\*  
*Photinia fraseri* "Red Tip"  
*Podocarpus marcophyllus*  
*Podocarpus* spp.  
*Psychotria nervosa*\*  
*Raphiolepis 'Majestic Beauty'*  
*Schefflera Arboricola*  
*Senna polyphylla*  
*Viburnum* spp.  
*Zamia furfuracea*

### **Medium Shrubs and Low Growing**

*Agave Blue Glow*  
*Bougainvillea* spp.  
*Carissa macrocarpa*  
*Galphimia gracilis*  
*Gargenia*  
*Ilex vomitoria 'Nana Schillings'*  
*Ilex* Spp.\*  
*Illicium* spp.  
*Ixora* spp.  
*Jasmine* spp.

*Lantana*  
*Lavendula labiatae*  
*Philodendron 'Xanadu'*  
*Pittosporum tobira* & *variegata*

*Plumbago 'Imperial Blue'*  
*Raphiolepis indica dwarf*  
*Rhododendron 'Red Ruffle'*  
*Leycophyllum frutescens*  
*Tripsacum dactyloides*

*Coco Plum/Red Tip*  
*Pitch Apple*  
*Green/Sliver Buttonwood*

*String Lily/Swamp Lily*  
*Golden Dewdrop*  
*Sliverthorn*  
*Cardamon ginger*  
*Brush Cherry*

*Hibiscus*  
*Wax Privet*  
*Orange Jasmine*  
*Simpson's Stopper*  
*Wax Myrtle*  
*Myrsine*  
*Photinia*  
*Japanese Yew*  
*Podocarpus*  
*Wild Coffee*  
*Indian Hawthorn*  
*Dwarf Schefflera*  
*Desert Cassia*  
*Viburnum*  
*Cardboard Plant*

*Blue Glow Century*  
*Dwarf Bougainvillea*  
*Natal Plum*  
*Thryallis*  
*Gardenia Spp.*  
*Dwarf Holly*  
*Holly*  
*Anise*  
*Ixora*  
*Jasmine - Do not plant along walkways*  
*Lantana*  
*Lavender*  
*Xanadu Philodendron*  
*Green and Variegated*  
*Pittosporum*  
*Leadwort*  
*Dwarf Hawthorn*  
*Azalea 'Red Ruffle'*  
*Texas Sage*  
*Fakahatchee Grass*

**Ground Cover**

Hymenocallis spp.  
 Liriope spp.  
 Ipomea pescaorae

Juniperus chinensis 'parsoni'  
 Kalanchoe  
 Nephrolepis spp.  
 Polypodium spp.  
 Ruellia 'Katie'

Zamia pumila\*

**Grasses**

Liriope muscari variegata  
 Muhlenbergia spp.\*  
 Spartina bakeri or patens\*  
 Pennisetum setaceum  
 Tripsacum dactyloides\*  
 Tripsacum floridana\*  
 Stenotaphrum secundatum\*  
 Unicola Paniculata\*

**Patio Plants**

Bromeliad spp.  
 Dracaena and Cordyline spp.  
 Heliconia spp.  
 Pleomele  
 Spathiphyllum  
 Strelitzia regina

**Vegetation Not Permitted**

Acacia auriculiformis  
 Araucaria heterophylla  
 Casuarina species  
 Melaleuca species  
 Nerium oleander 'Calypso & White'  
 Nerium oleander 'petite'  
 Rhodomyrtus tomentosus  
 Schinus terebinthifolius  
 Strelitzia Nicolai  
 Syagrus romanzoffiana

Bischofia javanica  
 Cupaniopsis anacardioides  
 Eugenia uniflora  
 Syzygium cumini  
 Psidium cattleianum

Keys Lily  
 Liriope  
 Railroad vine/Beach Morning  
 Glory  
 Juniper  
 Kalanchoe Spp.  
 Boston/Macho/Fishtail Ferns  
 Wart Fern  
 Mexican Petunia (not recommended)  
 Coontie

Variegated Liriope  
 Muhly Grass  
 Cordgrass  
 White Fountain Grass  
 Fakahatchee Grass  
 Fla. Gamma Grass  
 St. Augustine sod  
 Sea Oats

Bromeliads  
 Dracaena  
 False Bird of Paradise  
 Pleomele  
 Peace Lily  
 Bird of Paradise

Earleaf Acacia  
 Norfolk Island Pine  
 Australian Pine  
 Punk Tree  
 Oleander

Dwarf Oleander  
 Downy Rosemyrtle  
 Brazilian Pepper  
 White (Giant) Bird of Paradise  
 Queen Palm - replacement not recommended  
 Bischofia  
 Carrotwood  
 Surinam Cherry  
 Java Plum  
 Cattley Guava (fruit bearing not allowed)

## **Appendix E**

### **Landscape Rocks**

Requests to install rocks must meet the following guidelines:

- Rocks may only be installed in the landscape areas immediately around the Owner's house. The area where the rocks are placed must be contained between the outside foundation walls of the house and the brick pavers of the driveway and/or walkway.
- In order to prevent rocks from being disturbed or thrown by a lawn mower, at no time will rocks be allowed to be installed alongside a lawn area (e.g. not contained within the paver driveway or walkway).
- Rocks must be brown, tan or other earthlike color. White or other such bright colored rocks are not permitted.  
Average rock diameter may not exceed 2 inches.
- Weed block must be installed underneath the area of rock to prevent the intrusion of weeds.
- The Owner is responsible for refreshing or replacing the rock as a result of but not limited to fading or change of color, rock wash away, or any other change impacting the aesthetics of the rocks.

The Owner must submit samples of the material to be used, accurately reflecting the color, size and texture of the rocks. The ARB will consider the above guidelines and any other facts it deems reasonably necessary to determine the aesthetic acceptability of the proposed modification.

## Appendix F

### Approval Letter

Paseo Master Homeowners' Association

KW Property Management and Consulting Company  
Insert Address

DATE: Month, Day, Year

Homeowner's Name and Address  
Street Address  
Fort Myers, FL 33912

RE: Address - (Insert Title)

#### **NOTICE OF ARCHITECTURAL DESIGN APPLICATION APPROVAL**

Dear Homeowner (s):

On behalf of the Paseo Master Homeowners' Association, the Development Review Committee has reviewed the information you submitted and approved your Design Application. You may proceed with the following:

(Insert Title) as submitted.

This review is for aesthetic purposes only and does not certify compliance with relevant building codes or ordinances for which the Owner is responsible. Please follow the plan you submitted. Any work performed outside of the approved proposal will require an additional submission of another ARB/DRC Design Application.

All work associated with this approval must commence within four (4) months and be completed within thirty (30) days, unless otherwise approved by the DRC. We appreciate your cooperation in submitting this Design Application. Working together we can maintain and enhance our carefully designed community.

Please retain this letter for your records.

Sincerely,

On behalf of the Paseo Master Homeowners' Association and the Board of Directors

## Version Control

Date	Changes Made (page & Text)	Comments	Doc Version
May 1, 2017	First version adopted by Master Board		V01
May 9, 2017	Minor textual changes made to, satellite dishes, paint, DRC process flow chart, and design applications, made during DRC Committee meeting		V02
November 1, 2017	Flags, Paint, Landscape Criteria, Fruit bearing trees and Gardens, Tree Removal, Appendix D -Landscape Materials List		V03
November 6	Mulch		V03
November 14	Mulch, Updated Condo design application		V04
February 20	Minor textual edits to Landscape Materials, Tree Removal and Canopy Trees		V05
May 20, 2018	Appendix A -Replaced applications with updated ones. Page 4 -Replaced flowchart with easier to read but same information.		V05
September 10, 2018	Update hurricane shutters (pgs 13 & 14) and Update applications (pgs 20-24)		V06