

THE VINES COMMUNITY ASSOCIATION

**ARCHITECTURAL GUIDELINES AND REVIEW
PROCEDURES**

FOR SINGLE FAMILY HOMES ON VINTAGE TRACE CIRCLE

MODIFICATIONS, RENOVATIONS and REPAIRS

JANUARY 2022

The Vines Community Association
Architectural Review Guidelines- Modifications, Renovations and Repairs

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I. Purpose and Philosophy

The Architectural Guidelines provide standards for the design and construction of modifications and renovations within the existing footprint and square footage of single-family homes on Vintage Trace Circle at The Vines Community (hereinafter known as The Vines).

The Vines has high standards for architectural and landscaping design. The intention is to enhance the property value of the overall community as well as that of the individual single-family homes by setting minimum requirements.

The following points summarize the philosophy of the Architectural Review Committee (hereinafter known as ARC and also known as the Architectural Review Board):

The Vines is a carefully planned residential community with natural beauty, quality recreational amenities and controlled development contributing to the lifestyle of its residents.

The ARC will evaluate building plans, styles and techniques for modifications and renovations at The Vines to determine fulfillment of overall development objectives.

It is not necessary for every home at The Vines to be unique; however, frequent repetition of designs within a neighborhood may not be acceptable.

Although building costs may escalate, it is not in the interest of The Vines to permit lesser quality development or modifications and renovations in response to cost considerations.

II. Scope and Approval Requirements

These guidelines provide specific guidelines for modifications and renovations to existing single family homes located on Vintage Trace Circle at the Vines. The overall impact of a home involves issues of taste and judgment which cannot be completely reduced to measurable standards and guidelines. A modification or renovation may be unacceptable for The Vines if its overall aesthetic impact is unacceptable in the judgment of the ARC.

The ARC will have full authority to grant an application or deny any application they deem inappropriate for The Vines.

Any and all modifications, alterations or renovations to the exterior of a single-family home requires submission of an ARC Form and PRIOR approval by the ARC.

Minor repairs or replacements with the identical material, style and color are permitted without submission of an ARC Form.

ARC approval does not preclude the necessity of obtaining permits from the Lee County Building Department, the Village of Estero and other applicable agencies, all of which are the responsibility of the owner.

ARC approval does not imply compliance with federal, state or local rules and regulations. Compliance is the responsibility of the homeowner.

ARC approval does not constitute a representation or warranty of the quality of the work performed. The homeowner is solely responsible for determining that performance is satisfactory. Homeowners are strongly encouraged to ensure that any contractor engaged by the owner is licensed and insured.

All work is to be completed within 6 months of approval. Any project expected to extend beyond 6 months requires the submission of an ARC Extension Form within 150 days of approval of the original ARC Form.

The ARC reserves the right to confirm that completed changes agree with the submitted plan and may require the homeowner to grant access to relevant areas of the property in connection therewith.

The ARC may require restoration to original condition for all changes made without ARC approval including deviations from ARC approvals.

III. General Information

A. Adjoining property access

Use of adjoining property to the site or for the storage of materials without the written permission of the adjacent owner is forbidden.

B. Damage to curbs, streets, structures and common areas

Damage as a result of construction by the owner or their contractors will be charged to the owners.

C. Dumping

Dumping is not permitted at The Vines. Provisions for these services should be made with other sources in compliance with the Lee County code and other applicable regulations.

D. Dumpsters

Dumpsters that remain on property overnight for any reason require submission of an ARC Form and prior approval. Dump trailers that are removed nightly do not require prior approval.

E. Gatehouse

The gatehouse at The Vines exists for the purpose of monitoring incoming and outgoing traffic for property owners and contractors as a deterrent against theft, vandalism, etc. The gatehouse personnel will also assist in the delivery of materials by directing suppliers and subcontractors to your job site. We ask your cooperation in working with the gatehouse staff by complying with the working hours listed below.

F. Loud noises

Radios, stereos or other broadcasting devices are not permitted that are disruptive to neighbors and play on the golf course.

G. Setbacks

All single family homes

Front Setback	30' Minimum
Rear Setback	20% of Lot Depth as a minimum and may be increased at the discretion of the ARC
Golf Course Easement	25' adjacent to golf course

Additional Setback Requirements for Estate Homes

(19001 Vintage Trace Circle through 19721 Vintage Trace Circle inclusive)

Side Setback	15' Minimum or 10% of Lot Width
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H. Storage of materials

Materials must be stored in an inconspicuous area of the site. Cleanliness must be practiced, and contractors are required to make frequent clean-ups of surplus materials, trash wrappers, etc. A trash barrel must be maintained on each site for the disposal of small trash and eating litter. Unsightly building sites constitute nuisances to the community and will be subject to all VCA rules, covenants and restrictions.

I. Utilities

Sewer, water, electric, TV and telephone service to the home are underground, therefore, care should be taken to ensure that these lines are marked prior to construction. Owners are responsible for any damage caused to these service lines. Questions about location of underground lines should be directed to the applicable agencies.

J. Working hours

Working hours for construction personnel at The Vines are from 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday. No work will be performed on Sunday.

IV. Additional Information and Requirements for Specific Modifications

ALL modifications, alterations and renovations to the exterior of a single-family home in The Vines require an ARC Form and PRIOR approval by the ARC even if they are not specifically listed below.

The following information is to provide assistance to the owner in submitting an ARC Form for the specific modifications listed below but is not meant to be exclusive.

A. Exterior Materials and Textures

Appropriate exterior materials include wood, brick, natural stone and stucco and are expected to be of the highest quality.

B. Fences, Hedges and Screens

Fences, hedges and screens are not permitted to enclose or define property lines of individual homesites. Fences, hedges or screens may be used, however, upon approval of the ARC to enclose service areas, patios, swimming pools or other areas requiring privacy.

C. Flagpoles

A photograph of the flagpole as well as the height, diameter and a diagram indicating the placement of the flagpole must accompany the ARC Form. No flagpole may be used as an antenna.

D. Lanai Cages

Acceptable cage colors are white, bronze and black. Cage height and design are to be compatible with the home style and size. A color sample and drawing including all dimensions must be submitted with the ARC Form.

E. Landscaping

An ARC Form is required for all landscape alterations and hardscape installations (walkways, landscape rock, raised beds, retaining walls, etc.).

Owners are encouraged to select native and drought tolerant plants.

The planting of invasive species, fruit trees and coconut palms is prohibited.

Landscape renovations and projects require submission of a landscape plan. A sketch showing the locations, numbers and species of all plants, trees, shrubs and ground covers must accompany the ARC Form.

Annuals, decorative pots, and plant replacement in accordance with the original Landscape Plan (i.e. same plant in same location) are the only landscape projects that do not require an ARC Form.

It is the homeowner's responsibility to locate underground utilities and services prior to beginning work. The owner is responsible for damage to underground utility and service lines.

F. Lighting: Exterior and Landscape

All exterior and landscape lighting including flood lights, post lights, low voltage lighting and fixtures attached to the house exterior or pool cage require a drawing indicating the location and dimensions of the fixture to be submitted with the ARC Form. Exterior lighting should be neighbor friendly and avoid light pollution. To accomplish this lighting should be targeted and/or aimed downward. All permanent exterior lighting must be soft white or bug light.

G. Mailboxes

Owners are required to install and maintain a mailbox that conforms to the specific criteria as set forth by the ARC. Information, design and maintenance details are available in a separate document on the VCA website.

H. Paint and Stain

Subdued tones are recommended. Two manufacturer's paint chips of each color labelled with the brand, color name and color number and indicating the surfaces to which they will be applied must be submitted with the ARC Form.

I. Parking and Driveways

Acceptable driveway materials include concrete pavers, brick or other suitable impervious material. New asphalt and poured concrete driveways will not be approved. Driveways must be 10' from side lot lines for Estate Homes (19001 Vintage Trace Circle through 19721 Vintage Trace Circle inclusive).

J. Roof Materials

The roof of a building is often a major feature of its design and the material selected for covering it is very important.

Interlocking tile roofs made of clay, cement, metal and composite are acceptable roofing materials. Acceptable styles include Spanish tile (large or small barrel), shake, smooth, slate and glazed. NO exposed screws are permitted.

By VCA Board resolution passed on 8/30/21, 19163, 19211, 19543 and 19551 Vintage Trace are able to replace their asphalt roofs with asphalt. However, they are encouraged to upgrade to one of the materials listed above.

Photos of the color and style must be submitted with the ARC Form. In addition, a sample of the actual material must be displayed at the homesite for inspection by the ARC.

K. Service Area and Equipment

Air conditioning compressors, generators, propane tanks and other service equipment items are by their nature unsightly and should be located in the home's designated service area or screened from view by an enclosure and/or landscaping that is harmonious with the home it serves. A plot plan including the location and screening method must accompany the ARC Form for new or relocated installations. Replacement of equipment in its original location does not require an ARC Form.

L. Sheds and Out Buildings

No sheds or out-buildings of any kind are permitted.

M. Solar/Renewable Energy

Installation of solar or other renewable energy devices must be installed on the roofs of buildings. Free standing solar/renewable energy panels are not permitted. All installations must be in accordance with Florida State Law and all other applicable regulations.

N. Statues, Fountains, Water Features, and Other Decorative Elements

A photograph or drawing indicating the size, color, material and placement of the design element must accompany the ARC Form. Materials must be high-quality outdoor materials. No plastic yard art is allowed. New ponds and bird baths will not be permitted. Any decorative element outside of a screened lanai that collects stagnant water is prohibited. The ARC has sole discretion to deny approval for items it deems obscene, political or offensive.

O. Storm Shutters, Screens and Awnings

Hurricane shutters and screens are encouraged. Acceptable styles include roll downs, accordions, storm screens, Bahama shutters and panel hurricane shutters. Colors should be neutral and compliment the residential exterior. A color sample and a footprint of the residence that shows the location of each shutter, screen and awning placement must be submitted with the ARC Form. All must look appropriate with the residential exterior. All must adhere to Florida State Law and any other applicable regulations.

P. Swing Sets, Play Houses and Other Play Equipment

Swing sets, play houses and other play equipment are prohibited outside of screened lanais.

Q. Television Antennas

Cable television is available at The Vines. Only small dish type antennas will be allowed. Installation may not be positioned to detract from the exterior of the residence. A sketch showing the installation location must be submitted with the ARC Form.

R. Tree Removal

The tree canopy in The Vines is important to the overall community aesthetic, therefore, approval for the removal of trees will only be granted if no other alternative exists.

Crown pruning and root barriers can be used to mitigate many issues. All work must be performed by a licensed arborist.

A tree removal permit must be obtained from the Village of Estero or other applicable agencies to remove protected tree species. A copy of the removal permit must be submitted with the ARC Form. Only those trees indicated on the permit can be removed. Care should be exercised to protect all other trees from equipment damage. Owners will be responsible for any tree damage. All tree removals must be done by a licensed tree contractor. NOTE: a copy of the contractor's license and insurance certificate is required to be submitted with the ARC Form.

S. Windows

Good quality windows and doors are required, with all units being finished in an earth-tone, black or white.

V. Penalties and Remedies

Violations of these Guidelines and Review Procedures or failure to obtain prior ARC approval or deviations from ARC approvals may result in:

- A. **Fines** – the VCA may assess fines as permitted by VCA Rules and Regulations.
- B. **Removal of improvements** – the VCA may require owners to remove improvements not previously approved by the ARC and restore the property to the prior condition at the owner's expense.
- C. **Suspension of barcode privileges** – the VCA may suspend barcode privileges with respect to access to The Vines.
- D. **Other** - Such other and further penalties or sanctions as may be allowed by law and/or by the Rules and Regulations of the VCA.