

Vines Community Association Board Resolutions and Agreements

Color Palette for Home Exteriors (adopted 12/19/22): See “Color Palette for Home Exteriors” on the Documents tab of website.

Revision to Rules (adopted 12/19/22): See “Rules and Regulations” on the Documents tab of website.

Competitive Bids (adopted 6/27/22): The Vines Community Association hereby resolves to obtain three competitive bids for contracts in excess of \$25,00 annually as follows:

1. Property management: every five years
2. All other annual service contracts: every three years
3. 2- year contracts: every 4 years
4. Contracts in excess of 2 years: at the end of each contract term
5. Cable and internet: at the end of each contact term
6. Special projects: required for each contract

The Association is not obligated to take the lowest bid, however, justification for selecting a higher bid must be made in writing by the requesting board member.

The competitive bid process should be used to obtain the best possible contract and equal opportunity extended to all bidders.

Audits (adopted 4/25/22): A full audit of the VCA financial statements will be conducted every three years beginning with an audit of 2022.

Architectural Guidelines and Review Procedures for Single Family Homes (adopted 1/31/22): See “Architectural Guidelines and Review Procedures- Modifications 2022” and “Architectural Guidelines and Review Procedures- New Construction 2022” on the Documents tab of the website.

Barcode Fee (adopted 1/31/22): All ECC members that reside outside of The Vines will be charged a \$50 annual barcode fee per vehicle.

Fines (adopted 11/29/21): A \$100 fine shall be assessed to members who are caught on camera hitting the barrier are at either the entrance or exit. Repeat offenses will be fined and additional \$100 and have their barcode suspended for 30 days.

Shingle Roof Variance to ARC Guidelines (adopted 8/30/21): A variance from Architectural Guidelines and Review Procedures for the Vines Community requiring tile or metal/composite roofs to be installed is granted to the following:

- a. Estero Country Club

- b. All homes located in the Lost Creek Neighborhood
- c. 19163 Vintage Trace Circle
- d. 19211 Vintage Trace Circle
- e. 19543 Vintage Trace Circle
- f. 19551 Vintage Trace Circle

The clubhouse and homes listed above are permitted to install asphalt roofs but only after receiving written approval by the Board of Directors or ARC in accordance with the procedures set forth in the Architectural Guidelines and Review Procedures for the Vines community.

Lien Protocol (adopted 7/26/21): A lien shall be filed for any owner who is delinquent and whose account is not up to date by the following quarter.

Late Fee Policy (adopted 2/24/21): Late fees shall not be waived at any time.

Fountain Agreement (11/1/19): This Agreement is made effective as of 1st day of November 2019 between the Estero Country Club Inc. (ECC), a f/k/s Vines Country Club, Inc., a Florida corporation, and the Vines Community Association, Inc., (VCA, a Florida corporation.

The agreement is created to document certain agreeable responsibilities surrounding the fountain residing in the lake, owned by the VCA, between hole #7 and hole #9 of the Estero Country Club.

The Vines Community Association Inc. (VCA) assumes responsibility for the following:

1. Fountain structure and control box, assets of the VCA
2. All maintenance costs associated with the fountain and control box
3. Repairs of the fountain and control box
4. Any repairs or replacements of the electric line leading from the control box out to the fountain

The Estero Country Club Inc. (ECC) assumes responsibility for the following:

1. Monthly electric expense associated with the use of the fountain
2. Any repairs or replacements of the electric line leading from the main electrical source (located on Estero CC property next to the Tennis shop) out of the control box.

Special Assessment (adopted 9/10/19): A special assessment of \$350 per owner to replenish VCA reserves depleted as a result of hurricane Irma.

Real Estate Signs: For Sale and Open House signs are required to meet VCA guidelines. The approved vendor is Lykins-Signtek.

Mailboxes: Mailboxes must meet VCA guidelines. Approved vendors are Lykins-Signtek and ASAP Mailbox And More.