

PALOMA COMMUNITY ASSOCIATION – BONITA SPRINGS, FL**--- LEASE APPLICATION – Page 1 ---****Please Print or Type Legibly. Please submit this form twenty (20) days prior to lease start date.****Owner/Landlord Section:** (Please be sure to read page two.)

Paloma leases must be a minimum of 3 months and a maximum of 12 months.

Lease Term: Start Date _____ End Date: _____

Paloma Address: _____

Owner/Landlord Name(s): _____

Owner/Landlord Email Address: _____ Owner Phone #: _____

Owner Mailing Address: _____

Signature of Owner/Landlord: Please read page 2 and sign at the bottom of page 2

Tenant/Applicant Section: (Please be sure to read and sign page two.)

Full Name of Primary Applicant: _____

Is Applicant an active member of the United States Armed Forces? Yes: _____ No: _____

Present Address: _____

Email Address: _____ Phone #: _____

List ALL occupants and indicate their relationship to the Primary Applicant:

(2) Name: _____ Relationship: _____

(3) Name: _____ Relationship: _____

(4) Name: _____ Relationship: _____

(5) Name: _____ Relationship: _____

The number of vehicles a tenant may have cannot exceed the number of available parking spaces for the particular address being leased. At any time during the lease if the tenant's number of vehicles exceeds the number of available parking spaces (ref. "Paloma Homes Number of Bedrooms and Parking Spaces" document on www.PalomaFL.com under Landlord/Tenant Information), the landlord agrees to terminate the lease with a 60 day notice.

AUTO 1: Make _____ Model _____ Color _____ Plate # _____ State _____

AUTO 2: Make _____ Model _____ Color _____ Plate # _____ State _____

AUTO 3: Make _____ Model _____ Color _____ Plate # _____ State _____

AUTO 4: Make _____ Model _____ Color _____ Plate # _____ State _____

PALOMA COMMUNITY ASSOCIATION – BONITA SPRINGS, FL

--- LEASE APPLICATION – Page 2 ---

Information for Owner/Landlords and Tenant/Applicants:

A copy of the Lease Agreement, signed Rules & Restrictions document, and a non-refundable check or money order in the amount of \$150.00 (lease application fee) made payable to Paloma Community Association MUST be attached to the Lease Application and sent to:

**Paloma Community Association
c/o Paloma Leasing Committee
26091 Grand Prix Dr
Bonita Springs, FL 34135
or PDF copies emailed to PalomaLeases@gmail.com**

Approval will not be granted if application is incomplete, and application will not be considered until all required documents and payments have been received.

The information described above must be submitted at least twenty (20) days prior to the lease Start Date. Otherwise, if submitted less than 20 days prior to the lease Start Date, then a non-refundable \$150 expediting fee is due in addition to the \$150 lease applicable fee.

I/We declare the foregoing information to be true and correct. I/We understand the application fee is non-refundable. I/We am/are aware of and agree to abide by the Declaration of Covenants, and the Rules & Regulations of the Association and acknowledge that the Association may terminate a lease upon default by the tenant(s) in observing any of the provisions in the documents. I/We understand the necessary confidential information will remain confidential by the Association's officers and/or their designee.

If the owner/landlord sells his/her Paloma property during the term of a lease, then no renewal lease will be approved when the current lease expires, as there is a mandatory 12-month waiting period for buyers to be able to rent their property.

AUTHORIZATION: I/We hereby authorize Paloma Community Association and/or their Property Management firm to verify all information contained on the application.

Signature of Applicant #1: _____ Date: _____

Signature of Applicant #2: _____ Date: _____

Signature of Owner/Landlord: _____ Date: _____

NOTE: Paloma Community Association documents can be found on www.PalomaFL.com under **Governing Documents → Paloma Community Association**. Other relevant documents can be found under **Landlord/Tenant Information**.



Resident Registration Form

Residential Registration Form

PALOMA - BONITA SPRINGS

Residential Address	
Street address, City, State, and Zip	
Resident(s)	
Resident First Name	Resident Last Name
Residential owner: YES or NO	License Plate Number(s)
Email	Cell Phone(s)
Resident(s)	
Resident First Name	Resident Last Name
Residential owner: YES or NO	License Plate Number(s)
Email	Cell Phone(s)
Visitor(s)	
Visitor First Name	Visitor Last Name
License Plate Number(s)	
Visitor First Name	Visitor Last Name
License Plate Number(s)	

If there are two or more individuals on the Lease Application or the Sales Application, and those individuals have different last names, then they must provide TWO of the following documents to verify that they meet the definition of "Family or Single Family" per Paloma's Covenants, as described in the Article below. The documents must be dated PRIOR to the dates on the Lease Application and Lease Agreement or the Sales Application and Sales Agreement:

Acceptable Proofs of Joint Responsibility for Basic Financial Obligations

- ☐ Joint mortgage or Joint ownership of residence
- ☐ Marriage Certificate
- ☐ Joint wills or designation of the Domestic Partner as executor and/or primary beneficiary
- ☐ Designation of the Domestic Partner as beneficiary for life insurance or retirement benefits
- ☐ Designation of the Domestic Partner as durable power of attorney
- ☐ Health Care Power of Attorney
- ☐ Joint obligation on a loan (may submit a creditor's affidavit for a personal loan)
- ☐ Joint ownership of a brokerage investment account
- ☐ Joint insurance policy (homeowners' or renters' policy)
- ☐ Joint ownership or lease of a motor vehicle
- ☐ Joint financial responsibility for child care (e.g., school tuition, guardianship)
- ☐ Joint household budget for the purpose of receiving government benefits
- ☐ Status as an authorized signatory on the partner's bank account, credit card or charge card
- ☐ Designation of one partner as the representative payee for the other's government benefit
- ☐ Joint bank, joint credit card or joint charge card account statements, or letters from the financial institution confirming effective date

Prepared by and return to:
Steven J. Adamczyk, Esq.
999 Vanderbilt Beach Rd. Ste 300
Naples, FL 34108
239-241-7384

**CERTIFICATE OF AMENDMENT
TO THE
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF PALOMA**

I HEREBY CERTIFY that the following amendments to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Paloma and Amended and Restated Bylaws of Paloma Community Association, Inc. were duly approved and adopted by the membership of Paloma Community Association, Inc. at the duly noticed Meeting of Members on the 24th day of February, 2023. Said amendments were approved by a proper percentage of voting interests of the Association.

The Amended and Restated Declaration of Covenants, Conditions and Restrictions of Paloma and the Amended and Restated Bylaws for Paloma Community Association, Inc., including the legal description of the Lee County, Florida real property subject to this amendment, were recorded on February 22, 2013, at Instrument Number 2013000043139 of the Public Records of Lee County, Florida.

Additions are underlined. Deletions are ~~stricken through~~.

1. Article I, Section 26 of the Declaration is hereby amended as follows:

**ARTICLE I
DEFINITIONS**

Section 26 "Family" or "Single Family" shall refer to any one of the following:

(a) One natural person.

(b) Two or more natural persons who commonly reside together as a single housekeeping unit, each of whom is related by blood, marriage, or adoption to each of the others.

(c) Two or more natural persons who commonly and regularly reside together as a single housekeeping unit and who also function together as an integrated economic unit.

The reference to "natural" herein is intended to distinguish between an individual and a corporation or other artificial entity.

occur in a calendar year and be grounds for the disapproval of future proposed leases of the Dwelling.

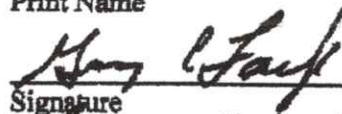
3. Article IX, Section 1 of the Declaration is hereby amended as follows:

**ARTICLE IX
USE RESTRICTIONS**

Section 1. No Dwelling shall be used for purposes other than residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than a single family attached, detached, or condominium dwelling, unless such building was originally installed by the Declarant. Each Dwelling shall be occupied by only one Family, its servants and guests, as a residence and for no other purpose.

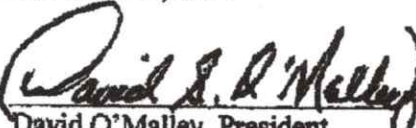
WITNESSES:
(TWO)


Signature
Gordon Meares
Print Name


Signature
Mary C. Falc
Print Name

PALOMA COMMUNITY
ASSOCIATION, INC.

BY

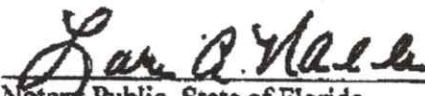

David O'Malley, President

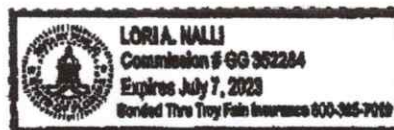
STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared [☒] in person or [☐] virtual attendance, David O'Malley, as President of Paloma Community Association, Inc. who is [☒] personally known to me or [☒] has produced his Driver License, as identification, and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid the 26th day of March 2023.

APRIL


Notary Public, State of Florida
Print Name: Lora A. Nalli



Revised and Approved July 18, 2024
Amended Section 21 August 26, 2024
Amended Section 9 and Section 4(B) November 7, 2024
Removed Section 21(P) February 19, 2025

Paloma Community Association

Community Rules and Restrictions and Architectural Control Committee

("ACC") Guidelines

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*Requires ACC approval. Applies only to single family and villa homes. Carriage homeowners are not permitted to make these changes pursuant to the restrictions of Paloma Grande Association.

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Section 1 - GENERAL NOTES

This document establishes guidelines and rules for the community and does not supersede or replace the Association's governing documents (Articles of Incorporation, Declaration of Covenants, Bylaws and amendments thereto) or Federal, state or local laws, codes, ordinances, rules or regulations.

This document is subject to amendment from time to time.

This document sets standards for establishing consistency of design within the community; however, factors such as location, neighborhood characteristics and proximity to common areas, lakes, and roads may result in properties being treated differently.

The provisions in this document will be effective upon ratification by the HOA Board.
--See Fining Schedule on the community website (www.palomafl.com under Gov Docs & Rules/Restrictions).

Section 1.1 - NON ACC RELATED ITEMS – *(single family and villa homes only)*

~~items~~ Construction and/or home modifications or remodels that do not require ACC notification or approval are:

- General repairs to roofs, driveways and exterior facades when using materials matching existing materials. (Single family homes only)
- Replacement of small bushes, perennials and plants that occur within an existing planting bed of less than 1-5 plantings from the Plant Selection Guide. (See Plant Selection Guide posted on www.palomafl.com under ACC Applications & Resources).
- Commercially manufactured hose reels and hose hangers. If mounted on the exterior wall of the home, these must be on a side or rear wall of the home and cannot be mounted on the front wall of the home.
- Internal improvements that are not visible from outside the unit.

Section 2 - ACC PROCESS

All requests for architectural changes and modifications must be submitted to the ACC on the Paloma Community Association ACC Committee Application and Approval Form ("ACC Application Form"). The form is available on the community website (www.palomafl.com).

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The ACC will meet upon notice to the community at least forty-eight hours prior to the meeting date and time.

The ACC will meet at the Clubhouse or at another announced location. These meetings are open to all owners.

All completed requests requiring ACC approval must be submitted to the ACC no later than seven (7) days prior to the next scheduled ACC meeting for the members to adequately review the request and assess the need for additional information or clarification. Requests received later than the seven (7) days may be deferred to the next meeting.

A member (or members) of the ACC review requests to determine if they need more information or to determine whether a site visit is necessary to verify that the request is in compliance with the governing documents. Any forms considered incomplete, or where additional information is required, are at the sole discretion of the ACC; any additional information requests will be submitted to the applicant within four (4) days of the meeting date.

The ACC may, at its discretion, defer consideration of requests which are not complete in the initial submittal, or which require further information.

A security deposit may be required to ensure compliance with the proposed upgrade.

Records of all ACC Application Forms will be kept under ACC control and maintained by the ACC. Owners should consider the following in preparing an application for consideration:

The owner may secure the services of an architect, designer, landscaper, contractor or other expert to design the modifications desired. The ACC may require that certain types of requests be reviewed by the ACC if supporting materials from an appropriate professional have been provided. The owner, with or without the assistance of a professional, may be required to outline a plan or concept for the changes and obtain a written design plan for such changes.

Preliminary Review: It may be advisable to schedule a preliminary review of the owner's conceptual ideas and drawings with a member, or members, of the ACC. If the owner would like to review the proposed plans with an ACC member or members prior to a formal submittal, he or she may do so by contacting the ACC chairperson to schedule a time to meet.

Final Review: As part of the ACC Application Form, the owner must include all applicable full working drawings, site improvement plans, site grading and landscape plans. No work may be

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started until approval is received from the ACC. All changes must begin within six (6) months of the final ACC approval and shall be completed as determined by the ACC.

The ACC will provide a letter to the applicant with the notice of either approval or denial (with comments, if necessary) within forty-five (45) days. If the ACC fails to notify within that time period, said plans shall be deemed approved. After notification by the ACC of a denial, the applicant can (i) resubmit a modified application to comport with the ACC's reasonings; or (ii) appeal the decision, in writing, to the HOA Board within thirty (30) days of the date of the ACC's decision.

As stated in the Association's governing documents, no approval shall constitute a warranty or approval as to the safety, soundness, workmanship, materials or usefulness for any purpose of any improvement or alteration nor as to its compliance with governmental or industry codes or standards. Neither shall the Association or any member or representative 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 or industry codes or standards. All necessary permits and compliance with all Federal, State, and local ordinances are the responsibility of the owner.

Any changes from the original request should be submitted to the ACC for approval prior to implementing the change.

The HOA Board, the ACC and the Community Association Manager reserve the right to inspect the project to ensure changes are being implemented to specifications. The owner may be responsible for modifications or removal of the modifications should there be non-compliance with the approved ACC Application Form. Any such modifications will be at the owner's expense.

ENFORCEMENT - Any decisions of the ACC shall be enforced by the HOA Board. Follow-up visits may be made to ensure that the work complies with that which was approved by the ACC. Failure by the owner or occupant to follow the approved ACC Application Form may result in a violation letter to the owner and further sanctions. The HOA Board may move to immediate enforcement without an opportunity to cure depending on the facts and circumstances of each violation.

Section 2.1 ASSUMPTION OF LIABILITY

A. The HOA and the ACC do not assume liability for the following:

Revised and Approved July 18, 2024
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Amended Section 9 and Section 4(B) November 7, 2024
Removed Section 21(P) February 19, 2025

- The structural adequacy, capacity or safety features of the proposed improvement or variance.
- Soil erosion or incompatible or unstable soil conditions.
- Acquisition of necessary permits from state and local authorities, and compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.
- Performance or quality of work of any contractor or subcontractor.
- Hazardous waste compliance.
- Items not under the purview of the ACC or the HOA.

Section 3 - Air Conditioners

Window units are not permitted.

Section 4 - Amenity Center

A. Clubhouse

1. A reservation form is required for all private events and functions. (See The Paloma Clubhouse Reservation Form for terms and conditions. The form is available on the community website (www.palomafl.com under Amenities). Maximum capacity in the clubhouse is limited to sixty-three (63) people by the Fire Marshal. However, the maximum allowable capacity for private events is forty-five (45) people.
2. Supplies (paper plates, cups, napkins, etc.) in the Clubhouse are for Paloma events only.
3. Residents are required to furnish their own supplies for daily use and private events.
4. Paloma events take precedence over private events.
5. Footwear is always required in the Clubhouse.
6. No wet bathing suits are permitted in the Clubhouse with the exception of the restrooms.
7. Furniture (tables and chairs ONLY), if moved, shall be returned to their original position after the event.
8. Children under 18 are not permitted in the Clubhouse without an adult.
9. Animals are not permitted in the Clubhouse, other than a service animal as defined by applicable fair housing laws. Animals must always be under the direct control of their owners.
10. Under no circumstances shall any cooking be permitted in the Clubhouse, with the exception of the microwave oven. This includes indoor grills, heating plates, oil fryers, etc.

11. Warming trays are permitted for Paloma events and private functions (no open flames).
12. The office in the Clubhouse is for HOA use only unless prior approval is provided by the HOA Board.
13. The Clubhouse is open between 5 am and 10:30 pm.
14. Exterior doors are not to be propped open for any reason.
15. Lights are to be turned off when the Clubhouse is not in use.
16. It is prohibited for people who live outside the community to enter the community solely for the use of this amenity.
17. The Amenity Center is under video surveillance.

B. Pool

- C. Hours are dawn to dusk.
- D. COMPLIANCE REQUIRED TO THE POSTED POOL RULES PER THE FLORIDA DEPARTMENT OF HEALTH.
- E. Animals are not permitted in the pool area, other than a service animal as defined by applicable fair housing laws. Animals must be always under the direct control of their owners at all times and are never be allowed in the water.
- F. No persons with diapers are permitted in the pool.
- G. Use headphones for all personal music devices.
- H. Pool chairs should not be moved to locations that block the safety signs at the pool.
- I. Absolutely no glass containers or other glass items are to be on or around the pool deck or in the pool.
- J. The pool is not to be used by non-residents, unless they are accompanied by, or staying overnight with, onsite owners.
- K. It is prohibited for people who live outside the community to enter the community solely for the use of this amenity.
- L. The pool is not to be used by owners, tenants or guests for the purpose of providing any lessons or other business venture.
- M. Children under twelve (12) years of age must be accompanied by an adult.

N. Fitness Center

1. Fitness Center hours are 5 am to 10:30 pm.
2. The Fitness Center is for Paloma residents and overnight guests only and is for exercise use only. Proper key card access is required. It is prohibited for people who live outside the community to enter the community solely for the use of this amenity.
3. Appropriate athletic attire must be worn. Shirts, shorts/pants and closed toes shoes are required. No bathing suits, flip-flops or sandals are permitted.
4. Limit the use of all equipment to thirty (30) minutes, when others are waiting.

5. Exercise equipment must be wiped clean or sprayed with disinfectant after each participant's use. This includes cardio equipment, free weights, and weight machines.
6. Do not drop free-weights or slam weights. Re-rack weights after use.
7. Use headphones for all personal music devices.
8. Personal phone calls should be taken outside the Fitness Center.
9. All beverages must be in non-glass containers with a lid or cap. Alcohol beverages of any kind are not permitted.
10. Persons under the age of twelve (12) are not permitted in the Fitness Center. Persons between the ages of twelve (12) and sixteen (16) years of age are not permitted in the fitness center or permitted to use the exercise equipment unless under the direct supervision of a parent or guardian.
11. Do not open windows/doors.
12. If you are the last person to leave the center, please turn off TVs, fans, music and lights.
13. Violations of any of these rules by residents or guests may result in suspended privileges and/or fines to the owner.
14. Animals are not permitted in Fitness Center, other than service animals as defined by applicable fair housing laws. Animals must always be under the direct control of their owners at all times.
15. Users of the Fitness Center acknowledge that they assume all responsibility for any injury, accident, or incident incurred while using the Fitness Center and its equipment. Please direct questions to the President of the Board or another Board member.
16. The Fitness Center is not to be used by owners, tenants or guests for the purpose of providing any lessons or other business venture.
17. It is prohibited for people who live outside the community to enter the community solely for the use of this amenity.
18. The Fitness Center is under video surveillance.

O. Tennis Courts

1. Tennis Club has first priority for tennis court use for the posted times.
2. Tennis courts are on a first come, first serve basis.
3. Tennis courts are for tennis use only.
4. No tennis play is allowed between 10 pm through 7 am.
5. When others are waiting, please limit your play to one hour.
6. It is prohibited for people who live outside the community to enter the community solely for the use of this amenity.
7. The tennis courts are not to be used by owners, tenants, or guests for the purpose of providing any lessons or other business venture.

P. Bocce Court

1. The Bocce court is on a first come, first serve basis.
2. The Bocce court is for bocce use only.
3. No play is allowed between 10 pm through 7 am.
4. Balls can be found in the Fitness Center or in the cooler located at the end of the court depending upon the season.
5. Bocce play is not permitted after dark.
6. When others are waiting, please limit your play to one hour.
7. It is prohibited for people who live outside the community to enter the community solely for the use of this amenity.

Q. Amenity Center and Mailbox Kiosk Parking

1. Parking at the Amenity Center is for Amenity Center use only.
2. Limited overnight owner, visitor or guest parking is permitted with pre-approval of the Board. (Please contact the President of the Paloma Association or designated person to obtain a parking pass.)
3. Mailbox Kiosk parking (2 dedicated spaces to right of the handicapped space) is for mail delivery and pickup only.
4. Overnight parking is allowed by authorized permit only from the Paloma Grande Condominium Association. Obtain a parking pass by contacting a Board member of Paloma Grande or the Community Association Manager.
5. Parking is only allowed in designed parking spaces. Parking at the entrance is for drop-off only.
6. No camper, RV or any commercial vehicle storage is permitted in the Amenity Center parking lot or any common property, home lot, driveway or area of the Association .

Section 5 - Antennas & Satellite Dishes*

(Requires ACC approval)

- A. Exterior antennas used for AM/FM radio, amateur ("Ham") radio, CB radio, Digital Audio Radio Services ("DARS") or antennas used as part of a hub to relay signals among multiple locations are not permitted.
- B. Satellite dishes with a diameter of thirty-nine inches (39") or less may be installed subject to the following:
 1. The dish must be installed at least eight feet (8') above the finished floor of the home. The preferred location for dishes is on the rear wall of the home or on a sidewall within 6 feet (6') from the rear of the home.
 2. Dishes may not be installed in common areas.

3. Cables required for installation, which are exposed on outside walls and more than three feet (3') in length, shall be painted to match the existing building color. I
4. Installation of more than one dish may be approved if a single dish is insufficient to provide an acceptable signal. In such situations, a letter is required from the satellite service company documenting the need for a second dish must be submitted to, and approved by, the ACC prior to the dish being installed.

Section 6 - Awnings *

(Requires ACC approval)

- A. Only retractable roll-out awnings encased on rear of home are permitted.
- B. Prior to installation the owner must submit an ACC Application Form with a survey showing location and sample of fabric. Colors must be consistent with the color scheme of the houses in the adjacent area.
- C. Awnings need periodic cleaning and eventual replacement. If required, the HOA will alert the owner when this needs to be done.

Section 7 - Basketball Hoops

- A. No permanently installed basketball hoops are permitted on residential lots.
- B. Portable basketball assemblies are permitted in driveways but must be kept in good condition. Assemblies are to be kept in place as designed with water or sand in the base and, at no time, should they be weighed down by placing sand or concrete bags, weights, bicycles or other objects on the base to keep in place.
- C. When not in use, portable basketball hoops must be stored in the garage.
- D. Playing basketball shall not cause a nuisance (e.g. noise, property damage, etc.)

Section 8 - Clothes Drying

- A. No garments, rugs or any other materials may be hung or exposed from the windows or from the front façade of any home. Outside clotheslines or other equipment for drying or airing clothes may be erected behind a home if it is out-of-the-view of any of the surrounding homes, the common areas, and the street.

Section 9 - Community Access

- A. Paloma is a restricted access community with dual entry access for residents and visitors.
- B. The use of the resident lane requires the use of an RFID Sticker. There is a \$30 license fee for residents who would like an RFID sticker placed on their vehicle. These stickers are not transferable from one vehicle to another and must be installed by a Paloma Community Association Representative. Any ~~owner~~ resident who attempts to transfer a sticker to another vehicle will be assessed a fine of \$50, and the

sticker will be deactivated. If the resident wishes to purchase a new sticker, there will be a separate fee of \$30 collected at the time the new sticker is assigned to the vehicle.

- C. Only one vehicle entry is permitted at a time; no tailgating is permitted. This applies to a resident's visitors as well. A vehicle is any motorized conveyer, including scooters, motorcycles, etc.
- D. All visitors must go through the kiosk for identification purposes. Failure to do so may result in being denied entry into the community in the future.
- E. Absolutely no vehicles or motorized conveyers are to enter through the exit gates or exit through the entrance gates.
- F. Damage to any part of the restricted access system, which includes but is not limited to the swing gates, barrier arms, cameras, and kiosk, is the responsibility of the resident. Residents are also responsible for any damage done by their visitors.
- G. Damages may result in the suspension of access via the resident lane, fines, and other sanctions. (Details on the gates and how to sign up and get entrance credentials can be found on the community website (www.palomafl.com under Community Access).
- H. Any damage should be reported to either the Board or to the Community Association Manager or Envera (via the owner's on-line account at MyEnvera.com or toll free at 1-877-936-8372).
- I. Should a resident or guest bump or strike the entrance barrier arms and they need to be reset, the owner shall be charged a \$75.00 reset fee.

Section 10 - Driveways, Walkways & Roofs*

(Requires ACC approval)

- 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 shall be properly maintained.
- C. Driveways should remain free from oil, gas, and other stains.
- D. Periodic cleaning of driveways, walkways and roofs is required, and no less than every three (3) years. The HOA may also require the owner to do this more often, if need be.

Section 11- Easements

- A. Easements are used to provide non-owners with rights of ingress, egress, utilities, lake maintenance, landscaping, sidewalks, property maintenance, storm drains, drainage, or other reasons to traverse over a specific portion of another's land. Most owners of Single-Family Homes or Villas have easements on their property. These easements are reflected in the survey available on the website. It is the owner's responsibility to understand what easements are on his property and where they are

located. If any structures have been constructed on these easements, they may have to be removed at the owner's expense.

- B. Lake maintenance and access easements included within lakes 5, 6 and 7, as well as any lake maintenance or service easements on lots abutting lakes 5, 6 and 7, are restricted for use by the Association and its vendors for access and maintenance purposes, as well as for use by the lot owner immediately adjacent to the lake and behind his or her home. All other residents and guests are not permitted to walk or traverse through the lake tracts, or any lake-related easements dedicated to the Association and existing in the lake tracts, or on any private lot abutting lakes 5, 6 and 7. All others walking or traversing through the lake or private property abutting lakes are trespassing.
- C. The ACC will not approve any projects that will encroach on an easement or block an easement.

Section 12 - Exterior House Lighting*

(Requires ACC approval)

- A. Owners of single-family homes and villas must replace the original exterior lights with the same model of lighting. The model and supplier can be provided by the ACC and can also be viewed on the Palomaf1.com website under the ACC Applications and Resources tab. Owners can paint their original exterior lights but must request ACC approval. The approved colors are: Urbane Bronze (SW 7048) and Black Fox (SW 7020). If owners want to add additional permanent exterior lighting to their single-family home or villa, they must submit an ACC application and receive approval from the ACC. A picture or schematic of the fixture and a copy of the survey showing the location(s) should be included with the ACC Application Form. All light fixtures must be black or bronze.
- B. Light bulbs should be white only (soft white, warm white, bright white, cool white, etc.). No colors are allowed other than part of a temporary holiday display. Carriage Homes may have additional light bulb limitations.

Section 13 - Fences*

(Requires ACC approval)

- A. An ACC Application Form with a survey showing the fence location must be submitted to the ACC for approval prior to installation. All local permits are the responsibility of the resident. Due consideration must be given to all easements.
- B. All fencing shall be four feet (4') to six feet (6') in height. Gates must be a minimum of fifty-four inches (54") wide. No invisible fences are allowed.

C. Lake Lots

1. No fences are permitted.
2. Lake Lots are defined as a Lot containing any real property which adjoins, abuts, or contains any part of the lake or adjoins common property which contains any part of the lake.

D. Non-Lake Lots

1. Upon submission of application and approval by the ACC, fencing may be approved but must be made of black or bronze aluminum fencing or white solid PVC fencing.
2. Houses that are along a canal can have a rear lot fence but the fence must be set back one foot (1') from the property line. Fences should not be installed on any easement and will be removed at the resident's expense should the easement need to be serviced. Access gates on both sides of the lot are required that will allow enough space for entry by the landscape contractor and emergency responders.

E. Corner Lots

1. These lots must have black or bronze aluminum fencing. This fencing may not extend beyond the side plane of the house.
2. There must be at least one gate- a minimum of fifty-four inches (54") wide.

F. Swimming Pool Fence

1. Black or bronze aluminum fencing is permitted to be installed at the perimeter of the pool deck, but not at the perimeter of the property.
2. Fences and gates must be kept in good, usable condition at all times. Fences and other objects may not be installed, placed, or used in any way that prevents access to Association maintenance vendors and emergency responders.

Section 14 - Flag Poles & Flags*

(Requires ACC approval)

- A. No flags or banners other than a flag permitted by Chapter 720.304 of Florida Statutes or other Federal, state, or local law is allowed. Reasonable standards for size and placement may be adopted by the HOA Board.
- B. Flag poles as allowed by the statute require approval by the ACC.
- C. Small flags in yards as decoration are permitted with quantity limitations (per the rules on yard décor in Landscaping & Plant Materials-Section 21 I.7).

Section 15 – Garages

- A. Garage conversions are not permitted.
- B. Garage doors should be kept closed when the 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, painted or replaced at the discretion of the HOA Board, ACC or Community Association Manager.
- D. Garages with front facing windows should be fitted with appropriate window treatments (see Windows & Window Coverings-Section 42).

Section 16 - Generators & Solar Panels*

(Requires ACC approval)

- A. All permanent generators shall be approved by the ACC provided they comply with the following conditions:
 - 1. A city permit must be obtained prior to submission of an ACC Application with a copy attached.
 - 2. The generator must use propane fuel: no gas or diesel units will be allowed. Propane tanks must be buried within the lot line.
 - 3. The generator must be six (6) feet from the front of the structure and the exhaust must be five (5) feet from any door, ~~or~~ window or air intake opening. Installation must comply with all applicable building codes.
 - 4. The generator shall not be placed in an easement and shall conform to any side or rear setback as required by the City of Bonita Springs and/or Lee County.
 - 5. The generator must be incorporated into the shrub beds and not visible from the street. The unit cannot interfere with the landscaper's access between properties. The generator shall only be used in emergency situations such as power outages, except the generator may be used periodically in accordance with the manufacturer's recommendation for proper operation and maintenance between the hours of 10 am and 4 pm only.
 - 6. Permanently installed solar panels are permitted on the roof.
 - 7. The installation plans will show the location on the roof where the solar system is to be installed. They shall include the dimensions of the solar system and total area of the proposed system installed on the roof for approval by the ACC before work can begin. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached. Photos of the roof area where the array will be mounted, material to be used and/or manufacturer's description of the system, photos and/or pictures of the system should be submitted. Panels shall be installed on the rear or side elevation of the home and roof, with limited visibility from the street as long as the solar system can properly function on said elevation.
 - 8. Freestanding solar panels are not permitted. Other solar system designs will be reviewed by the ACC.
 - 9. All components of the solar system should be integrated into the design of the home.

10. Nothing in this provision shall be construed to limit any rights granted to the owner under Section 163.04 of Florida Statutes.

Section 17 - Gutters & Downspouts*

(Requires ACC approval)

- A. Gutters and downspouts shall remain the same color as originally installed or bronze.
- B. Additional gutters and downspouts must match the color of existing gutters and downspouts on the home or match the color used on gutters and downspouts in the adjacent area.
- C. For lake lots, water from side and rear downspouts must have a drainage system that prevents erosion. Any downspout or gutter which exists and damages the Association's lake banks or other common areas (as determined by a licensed professional) shall be deemed a violation. Owners must take appropriate action to ensure that downspouts and gutters are installed to prevent damage.
- D. Drainage systems should not infringe on neighboring properties, but drainage systems may be connected into one disposal area.

Section 18 - House Colors, Roofs and Address Numbers*

(Requires ACC approval) (See House Painting Checklist on www.palomafl.com under ACC Application & Resources)

- A. Villa colors shall remain as original colors selected for the community; see the House Painting Checklist. Any paint color change to the body needs ACC approval and agreement of both owners.
- ~~B.~~ Single Family Home colors can be changed. Any paint color change to the body needs ACC approval.
- C. Owners should contact the ACC before choosing a color to determine what color the houses next to their house are currently painted or which have received ACC approval to change their paint color.
- D. Single Family Home colors can be changed. Any paint color change to the body needs ACC approval and must be a color from the exterior color Categories and can't be the exact color as the neighbors to the right or to the left. Additionally, there are eight color Categories which may be viewed on the www.Palomafl.com website under the ACC Application and Resources tab. In order to continue with the initial Community color concept, you may not choose a body color from the same color Category as your neighbor to the left or to the right. For example, if your neighbor to the left has a body color from Category 6, and your neighbor to the right has a body color from Category 2, you must choose a body color from Category 1, 3, 4, 5, 7, or 8. All exterior home painting requires ACC approval. The ACC Application and House Painting Checklist may be found under the ACC Application and Resources tab on the www.Palomafl.com website.

- E. Body Colors may only be used on stucco walls and garage doors. Colors are not interchangeable between trim or accent colors.
- F. Trim Colors may only be used on the trim around doors and windows, entry doors and on specific elevations that have additional architectural trim just below the soffit. **Trim color cannot be darker than the body color.** Specific changes and requests outside these requirements must be approved by the ACC.
- G. Accent Colors may only be used on entry doors, garage doors, shutters and specific elevations that have additional architectural accents that flank the front window. Only one accent color can be used per house. Specific changes and requests outside these requirements must be approved by the ACC.
- H. Fascia/Soffit & Gutters/Downspouts must remain the original color brown or bronze (used on screen enclosures)
- I. Elevations that have crown molding and/or corbels that were painted brown to match the fascia and soffit shall remain the original brown color.
- J. Paint shall not have mildew or irrigation staining.
- K. Paint shall not be chipped or peeling.
- L. ACC approval must be obtained prior to painting front doors or garage doors a new color. Color must be consistent with the color scheme within the community.
- M. Roofs must be clay or concrete tiles and can either be barrel or flat in design. Colors may be red, tan, brown or gray. Metal, asphalt and all other roof materials are not permitted. Owners are permitted to have the same color roof as a neighbor to the immediate left or right.
- N. Address numbers can either be 4 inch (4") black numbers as originally installed by the developer or a standard ACC-approved cast plaque.
- O. Please contact the ACC to request font or plaque specifications.
- P. Villas must have the same address numbers as their adjoining neighbor.
- Q. Placement of plaques must be horizontal and must be installed on the front of the garage on the end closest to the entrance. This applies only to the plaques as the numbers should be in the same location where the builder installed them.
- R. All address number changes need ACC review and approval.
- S. If an Owner should hire a painter that is not insured, the owner must include a Hold Harmless Agreement with their request which can be found on www.palomafl.com in the ACC Application and Resources folder.

Section 19 - Irrigation System

- A. The irrigation system and the maintenance of the system is the responsibility of the HOA. Any modifications or change to the irrigation system must be done through an ACC request and must be done by the HOA's irrigation vendor at the owner's expense.

- B. Residents are allowed to clean their spray heads, add risers, and adjust their spray heads to change the direction of coverage.
- C. Residents are not allowed to cut into or modify the pipe system that provides water to their system or modify any of the controllers that might be located on their property.
- D. All irrigation related issues should be reported to the irrigation vendor. (The contact information is on the community website (www.palomafl.com under Greenscapes Landscaping.)

Section 20 – Lakes

- A. Obtaining irrigation from common area waterways is not permitted.
- B. All lakes have permits through South Florida Water Management District for water management purposes and may not be used for recreational purposes. No swimming or boating is allowed. Use of remote-control boats, toys or other items is also prohibited. No personal property may be kept on the lakes or on the lake banks. Any property on the lakes or lake banks is subject to removal without any notice and at the expense of the owner.
- C. Any signs located on the lake banks relating to use of the lake are the property of the Association 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 for the expense of replacing the sign and may be fined and/or sanctioned.
- D. No construction debris, lawn clippings, vegetation, trash, or other items may be deposited in the lakes or on lake banks.

Section 21 - Landscaping & Plant Materials*

(May require ACC approval)

- A. Replacing or changing small bushes, perennials and plants that occur within an existing planting bed of 1-5 plantings is not considered a landscaping change (limited to two changes in a rolling 12-month period) and , therefore, does do not require ACC review and approval as long as the plantings are consistent with the Association’s approved list of plants. The Association’s Plant Selection Guide is hereby incorporated by references as though fully set forth in this document. (See Plant Selection Guide posted on www.palomafl.com under ACC Applications & Resources). **Under no circumstances should any tree be removed without ACC approval.**
- B. Royal Palms may be removed with permission from the ACC Committee but must be replaced with one of the following trees:
 - 1. **Foxtail Palm** – the Foxtail Palm resembles a Royal Palm. It does not grow as large, but its tropical appearance and feel are in keeping with the vegetation plan for the Paloma Community. The roots can grow to 30cm in depth. However, the root

systems are not invasive, making them a good choice for planting near buildings or walkways. In addition, this variety of palm exists throughout our Community.

NOTE: The seeds of the foxtail palm are poisonous to dogs if ingested. The fruit contains calcium oxalate crystals, which can irritate and discomfort dogs if eaten.

2. **Christmas Tree Palm** – the Christmas Tree Palm is desirable because it will also help maintain the tropical feel and look of our Community. These palms are good for smaller spaces. They require little to no maintenance because they are self-cleaning/shedding. They can tolerate partial shade, drought, and some salty spray. They have slender trunks and may be planted singular, double, or even in triplicate.
NOTE: These palms are not known to be toxic to pets.

3. **Alexander Palm** – This palm has a slender trunk, along with a smaller head than most palms, which makes it desirable for narrow spaces. Its care is one of the easiest, as it is self-cleaning and drops its dead fronds. It does well in full sun to partial shade. It does need consistent watering when young, but becomes more drought tolerant once they are established. This palm also will help keep some continuity with tropical look and feel of our community.

- C. Residents must file an ACC application process for approval. The ACC is recommending that the Foxtail and Christmas Palms for replacement to have a root barrier installed at the time of planting.
- D. Hardwood trees are not permitted to be removed without approval by the ACC and the City of Bonita Springs. Trees will only be removed if the tree is causing potential structural damage to a home or other landscape. Trimming of the tree and root barrier remedies must be attempted first. A replacement hardwood tree on the owner's lot will be required. Live oak trees are protected and, if one is removed, another live oak must be planted on the same lot.
- E. All landscaping shall be contained in mulched beds (color must be dark brown).
- F. Inside the property perimeter wall, beds can only have brown plant-based mulch and must be consistent with the Association's mulch application. No other colors or plant materials are permitted (for example: pine needles, rubber mulch, etc.).
- G. Limited rock use is allowed around lanais, pool enclosures and exterior walls of a home to prevent soil erosion and/or mulch wash out. Six-inch (6") mulch beds are required between rock beds and grass for mowing purposes.
- H. Plant beds on the sides and rear of a home can have no more than twenty-four (24") inches of rock along the home or lanai.
- I. No border rock or edging along plant beds is permitted where ample space is not available for lawn mowing, which requires a fifty-four (54") inch clearance.

- J. No border rock or edging along driveways (beyond plant beds, lanais, pool enclosures and the walls of the home) is allowed.
- K. Color of rock must be either black or tan and must be river stone in style. A sample of the rock must be submitted with the ACC Application Form.
- L. Drainage stone, lava rock, white stone or gravel of any kind is not permitted. The HOA may use these materials to stabilize erosion of the lake beds.
- M. Landscape edging and borders must be brick/stone/concrete, metal, plastic, vinyl, or rubber and must match the color of the home and/or driveway.
- N. All landscaping border requests must be accompanied by a design specification and picture.
- O. No wood is permitted. Edging cannot interfere with lawn mowing which requires a fifty-four (54") inch clearance.
- P. When using rubber or metal edging in permitted areas, the edging must be properly maintained and repaired or replaced should it show signs of heaving, rust, cracking or other signs of deterioration.
- Q. The ACC reserves the right to approve or deny edging based on the quality of material.
- R. Owners are responsible for maintenance and upkeep of all additional landscaping (i.e., that are planted by the owner).
- S. Landscaping shall not be planted in the right-of-way or any public utility or lake maintenance easement. Planting in such areas is at the owner's risk. If utilities need to be installed or repaired, the installing entity may remove the plants with no responsibility to replace them or to compensate the owner.
- T. When installing new landscaping in any area other than an existing plant bed or, when installing a new plant bed, owner is required to have all public and private utilities located and flagged prior to digging. Any resultant damage will be the owner's obligation.

Landscape Lighting and Decorative Structures

(May Require ACC approval)

- A. All landscaping lighting must be in a landscaping bed and be at least six (6") inches from the grass line.
- B. Wiring shall be buried and out of sight.
- C. Owners may be responsible for maintaining lawn directly surrounding decorative structures if the installation of such features creates an undue burden on the lawn maintenance company. (See also Section 31--Seasonal Holiday Decorations--re outside displays.)
- D. Transformers shall be obscured from view by landscaping.
- E. Lighting and decorative structures must not be a nuisance to neighbors.
- F. Ponds are not permitted.

- G. Planters, pots, landscaping art and flags are permitted within landscaping beds as long as there are no more than six (6) pieces and ~~that~~ they are no larger than twenty-four (24") inches in height and width. Items can be ceramic, resin or stone and must be Floridian, Spanish or SWFL coastal in design. No furniture or wood items are permitted in the landscaping beds.
- H. Installation of planters and pots over twenty-four (24") inches in height and width requires ACC approval.
- I. Outdoor decorative fountains and water bubblers may be installed in the yards of single-family homes and villas and must be placed within ten (10') feet of the home with prior approval of the ACC. The ACC Application Form shall include a picture of the fountain, the dimensions, and a drawing of the site indicating the location of the fountain.
- J. Items not securely anchored to the ground are to be removed to safe storage in the event of an impending storm.
- K. Feeding birds and other wildlife within the community is strictly prohibited.
- L. Storage containers outside homes and lanais are not permitted.

Plant Materials & Trees

(Planting of new trees requires ACC approval)

- A. Most varieties of trees are permitted; however, rapid growing and/or invasive varieties are prohibited. The Association's Plant Selection Guide is hereby incorporated by references as though fully set forth in these Guidelines. (See Plant Selection Guide posted on www.palomafl.com under ACC Applications & Resources).
- B. Trees and brush shall be cleared to reduce attracting or harboring insects or rodents.
- C. Fruit trees are prohibited.
- D. No trees may be planted in, or encroach onto, the lake maintenance easement or drainage area.

Hedges

(Planting of new hedges requires ACC approval)

- A. Hedges are only permitted for privacy of a patio or lanai enclosure and may not extend beyond the patio and lanai enclosure. Hedges must be placed within three (3') feet of the patio or lanai enclosure.
- B. Most varieties of hedging are permitted; however, rapid growing and/or invasive varieties are prohibited.
- C. Hedges shall be trimmed by owners in tandem with the HOA trim schedule to avoid being a nuisance to neighboring properties.
- D. Hedges shall be trimmed and maintained to reduce ~~not~~ attracting or harboring insects or rodents.
- E. Hedging must be planted inside property lines by at least eighteen (18") inches.

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Amended Section 9 and Section 4(B) November 7, 2024
Removed Section 21(P) February 19, 2025

- F. On corner lots, hedging must be set back at least five (5') feet from sidewalks and/or roadways and cannot be planted down to the lake maintenance easement.
- G. No hedging may be planted in, or encroach onto, the lake maintenance easement or drainage area.
- H. Hedging should be maintained at a height no higher than six (6') feet. Any hedges larger than six (6') feet will not be maintained by the HOA.

Plants and Flowers

- A. No artificial vegetation, including grass and plants, is permitted.
- B. Most varieties of plants and flowers are permitted (see Plant Selection Guide posted on www.palomafl.com). The Association's Plant Selection Guide is hereby incorporated by references as though fully set forth in these Guidelines. (See Plant Selection Guide posted on www.palomafl.com under ACC Applications & Resources).
- C. No landscaping may be planted in, or encroach onto, the lake maintenance easement or drainage area.
- D. Planting flowers and many shrubs too close to a tree base is inadvisable. The maintenance of such plants will be the responsibility of the owner.

Section 22 – Mailboxes*

- A. All mailboxes shall be uniform in type, color and design as provided by the developer. All owners must maintain the boxes in good condition.
- B. The color of the mailboxes must remain black, with a satin or semi-gloss finish. The numbers must remain gold and use the standard font "Times New Roman."
- C. New boxes, repairs, and new numbers can be ordered from The Beautiful Mailbox Company at 1- 800-856-6983.
- D. Mailboxes are located on the common easements, and nothing can be planted around them. No pots or other lawn ornaments can be placed in the mailbox footprint. Only grass is allowed around the mailbox pole.

Section 23 – Nuisances

- A. Music may not be played at a level that can be heard from an adjacent home or from the street.
- B. No owner shall create an annoyance to the neighborhood. Loud, disturbing, and unnecessary noises will not be tolerated and may be reported to the Lee County Sheriff's Office. Activities that may constitute a noise disturbance include, but are not limited to:
 - 1. Loud music, television, or parties.
 - 2. The sounding of horns and whistles for an unreasonable period, other than as a danger warning.

3. Yelling, shouting, singing, etc., other than at normal conversation levels; after 10 pm or before 7 am.
 4. Barking, howling, whining or screeching of animals.
 5. Basketball or other outdoor activities after 10 pm or before 7 am.
 6. Outdoor and garage construction activity or power equipment usage on Sundays is permitted ~~only~~ between 10 am and 6 pm.
 7. Rodents and insects shall be controlled by the owner/resident.
 8. Firearms, pellet, and BB guns shall not be discharged within the community.
 9. Fireworks are not permitted within the community, as noted in ARTICLE IX, Section 3 of the Declaration of Covenants.
 10. Garage or yard sales are not permitted, except as a community event.
- C. Residents shall conduct themselves in a neighborly manner and avoid profane, aggressive or abusive language or behavior towards other residents. If any resident or guest has a concern for the safety of his/her person or property, the resident or guest should immediately contact the Lee County Sheriff Office.

Section 24 – Open Houses

- A. Open houses, whether by realtors or by ‘Home for sale by owner’ are subject to the current open house policy which is posted to the community website (www.palomafl.com under Realtor Documents/Sales and Lease Documents).
- B. The open house policy defines which days open houses can be held, the times that they can be held, and the signage requirements and limitations.
- C. A realtor’s package is also posted on the website. Sellers must ensure their realtor requests and/or receives a copy of this package.

Section 25 – Parking

- A. Resident parking on the streets is not allowed. Parking of no more than four (4) hours by guests or visitors. If guests or visitors require longer than four (4) hours, the owner (if a resident of Paloma Grande) should contact a member of the Paloma Grande Board or, if a home or villa owner, the President of the Board, for a permit to park in the two common area lots. If you have special circumstances for parking on the street, please seek guidance from the Board.
- B. There should be no overnight parking on the street. If an owner requires overnight parking which cannot be accommodated in their garage or driveway, the owner should contact the Board or the Community Association Manager for a permit to park in the common area lots.
- C. Persons who have been authorized to park in the Clubhouse lot or by the mailboxes in Paloma Grande must display a Valid Parking Pass on their front windshield.
- D. Florida law requires that no parking is allowed within fifteen (15’) feet of a fire hydrant.

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- E. Parked vehicles must face the same direction as the traffic flow.
- F. Parking on sidewalks, lawns, grassed areas, vacant lots or common areas is prohibited.
- G. Vehicles in driveways may not block sidewalks and may not be parked sideways.
- H. The HOA Board or the Community Association Manager has the authority to tow vehicles which are in violation of the rules and restrictions at the vehicle owner's expense.
- I. Vehicle owners will be responsible for the expense of repairs required to any property damaged because of parking in violation of these rules and restrictions (for example, grass, sprinkler heads, etc.).
- J. Car covers are prohibited while the car is parked outside of an enclosed garage and license plates must be visible and current.
- K. The number of RFID parking stickers for each residence is limited to the number of available parking spaces (garage plus driveway).

Section 26 - Patios & Lanais*

(Requires ACC approval)

- A. Wood decks are not permitted.
- B. No patios or lanais may be constructed over an easement.
- C. Patios and lanais are not permitted on the sides and on the fronts of a house.
- D. Patios and lanais horizontal walking surfaces shall be constructed of pavers.
- E. Materials shall be consistent in color and type with those used in the construction of the house.
- F. Structures shall not extend beyond the side plane of the house.
- G. Structures shall not encroach on any lake, drainage or utility easements.
- H. The owner is responsible for locating all public and private utilities prior to commencing construction. Owners that proceed with construction without having utility lines located and marked will be responsible for costs associated with damage to any such line.

Section 27 – Pets

- A. A maximum of two (2) dogs or two (2) cats per home is permitted.
- B. American Pit Bull Terriers, American Staffordshire Terriers or a dog that is a mix of either breed are strictly prohibited. Other breeds may be prohibited if they are vicious or dangerous to the safety of the residents or other pets. If a dispute arises between the HOA and the resident as to the breed of the dog, the HOA will require a DNA test at a facility of its choosing and will cover the cost of the test.
- C. Pets must be always leashed and under direct physical control when they are not in a fully enclosed patio or yard.

- D. Owners must pick up after pets in both common areas as well on individually owned lots or be subject to fine or other sanctions. Bags must not be placed in the drains, lakes or public receptacles.
- E. Pets may not be left unattended in the garage, a lanai, or in a vehicle.
- F. Should you require an Emotional Support Animal (“ESA”) as defined by HUD that conflicts with any of the HOA's governing documents, please contact the HOA's Board or the Community Association Manager to start the request process. These requests must be reviewed and approved prior to having the animal reside in the dwelling. ESAs that don't conflict with any of the HOA's governing documents are not required to seek HOA approval.

Section 28 - Pools & Pool Equipment*

(Installation requires ACC approval)

- A. Swimming Pools & Spas
 1. No portion of pool, pool deck or enclosure may extend beyond the plane of the house.
 2. No portion of pool, pool deck, enclosure, or landscaping may encroach on any easement.
 3. Above ground pools are not permitted.
 4. Non-permanent spas (hot tubs) are not permitted unless they are within the enclosed lanai portion of the dwelling.
 5. The resident is responsible for having all public and private utility lines located prior to commencing construction. Residents that proceed with construction without having utility lines located and marked will be responsible for costs associated with damage to any such line.
 6. A survey showing a scaled drawing of pool/spa and pool equipment should be attached to the ACC Application Form. It is recommended that the owner receive approval from the ACC prior to applying for permits.
 7. A refundable security deposit is required at the time of the ACC Application Form. Pools require a deposit of \$1,500, lanai extensions \$500 and patios \$250. Owners must obtain written consent from their adjoining property owners and the HOA's written consent regarding the use of the common elements for construction access.
- B. Pool Equipment (gas tanks, heaters and pumps)
 1. Landscaping or an equipment enclosure fence, at least 3 (3') feet high, shall be used to shield pool equipment from view and to reduce noise.
 2. The type of landscaping to be used should be identified in the ACC Application Form.
 3. Gas/propane tanks shall be stored in an inside enclosure and obscured from view.
 4. Propane tanks must be buried within your lot lines and need to conform to local building codes.
 5. Pool equipment needs to be installed per the City of Bonita Springs building code.

Section 29 – Rental Rules

- A. Paloma maintains a minimum rental period of three (3) months. Landlords that rent for shorter periods will be subject to a fine per the Fining Schedule on www.palomafl.com and the lease will be terminated. The lessee will be required to vacate the property and the lessor will no longer be allowed to lease the property.
- B. The lease must be recorded in the records of the Board and the Community Association Manager's office at least twenty (20) business days prior to the first day of occupancy. If it is received after this date, the owner will be charged a \$150 expediting fee to process the lease application.
- C. All renters must have their drivers' license copied and must acknowledge the Community's Rules and Restrictions, prior to taking occupancy. **Note:** This acknowledgment is on page 2 of the "Application for approval to lease" form.
- D. If a renter occupies the unit without the lease being recorded with the Community Association Manager, the owner will be subject to a fine per the Fining Schedule on www.palomafl.com.
- E. Renters may have a guest visit for no more than ten (10) days. If a guest stays longer than ten (10) days, they must be added to the lease as long as they can provide supporting documentation that they meet the definition of "family" or "single family as defined in Article 1, section 26 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Paloma.
- F. Renters may not have more cars than can fit into their garage and their driveway. All cars need to be recorded at palomagatestickers@gmail.com.
- G. Sixty (60) days prior to the end of the lease, the Association will review the compliance of the tenants with the Community Rules and Restrictions. If there have been three or more violations during the lease term, the lease will not be renewed.
- H. The lease application form and other helpful rental information can be located on the community website at www.palomafl.com in the Tenant and Landlord Info folder.

Section 30 - Screen Enclosures & Doors*

(Installation requires ACC approval)

- A. Screen enclosures shall not extend beyond the plane of the house nor encroach on any easement, including lake maintenance easement.
- B. Black or bronze aluminum framing must be used, with charcoal color screening.
- C. Screen enclosures shall not have flat aluminum covered roof.
- D. Screen enclosures must have Mansard design roof/ceiling.
- E. Landscaping may be required as a condition of ACC approval, particularly on corner lots.

Section 31 – Seasonal Holiday Decorations

Revised and Approved July 18, 2024
Amended Section 21 August 26, 2024
Amended Section 9 and Section 4(B) November 7, 2024
Removed Section 21(P) February 19, 2025

- A. Displays must not be installed prior to November 1st and must be removed annually, no later than January 21st.
- B. Any holiday décor placed on the grassy area of an owner's property can be in place from December 1st through December 31st. The HOA and its vendors are not responsible for damage to holiday décor.
- C. If holiday decor is placed on the lawn, the resident acknowledges that lawn cutting will not occur during this period.
- D. Any holiday decor that is placed on grassy areas for other holidays, such as Valentine's Day, Easter, Halloween, or any other special events, must be removed prior to lawn service dates.
- E. Hooks, nails or other devices should not be placed on a tree or other landscaping for the purpose of hanging lights or other decoration. The HOA and its vendors are not responsible for damage to holiday décor.

Section 32 – Security Cameras*

(Requires ACC approval)

- A. Camera installation locations must comply with Section 810.145 of Florida Statutes.
- B. Cameras on the side of the home need ACC approval to ensure privacy of the adjacent neighbors.

Section 33 - Sidewalks

- A. Sidewalks are considered a common area and belong to the HOA.
- B. Sidewalks shall not be painted or stained.
- C. Sidewalks are never to be altered except as originally installed or for widening of the driveway.

Section 34 - Signs

- A. One “For Sale” or “For Rent” sign may be displayed in the front yard of a Single Family and Villa home but must be placed within a landscaped bed to ensure that lawn mowing is not disrupted. Signs must comply with the Paloma brand standard. (See the Paloma signage example on the community website (www.palomafl.com) under Realtor Documents/Sales and Lease Documents) and reference also to Article IX (Section 5) of the Declaration of Covenants.)
- B. No other signs (including political action signage) are permitted.

Section 35 – Storage Sheds & Tents

- A. Storage sheds and tents are prohibited.

Section 36 - Storm Shutters*

(Requires ACC approval)

- A. Roll-down and sliding models shall match wall color or adjoining window or door frame. White, off-white, and beige are the only frame color options for carriage homes. The first shutters installed in the front of a carriage home on a building will determine the style and color for the remaining units.
- B. Installation of storm shutters must be on the inside of the lanai opening screens for carriage homes.
- C. Accordion panel shutters shall match wall color or adjoining window or door frame. White, off-white, or beige are the only color options for carriage homes.
- D. Galvanized panels which were provided by the builder can be in place no earlier than seven (7) days prior to a storm or warning issued by the National Hurricane Center and must be removed within fourteen (14) days after the storm has left the area.
- E. Roll-down and accordion panel shutters may be closed on the enclosed portion of the lanai which is covered by the roof for an extended period (i.e., off-season). However, the use of roll-down and accordion panel shutters on other windows and doors must follow the rules listed above in C. for galvanized panels.
- F. Bahama shutters are not permitted.
- G. Clear shutters may remain up throughout the designated hurricane season (June 1st - November 30th).
- H. Shutters may not be used for security purposes.

Section 37 – Swing Sets and Playground Equipment

- A. Tree houses and trampolines are not permitted.
- B. No swing set or play equipment with a height taller than fifteen (15') feet is permitted.
- C. Play equipment shall be located within the side planes or in the rear of the house.
- D. Play equipment shall be properly maintained and kept in good repair. Swing sets or play equipment that are in disrepair, unclean or a nuisance may be removed from the property at the discretion of the HOA Board or Community Association Manager after proper notification to the owner.
- E. It is recommended that any swing set or play equipment that is not portable be installed in a mulch bed to accommodate lawn maintenance. Neither the HOA nor the landscape contractor will be responsible for equipment damaged in the course of routine lawn maintenance. The Owner is responsible for replacing grass after removing the swing set or play equipment.
- F. Equipment shall not be placed closer than ten (10') feet from any property line.
- G. Swing sets and play equipment are only permitted on non-lake lots.
- H. Use of portable play or recreational equipment is permitted but must be stored indoors after dusk.

Section 38 – Trash Containers

- A. All trash must be placed in containers with lids. Bags and loose trash are not permitted.
- B. No trash containers can be put out any earlier than 5 pm the day prior to collection pick-up.
- C. Containers must be brought in no later than Forty-eight (48) hours after collection pick-up. Trash containers and horticultural debris must be stored out of view.
- D. Trash containers and horticultural debris may not be stored at the side or rear of the house unless obscured from view by approved landscaping or fencing.
- E. Disposal of large items may require coordination with the local waste hauler prior to setting at the curb for pick-up.

Section 39 - Vehicles

- A. No recreational vehicles, trailers or mobile homes are permitted to be stored within the community unless they can be stored in a garage with the garage door closed at all times.
- B. ATVs, golf carts, 4-wheelers and similar vehicles may not be driven ~~anywhere~~ within the community.
- C. The speed limit throughout the community is twenty (20) miles per hour.
- D. No overnight parking of vehicles higher than eight (8') feet is permitted on any driveway.
- E. No vehicles may be parked blocking driveways, sidewalks or mailboxes or extend into the street.
- F. Parking of small box storage units (i.e., PODS) and smaller moving trucks is limited to five (5) days with advance approval. The overnight parking of large moving vans at a residence or in the Amenity Center is prohibited without prior approval.

Section 40 - Villa Roofs*

(Villa roof replacement requires ACC approval)

- A. Replacement of Villa roofs is the owner's responsibility.
- ~~B.~~ All roof replacements or modifications require ACC approval.
- C. Replacement roofs must match the tiles originally installed. All existing roof colors and materials are approved, and any replacement tiles must match an existing roof color or be substantially similar to the existing roof color.
- D. In the event a roof needs to be replaced, both sides of the Villa roof must match and if one side is done, the replacement must not be noticeably different on visual inspection.
- E. Villa owners fund a reserve for Villa roof repairs. Each owner contributes one hundred (\$100) dollars per year to the reserve. The reserve is funded for twenty (20) years. The total reserve amount for each Villa is two thousand (\$2,000) dollars through the year 2034. The maximum repair reimbursement for any Villa will be limited to a two thousand (\$2,000) dollars cumulative total through the year 2034, and after that amount, the owner must bear the cost of future repairs.

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Amended Section 21 August 26, 2024
Amended Section 9 and Section 4(B) November 7, 2024
Removed Section 21(P) February 19, 2025

- F. Repairs are defined as “any part of the roof that is damaged and falls short of replacement”.
- G. Villa owners will be reimbursed for repairs not caused by roof modifications or poor-quality workmanship or defective construction. Repair reimbursement must be supported with two estimates and be pre-approved by the HOA in advance of the repair.

Section 41 – Watercraft

- A. A boat, canoe, kayak or other watercraft may be kept within the community in the garage of the owner. The garage door must close completely so that the watercraft is not visible from the street.
- B. Watercraft parked in the street, Amenity Center, vacant lot or any other area may be towed at the owner’s expense. Overnight parking in an emergency is permitted for one night with advance approval.
- C. Boats, canoes, kayaks and other watercraft are not permitted on the lakes.
- D. Boat houses or docks are not permitted.

Section 42 – Windows & Window Coverings

- A. Window coverings shall consist of curtains, drapes, blinds or other traditional window coverings. Sheets, newspaper, aluminum foil, bags, and other similar items are not permitted.
- B. Broken windows and broken window coverings should be promptly repaired or replaced. Non-compliance may result in further action by the HOA Board, ACC or the Community Association Manager.
- C. No exterior window coverings are allowed.
- D. Tinting shall be a non-reflective, non-mirror finish. (See also the penultimate paragraph of Section 11 of Article IX of the Amended and Restated Declaration of Covenants: Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones.)

Signature of Applicants: _____

Date: _____

Date: _____

Signature of Owner: _____

Date: _____