

BANYAN WOODS MASTER ASSOCIATION, INC.

RULES AND REGULATIONS

Parking: Parking on lawns, sidewalks and any non-paved area is prohibited. Parking on Rustic Oaks Circle, Post Oak Lane, Lewis Lane and Maxwell Circle from 7:00PM to 7:00AM by homeowners is prohibited. Guests attending an evening social function may park on the street until 1:00AM. Owners having driveway repair may park in the street during repairs after first notifying the management company in writing the dates of the repairs. Owners must obtain a temporary parking pass for out-of-town visitors for the duration of the visit. Parking within ten (10) feet of either side of a mailbox or fire hydrant, or within eighty (80) feet of a stop sign is prohibited. Vehicles must always be parked in the same directions as the traffic flow. No two vehicles may be parked directly opposite one another in the street. Parking on the driveway in a manner that would block pedestrian access to the sidewalk is prohibited. All vehicles violating any of these rules are subject to being towed.

Clubhouse Rental: All rentals are subject to completion of a rental application and acknowledgement of Rental Usage. All applications are subject to review and board approval. The rental fee for a property owner's exclusive use of the clubhouse for private party or function, etc. is as follows: Rental Fee: \$75.00. Security/cleaning deposit: \$250.00. The Rental Application and all fees are to be submitted at least 10 days prior to rental date. The clubhouse cannot be used for commercial purposes, on-site gambling involving transfer of money, political gatherings or illegal activities.

Board Member Meeting Attendance: A board member having more than two consecutive unexcused absences may be removed from the board by majority vote of all other board members.

Hurricane Shutter Policy for Single Family Homes: Hurricane shutters may only be put up when a named storm comes within 600 miles of the Florida Coast and must be removed within 10 days after the named storm has passed Naples. The only exception is that Lexan (clear) and Protexan (clear) may be left up on the front, sides and rear of a home from June 1st to November 30th. Any new installation of shutters that will be permanently attached to the home must be approved by Collier County, the Master Association Architectural Review Committee and the Board of Directors.

Trash Cans: Trash cans shall not be put out until 5:00PM on the day before garbage collection. Trash cans should be placed at the end of the driveway and not in the street. All cans must be returned to the garage or approved screen area by 9:00PM on the day of collection. If can storage is to be outside, the owner must file an ARC application detailing the structure and screening for approval by the Architectural Review Committee and the Board of Directors. Construction materials may not be left outside the dwelling during construction.

Unlicensed Gas Powered Vehicles: No unlicensed gas powered vehicles such as, but not limited to, ATV's, dirt bikes, mini bikes and gas powered scooters may be operated on the streets, sidewalks or grass areas of the community.

Propane Tanks: No above-ground propane tanks are allowed. Any underground tank must be approved by Collier County, the ARC committee, and the Board of Directors before installation.

Sign Requirements: One (1) single faced real estate sign per property is allowed. The sign shall be cream color with burgundy letters. The sign may show the name of the real estate company, phone number and agent name along with the Banyan Woods logo on the top. Sign dimensions shall be 24 inches wide by 18 inches high. Sign material shall be wood. Temporary "Open House" signs may be installed no earlier than one (1) hour before an open house event and must be removed within one (1) hour after the open house event. The maximum number of temporary open house signs that are allowed are not to exceed four per open house on Master Association property. All other signs must be approved by the board as per section 10.5 of the Declaration of Covenants, Conditions & Restrictions.

Landscape Irrigation: All irrigation is regulated by Collier County. The amount and times of application of water shall change from time to time based on rainfall evaluations by the county and SWFMD. All homeowners need to take it upon themselves to keep up with the current county and SWFMD regulations and abide by them. Collier County has the authority to fine any homeowner not in compliance with county regulations.

Living Fence/Wall/Perimeter Hedge: All living walls and hedges on the sides of homes shall have a maximum height of eight (8) feet. Approval by the ARC and Board of Directors is required before installation.

Dogs/Cats: By Collier County ordinance all dogs must be on a leash or carried by the owner when taken outside. It is the obligation of the owner to pick up and properly dispose of all pet waste material immediately. Failure to follow this rule shall be deemed a hazard to the community and the owner may be ordered to remove the animal from Banyan Woods permanently.

Exterior Changes: All changes to a homeowner's real estate or improvements are required to be approved by the ARC and the Board of Directors. Such changes include, but are not limited to, paint colors, landscaping, installation of permanent generators, hurricane shutters, etc. The application along with all required documents and fees should be submitted to the association manager for processing and the application may be picked up from the association manager.

Sales/Lease Application and Fee: Before any property can be transferred, whether by sale or lease, the persons that will own and/or occupy the property must be approved by the Board of Directors. In the case of a lease renewal the persons occupying the property must again be approved following the same process as outlined here for initial approval. This approval process includes, but is not limited to, completion of an application and tenancy form, a national background check on anyone residing in the household over 18 years of age, at least two letters of character reference and community vehicle registration. Failure to adhere to this process could result in fines and/or eviction. There are fees associated with the application and the background checks. Please contact the association manager for the current fees and the application packet.

ARC Application Fee: A fee of \$25.00 must accompany all ARC applications and a \$1000.00 construction damage deposit may be required depending on the nature of the work being performed. Please contact the association manager for a determination of any required construction damage deposit.