

EDGEWOOD ASSOCIATION, INC.

COMMUNITY STANDARDS Amended October 14, 2020

Any exterior modifications must be approved by the neighborhood ARC and the Master Association ARC.

Driveways

Driveways shall be pavers, brick or concrete. The choice should complement the color of the house. Other choices such as stamped concrete area presently not represented in Edgewood and shall be presented to the board for approval. Driveways should be pressure washed occasionally to keep them presentable.



Paint Colors

As there are multiple styles of houses colors will vary and should be in keeping with the color pallet included in the Community Standards.

SW 7004 – Snowbound	SW 7035 – Aesthetic White
SW 7006 – Extra White	SW 6385 – Dover White
SW 6357 – Choice Cream	SW 6147 – Panda White
SW 6343 – Alluring White	SW 6658 – Welcome White
SW 6113 – Interactive Cream	SW 6336 – Nearly Peach
SW 6379 – Jersey Cream	SW 6659 – Captivating Cream
SW 6112 – Biscuit	SW 6372 – Inviting Ivory
SW 6666 – Enjoyable Yellow	SW 6373 – Harvester
SW 6896 – Sole	SW 6331 – Smoky Salmon
SW 6324 – Mellow Coral	SW 6065 – Bona Fide Beige
SW 6107 – Nomadic Desert	SW 6092 – Lightweight Beige
SW 6148 – Wool Skein	SW 7653 - Silverpointe
SW 7655 - Stamped Concrete	

Garage Doors

Replacement garage doors must conform with style and material of existing door and should complement the color of the house based on the approved color chart.

Mailboxes

Mailbox Paint Formula

Paint may be purchase at any **Sherwin Williams** store with formula included below.

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TUF-TRIM CTB              IFC 8000SF
GREEN TUF TRIM MATCH
CUSTOM MANUAL MATCH

CCE*COLORANT   OZ  32  64 128
W1-White       -   11  1  1
B1-Black       4   48  1  1
G2-New Green   2   52  1  -
N1-Raw Umber   -   16  1  1

ONE GALLON
100501600           100501600

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Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



Flag

A red, metal flag is preferred over plastic as it has been shown to hold the color for a longer period. The preferred flag design, that has been approved by the HOA may be purchased directly from **Lykins-Signtek at 5935 Taylor Rd, Naples, FL, 239-594-8494** or **Creative Mailbox Design, 6422 Harney Rd Suite F, Tampa, FL, 813-310-3232.**

Design and Location of Lettering on Face of Mailbox

Resident's last name should be lettered in gold using Times New Roman (Bold) as font. Lettering should be 1 ½" in height and 1" to 1 ½" in width depending on the length of the last name. The maximum length of lettering should be 11" and centered on both sides of the mailbox if single or one side if double. Longer names or two names may suggest smaller lettering or one name above the other. Lettering is available from **George at Accent Signs at 239-643-6766**.

Design and Location of Numbering on Mailbox

The house address should be centered on top of the mailbox. The number should be a height of 1 ½" in height. Numbering is available from **George at Accent Signs at 239-643-6766**.



Straightening

Mailboxes should be secured in concrete at 90 degrees.

Contractors

It is the responsibility of the homeowner to maintain their own mailbox and the governing Board's responsibility to assure compliance with their Association's Governing Documents. Each homeowner may choose their own contractor. WHOA offers a list of contractors but makes no guarantees or assurances as to the quality or pricing of their work and encourages all communities and homeowners to do their own due diligence. Confirmation of licensing and insurance are the responsibility of the homeowner not the neighborhood Association or WHOA.

Replacement option:

Replacement mailboxes must be like for like to match existing one. A new mailbox may be purchased and installed from:

- **Lykins-Signtek, 5935 Taylor Road, Naples, 239-594-8494**

Lanai Cages, Gate and Fences

Front Gate - Replacement of front gate must conform with style, color and material of existing gate (like for like).

Pool Fences

- The fence and gate(s) must abide all current Collier County code requirements for a pool or spa fence.
- Fence height must not exceed 48 inches.

- Material must be aluminum.
- Color must be black or dark bronze.

Lanai Cages - Lanai frame colors must be white or dark bronze.

Roofs

Approved Roofs – Asphalt shingle, clay and cement tile roofs. Existing tile roofs must be replaced with like for like materials.

Not approved – Metal Roofs are not permitted.

Roofs must complement color of the home and conform with existing community roof colors.



Landscape

All landscaping changes or additions must be approved by the Edgewood ARC as well as the Master ARC.

Flags and Flag Poles

United States and US Armed Forces flags 4 ½' x 6' or less are permitted. Free standing flag poles may be 20' or less in height. No flags and/or flag poles shall be affixed to any tree.

Proposed Amendments

Basketball Hoops and sporting equipment

Portable basketball hoops must be stored in the garage when the home is vacant. All other sporting equipment must be stored in the garage nightly after use.

Community Wide Standard

The Criteria for any item not contained in the written Community Standards of Edgewood Association Inc., shall be whatever already physically exists within the Community for such an item unless and until such item is added to the written Community Standards. If any item does not already exist within the Community and is not contained in the written Community Standards, then such item may not be used or placed within the Community unless and until such item is approved by the Board of Directors, at which time it will be added to the written Community Standards.

Enforcement Policy

Pursuant to Article IX of the Amended and Restated Declaration of Covenants, Restrictions and Easements of Edgewood ("Declaration"), the Board of Directors may institute legal proceedings to enforce compliance, or may take the necessary steps to remedy such violation including imposing a fine of fifty dollars (\$50.00) per violation upon an owner for failure to comply with any covenant, restriction, rule, or regulation of the Association. A fine may be levied based on each day of continuing violation with a single notice and opportunity for hearing, except that no such fine will exceed \$1,000.00 in the aggregate. The Association shall observe all requirements in Section 720.305, Florida Statutes with respect to the levying of the fine(s).