

**GRASMERE ASSOCIATION, INC.**  
**COMMUNITY STANDARDS**  
**Revised**

The purpose of this document is to provide Grasmere homeowners, particularly new homeowners, with standards that are to be met to keep our community attractive and to maintain its unique ambience. These Standards have been established by the Grasmere Architectural Review Committee (ARC) and approved by the Grasmere Board of Directors.

**Grasmere Architectural Committee (ARC)**

All exterior modifications of properties must be approved by two members of the Grasmere Architectural Review Committee (ARC) and subsequently by the WHOA ARC. A *Landscape & Architectural Change Request Form* is provided on the WHOA web site under ARC. It can also be requested from a member of the Grasmere ARC. An *Application for Tree/Large Branch Removal* and a *Checklist for Tree Removal* can be obtained from the WHOA office or from ARC. This application needs approval by the WHOA Horticulturist and the Grasmere ARC. *Work on any modification or application should not begin until approval has been received from WHOA.* Specific items for attention are listed below.

**Landscaping and Exterior Lighting**

All landscaping removals and/or additions, including shrubs, bushes or trees must be reviewed and approved by the Grasmere ARC. No spotlights, floodlights or similar high-intensity lighting shall be installed on any parcel which in any way will allow light to be reflected on any other parcel or the improvements thereon without the approval of the ARC.

**Driveways**

Driveways shall be pavers or brick. The choice of color should complement the color of the home. Asphalt, concrete or stamped concrete driveways are not permitted. Driveways should be pressure washed periodically to keep them clean. New driveways are to be approved by ARC.

**Front Doors, Side Doors and Garage Doors**

Replacement of a front or side door must be approved by ARC and be complementary to the design of the home in style and color. Replacement garage doors must conform to the style and material of the existing door and should complement the color of the home and its trim.

## **Roofs**

All roofs in Grasmere shall consist of clay or cement tiles, curved or flat, the color of which shall complement the color of the home. Existing roofs should be cleaned every two years or less to keep them free of stains, mildew and other discolorations. New roofs need to be approved by ARC. A sample of the new tile should accompany the *Landscape & Architectural Change Request Form*, which should indicate the contractor.

## **House Painting**

ARC approval is not needed if a home is to be repainted with the same color. If the color is to be changed, it should be similar to the current light shades in the community, with gutters and downspouts the same color as the walls or trim. Samples of the wall and trim colors are to be submitted with the *Landscape & Architectural Change Request Form*.

## **Lanai Cage or Fencing Structure**

The addition or replacement of pool cages must be approved by ARC and comply with Collier County Law. The cage structure may be white, bronze or black. Super Screen panels are recommended. Selection of fences in lieu of a screen enclosure must also abide with Collier County Code, must not exceed 48 inches in height, utilize aluminum materials, be black or bronze in color and not exceed two feet from the edge of the deck.

## **Signs, Yard Art and Flags**

No signs, posters, displays, or other advertising devices of any kind shall be displayed to public view on any portion of a parcel. All yard artwork must be approved by ARC prior to installation. U.S. flags 4-1/2' x 6' or less are permitted to be displayed on an appropriate slanted pole attached to a home or on a vertical pole less than 20' in height in one's yard with appropriate illumination. No flag poles shall be affixed to a tree with the exception of the following parcels which are grandfathered: 821; 862; 890; and 905. Display of team sports flags is permitted only on the day of play on a slanted or vertical pole. U.S. or team flags are not to be displayed on mailboxes.

## **Trash Containers**

Only containers provided by Waste Management shall be used for recyclables and garbage. They should be placed at the curb the evening before pick-up day and returned to the garage by 6 pm the next day.

### **Mailboxes**

All mailboxes will be of uniform height, style and color. They shall be vertical, secured in concrete and not be adorned with decorations except temporarily during the Holidays. Mailboxes shall be painted with Wyndemere WHOA formula (Green Tuf Trim Match). It is the responsibility of the homeowners to maintain their mailboxes. Replacement mailboxes must match the existing mailbox. New mailboxes may be purchased from and installed by Lykins-Signtek, 5935 Taylor Road, Naples, 239-594-8494. Red, metal flags are preferred as they hold their color longer.

### **Generators and Propane Tanks**

Installation of a new generator, in-ground propane tank, screening and landscaping to cover the tank must be approved by ARC, using the *Landscape & Architectural Change Request Form* and comply with the Codes of Collier County. The Contractor should be identified.

### **Canopy Trees**

Grasmere shall be responsible for trimming (and only the branches) of all Canopy Trees located on each parcel and the cost of such service is a common expense of the Association, to be included in the amount of the regular and special assessments paid for by all owners collectively. Canopy Trees are defined as trees of no less than 15 feet in height, wherein all or a portion of the subject tree is located within 35 feet from the abutting frontage of the border of Wyndemere Way and the subject parcel. The Board of Directors shall have the exclusive authority and discretion to determine which trees qualify as Canopy Trees. Owners are prohibited from removing Canopy Trees located on their parcels unless they first receive written permission from the Board of Directors and unless they (the owners) agree to replace (at the subject owner's expense) said Canopy Tree with a replacement Canopy Tree of like kind, quality and size, as determined by the Board of Directors. The authority and restrictions contained within the Association's Declaration, Section 9.2.1 also apply to any diseased or dying Canopy Tree which must be replaced. Notwithstanding the foregoing, owners shall continue to be responsible for the full maintenance of any and all Canopy Trees located on their parcel, subject only to the Canopy Tree branches trimming exception contained in Section 9.2.1.

### **Contractors**

All contractors are to comply with Collier County Laws and WHOA rules. They may perform their work from 7:00 am to 5 pm on Monday through Friday and from 8 am to 5 pm on Saturday. Their vehicles shall be parked in the driveway or on the odd/even side of the street for that month (e.g., January is odd) with two wheels on the grass. WHOA calls for all exterior work to be completed within 18 months of initiation unless permission has been requested

from and approved by the WHOA ARC. WHOA rules also cover digging, dumpsters, temporary storage containers, portable toilets, construction debris, identification signs and contractor personnel.

### **Community-Wide Standards**

The criteria for any item not covered in these Grasmere Community Standards shall be whatever policy is already covered within the Wyndemere Community-Wide Standards for such items that already physically exist within the Community. If any item does not already exist within the Community and is not contained in the Community-Wide Standards, then such item may not be used within the Community unless and until such item is approved by the Grasmere Board of Directors, at which time it may be added to the Grasmere Community Standards.