

EDGEWOOD ASSOCIATION, INC.

COMMUNITY STANDARDS

Approved January 12, 2024

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, shall be presented to the Board for approval. Driveways should be pressure washed to keep them presentable and shall be free of mold, mildew, dirt, and grime.



Paint Colors

As there are multiple styles of houses, colors will vary and should be in keeping with the color palette included in the Community Standards. Homes shall be painted every 10 years. Walls shall be maintained and kept free of mold, mildew, dirt, and grime.

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| 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 | |

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, Gates and Fences

Lanai cages, gates and fences shall be maintained and kept free of mold, mildew, dirt, and grime.

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 are asphalt shingle, clay, metal, and cement tile roofs. Existing tile roofs must be replaced with like for like materials.

Roofs must complement color of the home and conform with existing community roof colors. Roofs shall be maintained and kept free of mold, mildew, dirt, and grime.

Fascia – Fascia shall be maintained and kept free of mold, mildew, dirt, and grime.



Landscape

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

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.

Portable 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).