

Amblewood Condominium Association

Adopted Community Standards

Approved March 5, 2020

The purpose of this document is to provide residents of Amblewood standards that must be adhered to in order that we keep our community attractive and maintain its unique ambience. References to the term Association means Amblewood Homeowners Association.

HOUSE PAINTING

All residences are painted every seven years or sooner if needed. The cost of painting all residences is accrued by the residents' quarterly dues. The Board of Directors solicits bids from qualified contractors and chooses the most appropriate bid for the project. All costs for the project are paid from the painting reserves. Any touchup that may be required is the responsibility of the owner and must comply with the make and colors selected by the painting committee. Touch up paint is available by contacting any board member.

Paint Manufacturer: Sherwin Williams

Body & Garage Door Color: SW7526 Madison Blanche



Trim, Flashing, Fascia, Drip Pans: SW7566 Westhighland White



HOUSE NUMBERS

House numbers must be painted in black.



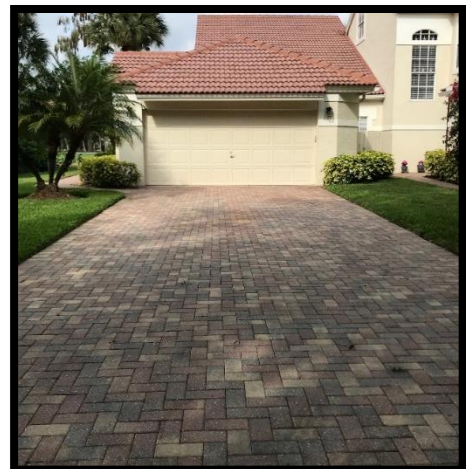
ROOFS

Roofs are replaced every thirty years or sooner if necessary. The cost of replacing the roofs is accrued by the resident's quarterly dues. The Board of Directors solicits bids from reputable roofing contractors and chooses the most appropriate bid. All costs for the project are paid from the roof reserves. Any repairs that may be necessary in the interim are the responsibility of the Association. The cost of roof cleaning is also accrued in the resident's quarterly dues and cleaning is done every five years or sooner if needed. The board solicits bid from reputable companies for roof cleaning and chooses the most appropriate bid for completing the project.



DRIVEWAYS

Driveways have an estimated life of thirty years and the cost of replacing them is also accrued by the resident's quarterly dues. When due for replacement the board solicits bids from reputable contractors and chooses the most appropriate bid for completing the project. Any weeding/cleaning of driveways in the interim is the responsibility of the owner.



LIGHTING

Light fixtures next to garage doors must be replaced with the light depicted below at the same time. This fixture may be purchased from:

Naples Lighting & Fan Depot
4572 Tamiami Trail
Naples, FL 34103
ID # 306660



Light fixtures on the side of the units must be replaced, with light fixture depicted below. This fixture may be purchased from:

Wilson Lighting
2465 Trade Center Way
Naples, FL 34109
ID # 854163



WINDOWS

All windows and window replacements either standard or hurricane proof type windows must same as the original windows being replaced that were installed during the original construction of Amblewood. i.e. like for like.



GARAGE DOORS

Garage Doors must comply with original doors installed originally during the construction of Amblewood. Any touch up painting should comply with the painting standards stated above and is the responsibility of the owner. Touch up paint can be obtained by contacting any member of the board.



MAIL BOXES

All mailboxes should conform with the established mail box height, style and color (Taupe Bisque) and name lettering then prevailing in Amblewood. They should not be adorned with any decorations except during the holidays. Any damages of mail boxes follow the same rules as described in garage door damages stated above.



FRONT DOORS

Any reasonable front door may be installed at the individual owner's discretion. If the owner wishes to replace the front door of his unit then the cost of doing so is the responsibility of the owner.

LANDSCAPING

All exterior modifications including new plantings, removal of trees etc. must be approved by the Amblewood Landscape committee (presently the Board of Directors) and the Wyndemere Master Association.