

These Standards shall supersede all previous Design and Development Standards whether recorded among the Land Records of Collier County or not.

VILLA FLORESTA DESIGN AND DEVELOPMENT STANDARDS

Villa Floresta Homeowners Association, Inc. - 98 Wyndemere Way, Naples, Florida 34105

Approved: February 23, 2026

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INTRODUCTION

The “Declaration of Covenants, Restrictions and Easements for Villa Floresta” (“Declaration”), Section 10, provides for “Architectural and Aesthetic Control.” Under that section, an Architectural Review Committee (ARC), appointed by the Board of Directors, is empowered to publish or modify design and development standards (“Standards”).

The purpose of this document is to provide the “Standards” for Villa Floresta as required in the “Declaration”, Section 10, which states: “No construction, which term shall include within its definition, but not limited to, staking, clearing, excavation, grading and other site work; no exterior alteration or modification of existing improvements; or removal of trees or shrubs shall take place anywhere on the Community until the approval of the ARC has been obtained.” In addition, the Wyndemere Homeowners Association (“Master Association”) Declaration, Article VI, “Restrictions on Occupancy and Use of Land” requires approval by the Master Association ARC. The appropriate ARC Change Form to initiate all projects is available at the Wyndemere Homeowners Association office.

Approval by the ARC is required for any exterior renovations, changes or additions to the structure of the house including *exterior painting, changes in windows, doors, roof tiles, exterior light fixtures, canvas awnings, fences, privacy walls, gates, and any other exterior changes.* In addition, it applies to the removal of trees, planting of new trees, alterations in existing shrubbery, hedges, flowerbeds or grass plots.

UNIFORM BUILDING SCHEME



All improvements in Villa Floresta should conform to a *Uniform Building Scheme*.

The figure above shows the required architectural features for Villa Floresta residences.

EXTERIOR PAINT

The body and trim of the home can be painted the same color, or in complimentary colors as indicated in the two options listed below.

Option 1 (Original Paint Colors)

Villa Floresta Approved Exterior Paint Colors One Gallon and Five Gallon Formulas

<p>SHERWIN-WILLIAMS 702426 06/17/20 239-643-6686 Order# 0237634</p> <p>EXTERIOR ARCHITECTURAL SUPER PAINT LATEX SATIN FM 8000DE</p> <p style="text-align: center;">BODY CUSTOM MANUAL MATCH</p> <table border="0" style="width: 100%;"> <tr> <td>CCE#COLORANT</td> <td>OZ</td> <td>32</td> <td>64</td> <td>128</td> </tr> <tr> <td>B1-Black</td> <td>-</td> <td>8</td> <td>-</td> <td>-</td> </tr> <tr> <td>R2-Maroon</td> <td>-</td> <td>2</td> <td>-</td> <td>1</td> </tr> <tr> <td>Y3-Deep Gold</td> <td>-</td> <td>29</td> <td>-</td> <td>1</td> </tr> </table> <p>ONE GALLON EXTRA WHITE AB9HD1151 640413761</p> <p style="background-color: black; color: white; text-align: center; padding: 2px;">NOT RECOMMENDED FOR USE ON VINYL</p> <p style="font-size: small;">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.</p> <p style="font-size: small;">0237634-001</p>	CCE#COLORANT	OZ	32	64	128	B1-Black	-	8	-	-	R2-Maroon	-	2	-	1	Y3-Deep Gold	-	29	-	1	<p>SHERWIN-WILLIAMS 702426 06/17/20 239-643-6686 Order# 0237634</p> <p>EXTERIOR ARCHITECTURAL SUPER PAINT LATEX SATIN FM 8000DE</p> <p style="text-align: center;">BODY CUSTOM MANUAL MATCH</p> <table border="0" style="width: 100%;"> <tr> <td>CCE#COLORANT</td> <td>OZ</td> <td>32</td> <td>64</td> <td>128</td> </tr> <tr> <td>B1-Black</td> <td>-</td> <td>40</td> <td>-</td> <td>-</td> </tr> <tr> <td>R2-Maroon</td> <td>-</td> <td>11</td> <td>-</td> <td>1</td> </tr> <tr> <td>Y3-Deep Gold</td> <td>4</td> <td>18</td> <td>-</td> <td>1</td> </tr> </table> <p>FIVE GALLON EXTRA WHITE AB9HD1151 640413779</p> <p style="background-color: black; color: white; text-align: center; padding: 2px;">NOT RECOMMENDED FOR USE ON VINYL</p> <p style="font-size: small;">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.</p> <p style="font-size: small;">0237634-001</p>	CCE#COLORANT	OZ	32	64	128	B1-Black	-	40	-	-	R2-Maroon	-	11	-	1	Y3-Deep Gold	4	18	-	1	<p>SHERWIN-WILLIAMS 702426 06/17/20 239-643-6686 Order# 0237634</p> <p>EXTERIOR ARCHITECTURAL SUPER PAINT LATEX SATIN FM 8000DE</p> <p style="text-align: center;">COMP(FBP) 5770 SHELL WHITE CUSTOM SHER-COLOR MATCH</p> <table border="0" style="width: 100%;"> <tr> <td>CCE#COLORANT</td> <td>OZ</td> <td>32</td> <td>64</td> <td>128</td> </tr> <tr> <td>B1-Black</td> <td>-</td> <td>-</td> <td>1</td> <td>1</td> </tr> <tr> <td>R3-Magenta</td> <td>-</td> <td>-</td> <td>1</td> <td>1</td> </tr> <tr> <td>Y3-Deep Gold</td> <td>-</td> <td>3</td> <td>-</td> <td>1</td> </tr> </table> <p>ONE GALLON EXTRA WHITE AB9HD1151 640413761</p> <p style="background-color: black; color: white; text-align: center; padding: 2px;">NOT RECOMMENDED FOR USE ON VINYL</p> <p style="font-size: small;">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.</p> <p style="font-size: small;">0237634-001</p>	CCE#COLORANT	OZ	32	64	128	B1-Black	-	-	1	1	R3-Magenta	-	-	1	1	Y3-Deep Gold	-	3	-	1
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Body/Trim

Body/Trim

Trim Only

Option 2

Body and Trim - Sherwin Williams SW9180 Aged White Satin Finish

Trim Only, if different than body- Sherwin Williams SW7006 Extra White

Any pipes or other appurtenances adhered to the house or walls, must be painted the color of the house body or trim so they match. Be sure to check with utility companies first to ensure that their boxes may be painted.



Be sure your painter is aware that the “yellow highlighted” wall shown above is your wall to maintain and paint from front pillar to rear pillar.

STAMPED CONCRETE DRIVEWAY & WALKWAYS PAINT

TUF-TOP - 12-185 BISON

This Xylene solvent paint may need to be special ordered. It is available in one or five gallon cans and is generally shipped in two to three business days. Local sources:

Sherwin-Williams, Flexbon and Porter Paints

The original Villa Floresta contractors treated our driveways with a Xylene-based coating specially formulated for raw pressed concrete surfaces. A coat of fresh paint with a Xylene solvent partially dissolves the underlying Xylene-based surface and fuses with it. This results in a very tight bond and a lasting paint job.

IMPORTANT: Do not mix Xylene and water-based paint. Unfortunately, over time and with changes in ownership and contractors, some driveways were repainted with water-based paint which is incompatible with Xylene-based surfaces. These are prone to early failure with flaking and peeling. Some Villa Floresta driveways had to be chemically stripped or even sand-blasted to return them to a workable concrete surface

IMPORTANT: Use a Non-Skid Additive: With any Xylene-Based paint, specify a non-skid additive. Use “SharkGrip,” “SlipGuard,” “Sharkskin” or an equivalent product. Untreated Xylene paint surfaces can be very slippery.



REPLACEMENT OF STAMPED CONCRETE DRIVEWAYS WITH PAVERS

Tremron, Inc.
Brick pavers

Size: 4x8 inches
Color: Beach Side

ALUMINUM FRONT & SIDE-YARD GATES

The arched front courtyard gates (see photo at right) are a custom design. Rear yard gates match the fences. See photos below.



Approved paint color: gloss white.

Instead of painting, powder coating is an option to restore the finish of the gates. The gates are removed, stripped and the finish is baked-on to last for many years.

REAR EXTERIOR ALUMINUM FENCES

The white aluminum fences along the rear of Villa Floresta properties are a required architectural feature of the neighborhood.

Approved paint color: gloss white

Approved fence replacement options: See attached spec sheets from manufacturer

Manufacturer: Ideal Aluminum

Maine Fence and Gate residential series #203 (with welded circles between upper rails) (p. 10)

Long Islander Fence and Gate residential series #300 (p.11)

Alamo Fence and Gate residential series #400 (p.12)

Six foot panels, four feet high. Factory painted gloss white. Posts to be set in concrete, including one at each end of the fence run (Fence should not be attached to existing masonry pillars). Include a five foot wide gate, with latch and self-closing hinges.

Only one (1) rear gate location is permitted. (single swing with no arch, with latch and self closing hinges)

Replacement Fence Contractor: Russ Carter Fence 465 Production Blvd., Naples, FL 34104 (239) 593-3362

CONCRETE TILE ROOFS

Manufacturer: Boral Roofing
200 Mansell Court East, Suite #310
Roswell Georgia 30076

Product: Barcelona 900 Concrete Roof Tiles
New Southern Blend – 1 HBCS 0100



CANVAS AWNINGS

Color: bright white (equivalent to Pantone 11-0601)
The rugged aluminum frames can be reused for replacement canvas.

Replacement Awning Cover Contractors:

Naples Awning, Inc. 6563 Taylor Road, Naples, 34105 239-597-9100
Sun Master, Inc. 900 Industrial Blvd., Naples, 34105 239-261-3581

If the home has a canvas awning, please use one of the contractors listed above.



REPLACEMENT MAILBOXES

Lykins Signtech Incorporated
5935 Taylor Road, Naples, FL 34105 239-594-8494

Replacements for the red, plastic “mail-ready flag” are available at Home Depot or Lykins Signtech



GARAGE DOORS

Clopay 501 woodgrain raised 8 panel steel door (or similar design from other manufacturer)

Solid door (no windows) or door with windows (inserts are optional)

Approved window insert designs: Sunset 501 – 4 arches
 Sunset 503 – 2 arches
 Sunset 505 – 1 arch (16 foot door)

Color: white, trim paint color, or house body color (see page 2)

Replacement window inserts are available from:

Action Automatic Door & Gate, Co. 239-643-3667
#275 Airport-Pulling Road, Naples, Florida 34105



Window inserts for Clopay doors are only available as a full set of 8 inserts. **Color:** white.

Note: doors manufactured by other than Clopay have slightly different inserts

FRONT ENTRY DOORS

Front doors may include glass and be painted or stained either white, black, brown, grey or trim paint color (see page 3). The addition of a screen door, fixed or roll-aside design, requires ARC approval.

SCREEN POOL ENCLOSURES

Pool cage color: white.

ARC approval is required for replacement of a pool cage.

HURRICANE PROTECTION

Storm Shutters ARC approval is required for installation of all storm shutters

Metal roll down shutters color: white or house body color

Polypropylene roll down fabric screens color: white, beige, brown, black, clear polycarbonate Polycarbonate (Lexan) clear panels (non-permanent)

Villa Floresta allows all homeowners to lower their approved storm shutters while they are away from their home for a temporary or extended period of time as well as in the event of an approaching storm that may be dangerous to their home while they are in residence. Roll down screens may be lowered for shade and/or privacy at any time.

GENERATORS AND FUEL STORAGE TANKS

Exterior fixed generators and fuel storage tanks must not be visible from the street or the golf course. Masking with shrubbery is required if they are visible.

EXTERIOR WALL LIGHTS

1. Original Villa Floresta wall fixtures are no longer available but the globes can be obtained on the internet)

Approved color for fixture: matte black or original verdigris

Replacement Globe: 12 Inch Frosted Acrylic Globe (**neckless**) with 5¼ inch throat opening

Replacement Globe: 12 inch frosted acrylic globe with 4 inch raised neck opening



2. Replacement wall fixtures

a. Acclaim Lighting - Model# 5261BK/WH Matte Black White Glass Havana Light Outdoor Wall Sconce **Replacement Globe:** 10 inch frosted globe with twist-lock base and 3.75 inch neck opening



b. Quoizel WVR8409EK

Clear Beveled Glass, Incandescent 2 Candelabra Base, 60 watt bulbs
Earth Black Steel

Available online or

Naples Lighting and Fan Depot
4572 Tamiami Trail N, Naples, FL 34103
(239) 261-7585



c. Kichler Regence outdoor wall light 59126BK

Clear glass, 2 bulbs E12 Candelabra style incandescent bulbs. Textured black.

EXTERIOR FRONT ENTRY LIGHT (original hanging globe or one of the choices shown below)

1. Original Hanging Front Entry Globe Replacement: 14 Inch frosted acrylic globe, 5 1/4 inch neckless throat opening.

Note: Replacement globes are available on the internet



2. Quoizel WVR1907EK Westover Outdoor Lantern

Earth Black Steel

Clear Beveled Glass Incandescent bulb 1- 150 watt medium base

Chain/Downrod Length 8'

Note: when installing, the chain length should not allow the light to swing into the halfmoon window above the front door.

Available online or

Naples Lighting and Fan Depot
4572 Tamiami Trail N, Naples, FL 34103
(239) 261-7585



3. Quoizel WVR1312EK Westover Flush Mount

Earth Black, Clear Beveled Glass Panels, 2 candelabra base bulbs

Available online or

Naples Lighting and Fan Depot
4572 Tamiami Trail N, Naples, FL 34103
(239) 261-7585

4. Kichler Regence 2-Light outdoor Pendant 59130BKT

Clear glass, 2 bulbs E12 Candelabra style incandescent bulbs. Textured black.

Note: when installing, the chain length should not allow the light to swing into the halfmoon window above the front door.



5. Recessed light fixture in lieu of hanging fixture

All exterior front entry over door and side lights must match.

IMPORTANT: Use Correct Color Temperature Bulbs for All Exterior Lamps Warm White with color rating of 2,700K

ADDITIONAL REQUIREMENTS:

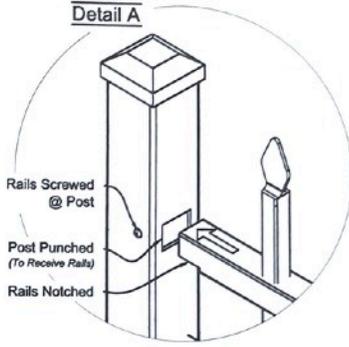
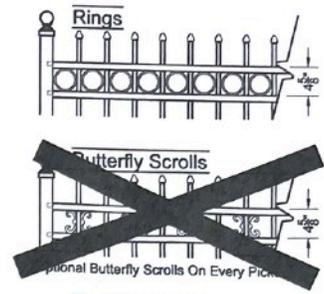
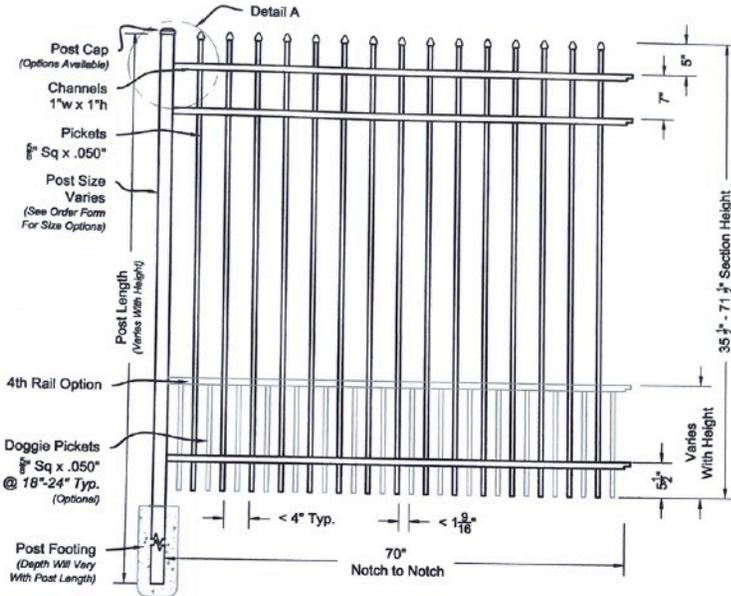
1. Accessory air conditioning units, exterior fixed generators and propane tanks may not be visible from the street or the golf course. Masking with shrubbery is required if they are visible.
2. The following are **not** permitted in Villa Floresta:
 - a. Above ground swimming pools
 - b. Dog runs
 - c. Fixed basketball hoops. Portable basketball hoops must be stored in the garage when not in use.
 - d. Playground equipment
 - e. Pool slides and diving boards
3. The following are permitted with limits as noted:

Flags: Flags may be flown in compliance with Florida Statute 720.304. No other flags shall be permitted except holiday flags, garden flags, and sports team flags. Flags may be flown attached to the garage.

Exterior Lighting: No spotlights, floodlights or similar high intensity lighting will be placed or utilized upon any lot which in any way will allow light to be reflected on any other lot or upon any common area without the approval of the ARC. Other types of low intensity lighting, including normal and customary Christmas or other holiday decorations, which do not unreasonably disturb other owners or occupants of the Community, will be allowed. Holiday lighting may be displayed 30 days before the holiday and must be removed 15 days after the holiday.

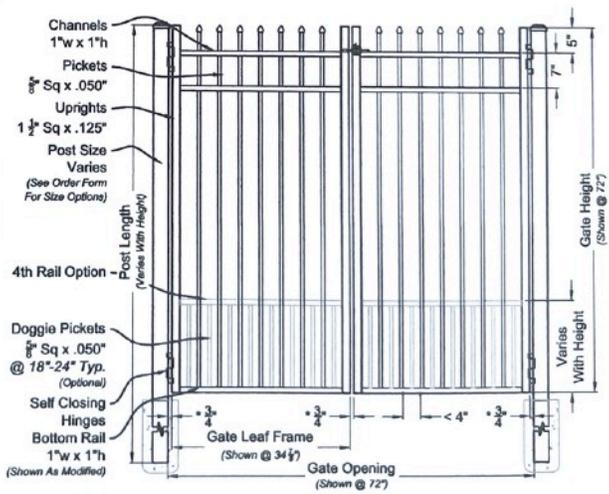
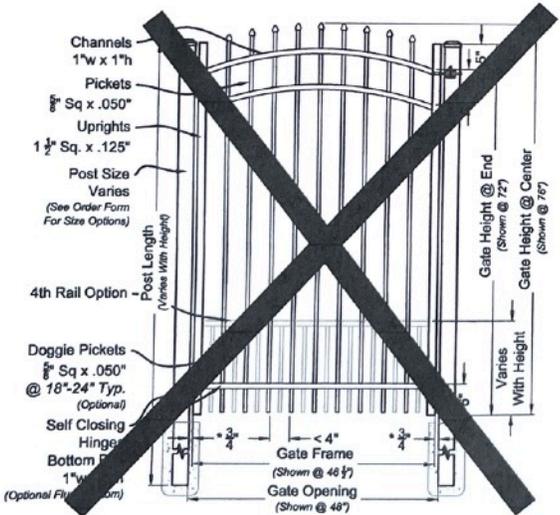
APPROVED REPLACEMENT FENCES

MAINE



01 Maine #203 6ft Fence Panel
Shown As Residential Series Scale: NTS

Matching Gate Options



02 Maine Single Walk Gate
#2033 Arched Rail Option Scale: NTS

03 Maine Double Walk Gate
#6203M Straight Rail Option Scale: NTS

Maine Fence & Gate
Residential Series #203



DRAWING NOTES:
Don't Scale From Drawings.
Please See Our Fence & Gate Style Sheet For Other Options.

Res 203 Series
Fence & Gate
Details

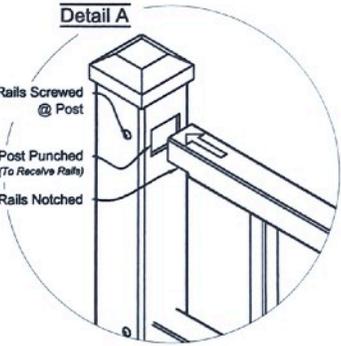
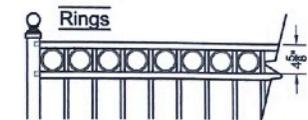
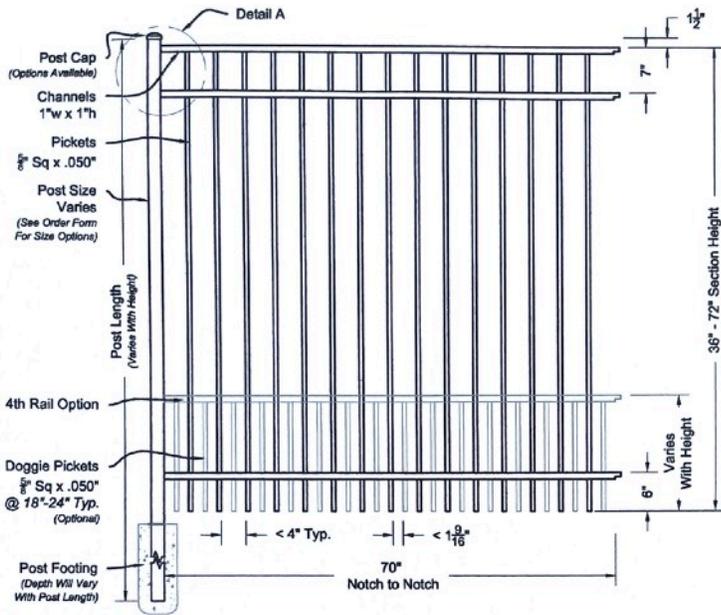
Approved By: iDeal Aluminum Quote #:
Drawn By: JMixon Drawn Date: 26-Nov-13

2000 Brunswick Lane Phone: 386.736.1700
Deland, FL 32724 Fax: 386.822.4956

*Other Optional Gate Hardware Available, But
May Change The Hinges And Latch Clearances.

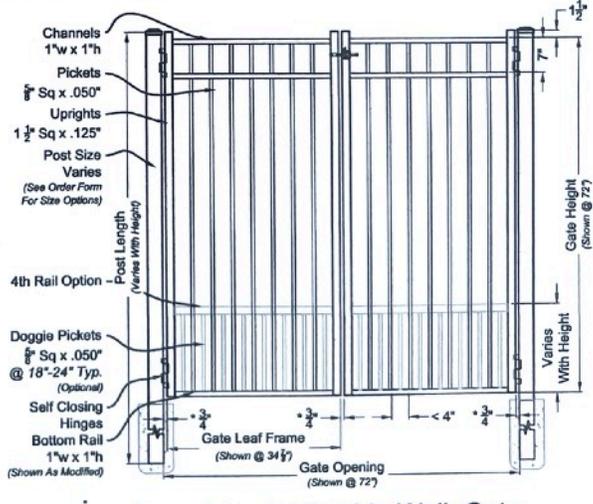
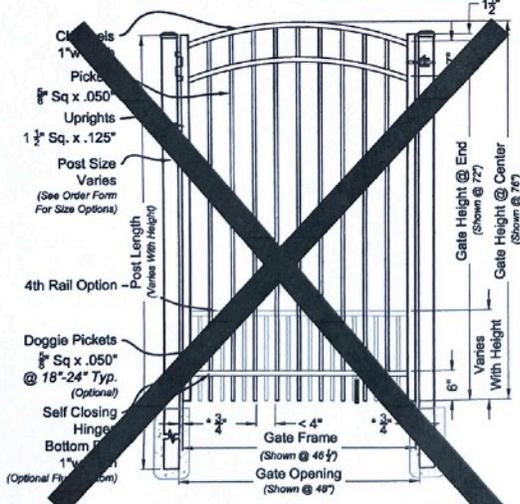
1 OF 1

LONG ISLANDER



i Long Islander #300 6ft Fence Panel
01 Shown As Residential Series Scale: NTS

Matching Gate Options



i Long Islander Single Walk Gate
02 #3003 Arched Rail Option Scale: NTS

i Long Islander Double Walk Gate
03 #6300M Straight Rail Option Scale: NTS

Long Islander Fence & Gate
Residential Series #300



DRAWING NOTES:
Don't Scale From Drawings.
Please See Our Fence & Gate Style Sheet For Other Options.

Res 300 Series
Fence & Gate
Details

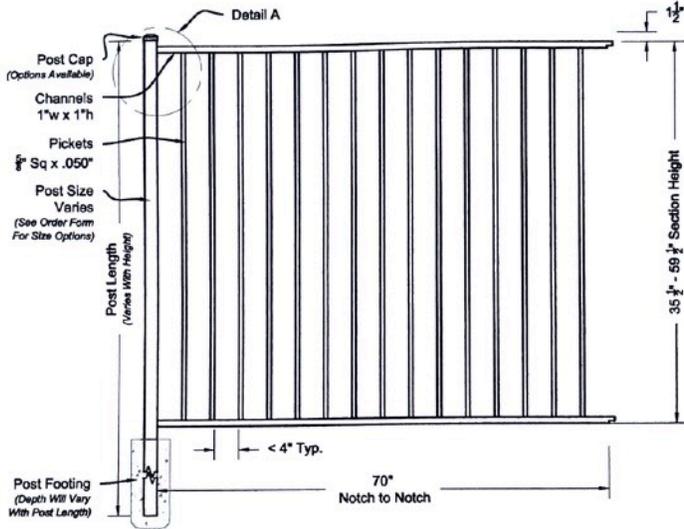
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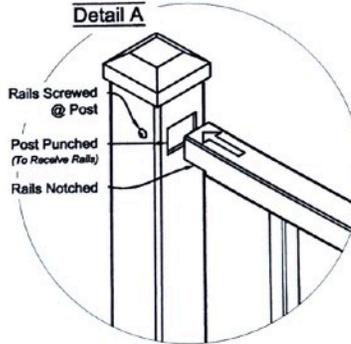
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ALAMO



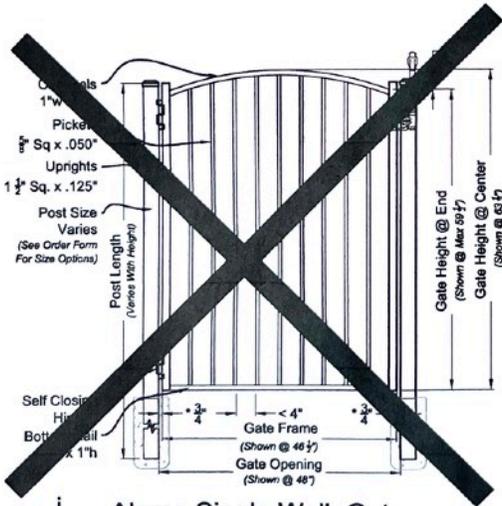
Rings
Not Available

Butterfly Scrolls
Not Available

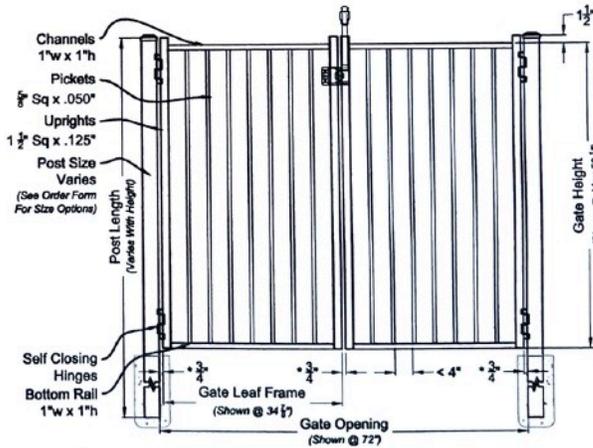


Alamo #400 6ft Fence Panel
 Shown As Residential Series Scale: NTS

Matching Gate Options



Alamo Single Walk Gate
 #4004 Arched Rail Option Scale: NTS



Alamo Double Walk Gate
 #6400M Straight Rail Option Scale: NTS

Alamo Fence & Gate
 Residential Series #400



DRAWING NOTES:
 Don't Scale From Drawings.
 Please See Our Fence & Gate Style Sheet For
 Other Options.

Res 400 Series
Fence & Gate
Details
Pool Code

Approved By: **iDeal Aluminum** Quote #: _____
 Drawn By: **JMixon**

Drawn Date: **26-Nov-13** 2000 Brunswick Lane Phone: 386.736.1700
 Deland, FL 32724 Fax: 386.822.4956

*Other Optional Gate Hardware Available, But
 May Change The Hinge And Latch Clearances.

1 OF 1