

Prepared by:
S. Kyla Thomson, Esq.
Varnum LLP
4501 Tamiami Trail N., Suite 350
Naples, FL 34103
239-241-7380

**CERTIFICATE OF AMENDMENT
TO THE DESIGN & DEVELOPMENT STANDARDS FOR
THE PRESERVE ASSOCIATION, INC.**

I HEREBY CERTIFY that the following amendments to the Design & Development Standards for The Preserve Association, Inc. were duly approved and adopted by the members of the Architectural Review Committee at a duly-noticed Architectural Review Committee meeting called for that purpose, at which a quorum was present, held on August 17, 2026.

The original Design & Development Standards were recorded at Official Records Book 1442, Page 1432, et seq., of the Public Records of Collier County, Florida.

Witnesses:

Patricia Scherry
(Signature of Witness #1)

PATRICIA Scherry
(Print Name of Witness #1)

98 Wyndemere Way
(Address)

Naples FL 34105
(Address)

THE PRESERVE ASSOCIATION, INC.
A Florida not for profit corporation

Scott McDonald

By: Scott McDonald
Title: President

[Additional Witness Information and Notary Block on Next Page.]

Natalie Artmece
(Signature of Witness #2)

Natalie Artmece
(Print Name of Witness #2)

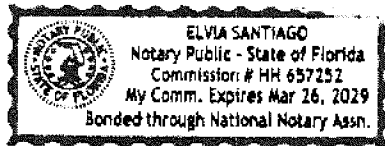
98 Wyndemere Way
(Address)

Naples, FL 34105
(Address)

**STATE OF FLORIDA
COUNTY OF COLLIER**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared ☒ in person or ☐ virtual attendance, Scott McDonald, as President of The Preserve Association, Inc., who is ☒ personally known to me or ☐ has produced his or her _____ as identification and who executed the foregoing instrument and acknowledged before me that he or she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of August 2026.



Elvia Santiago
Notary Public, State of Florida
My commission expires: 03/26/2029

Exhibit A

The Preserve Association, Inc.
Design and Development Standards

This ~~D~~esign and ~~D~~evelopment ~~S~~tandards to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Preserve recorded in Official Records Book 2205 at Page 365 of the Public Records of Collier County is published by the Architectural Review Committee of Pond Apple Preserve (ARC-PAP) in accordance with Section 11 of said Declaration.

In accordance with the provisions of the Amended and Restated Declaration of Covenants, Conditions , and Restrictions for The Preserve, section 11 (pages 10-12), recorded July 11, 1996, an Architectural Review Committee is established for The Preserve referred to in this document as ARC-PAP and as Committee in the Declaration. The Architectural Review Committee of the Wyndemere Master Homeowners Association (referred to in this document as ARC-WHOA and as ARC in the Declaration).

The **ARC-PAP** shall consist of at least three (3) persons appointed by the Board of Directors of the Association. Approval or disapproval by a majority of the Committee members of any proposed improvement or alteration to the structure or grounds of a dwelling, as defined herein, shall constitute the official approval or disapproval of the **ARC-PAP**.

The purpose of the **ARC-PAP** shall be to ~~protect and enhance~~ maintain the high aesthetic standards of The Preserve and to ensure that any modifications or alterations to existing structures or grounds, as defined herein, maintain a harmonious relationship to the original structure and neighboring properties.

To meet this purpose “no improvement or structure of any kind, including, without limitation, any building, wall, fence, swimming pool, driveway pavement, or screened enclosure, as defined herein, shall be erected, ~~or~~ placed and no addition, alteration, modification or other change to any ~~such improvement or structure~~ shall be made without the prior written approval of the **ARC-PAP**.”

~~The **ARC-PAP** shall consist of at least three (3) persons appointed by the Board of Directors of the Association. Approval or disapproval by a majority of the Committee members of any proposed improvement or alteration to the structure or grounds of a dwelling, as defined herein, shall constitute the official approval or disapproval of the **ARC-PAP**.~~

A request for an appeal shall be submitted in writing to ~~the~~ The Preserve Association, Inc. Board of Directors within ten (10) days after issuance of a ~~disapproval decision~~ by the ARC-PAP (see Section 11.11). Any approval ~~or disapproval~~ by the ARC-PAP and/or Board of Directors shall also be subject to review by ARC-WHOA. ~~the Architectural Review Committee of the Wyndemere Master Homeowners Association (referred to in this document as ARC-WHOA and as ARC in the Declaration).~~

Approval by the **ARC-PAP** shall be required before construction or any alteration is initiated with the exception of any non-structural changes located inside an owner’s lanai courtyard which serves only that unit. “In order to obtain the approval of the **ARC-PAP**, a ~~complete~~ set of plans, renderings, photographs of the area of where the work is to be done and specifications for proposed construction and any and all other reasonably requested information and materials related thereto shall be submitted to the **ARC-PAP** for its review. The plans shall include, as appropriate, the proposed location, grade,

elevations, shape, dimensions, exterior color plans, landscaping plans, ~~approximate costs~~, and nature, type and color of material to be used.

Any interior construction or alteration that could affect the occupancy and general enjoyment of the occupants of an attached residence **Preserve** unit shall also require the submission of a detailed description and plan of the proposed construction to the ARC-PAP for review and approval. The detailed plan submitted should include coverage of all changes and/or additions to the various electrical, plumbing, drainage and water supply systems – particularly as they affect the common systems of an attached residence or the neighborhood.

“The **ARC-PAP** shall review all plans presented to it by an Applicant as to the suitability and harmony of location, ~~structure~~ and external design in relation to surrounding topography and structures in accordance with the requirements contained herein. However, it is a requirement of the Applicant to obtain any and all applicable building permits from the appropriate government agencies and ensure that the highest standards of quality, materials and workmanship are used in the process.”

All building criteria shall meet the standards as established in Planned Unit Development (PUD) of Wyndemere and the **ARC-WHOA** or whichever is more restrictive.

“The **ARC-PAP** is empowered to publish or modify from time to time, design and development standards for the Preserve, including but not limited to standards for the following:

1. Architectural design of improvements
2. Fences, walls, and similar structures
3. Exterior building materials and colors
4. Exterior landscaping
5. Exterior appurtenances relating to utility installation
6. Signs and graphics, mailboxes and exterior lighting
7. Driveway pavement
8. All buildings, landscaping and improvements on lands owned or controlled by the Association.

The standards shall be reasonable and in conformance with the plan of development of The Preserve and Wyndemere.”

STANDARDS (I)

Materials used in any modification or alteration shall in all cases match those currently in use; cedar siding, except that “James Hardie Plank Lap Siding” (TM Reg.)(Hardie Plank) Fiber Cement Cedarmill siding or similar product designed for the intended use may also be used as siding but it must be approved in advance by the ARC-PAP and ARC-WHOA.

Exterior ~~Paint~~ ~~Colors~~ paint color(s) of Body, Trim, Fence(s)/Wall(s) must ~~follow the COLOR SWATCH~~ **be from the color chart contained herein which lists the approved Sherwin Williams (SW) colors and the specific, pre-painted Hardie Plank/Board color(s) approved by the ARC-PAP and ARC-WHOA.**

<u>SW COLOR NAME</u>	<u>COLOR CODE</u>	<u>HARDIE PLANK COLOR</u>
<u>Brainstorm Bronze</u>	<u>SW7033</u>	<u>Timber Bark</u>
<u>Moth wing</u>	<u>SW9174</u>	<u>Khaki Brown</u>
<u>Skyline Street</u>	<u>SW1015</u>	<u>Cobble Brown</u>
<u>Accessible Beige</u>	<u>SW7036</u>	<u>Costume Color</u>
<u>Ethereal White</u>	<u>SW6182</u>	<u>Artic White</u>

Approved Paint Color Chart

<u>SW Color (Name & Code)</u>	<u>Hardie Plank Color Equivalent</u>
<u>Moth Wing (SW9174)</u>	<u>Khaki Brown</u>
<u>Amazing Gray (SW 7044)</u>	<u>Cobble Stone</u>
<u>Balanced Beige (SW 7037)</u>	<u>Not available. Custom color match needed.</u>
<u>Accessible Beige (SW 7036)</u>	<u>Navajo Beige</u>
<u>Aesthetic White (SW7035)</u>	<u>Arctic White</u>
<u>Dover White (SW6385)</u>	<u>Not available. Custom color match needed.</u>

If a custom color of James Hardie material is used on the Body, Trim or Fence/Wall, it must match one of the Sherwin Williams colors listed on the chart.

Exterior painting of a structure/body ~~(all of which are two-unit structures)~~ requires approval from the ARC-PAP and ARC-WHOA.

The following descriptive definitions apply:

Structure is defined as the parts making up the exterior of a residence which includes everything that protects the home from the elements and defines its structural aesthetic. These components include exterior walls and trim, (to include eaves, overhangs, soffit, fascia, gables and dormers), fences/walls, garage doors, gutters, pool cages, and hurricane protection systems. a two-unit attached residential villa building, garages/garage doors, fences, wall and entrance ways. ~~The following descriptive definitions apply:~~

Body - the exterior portion of a residential villa building intended to enclose the interior, air-conditioned living area of the building and to include the garage and garage door(s).

Trim – the applied finish on the exterior of a building- body such as moldings around windows, doors, garage door(s) and entryway openings. (window trim, exterior door trim, garage door trim and entryway trim). ~~The trim color can be either the same color as the approved body color or another approved trim color.~~

Fence/Wall – a barrier made from wood or an approved wood substitute like Hardi board that is intended to mark a boundary or enclose a space. Fences/Walls must be of a style and color that compliments the residence. In no case shall a fence/wall, except one surrounding a swimming pool, exceed a height of four (4) feet or be located in a place that interferes with lawn care. A fence/wall that is visible from the street should be constructed of material(s) that match the Body of the building. Other fences, pending ARC-PAP approval, may be of dark brown, anodized aluminum, wrought iron or open wood style. No chain link, wire or wood stockade type fence will be permitted.

~~Body—the exterior portion of the building that is intended to enclose the interior, air conditioned living area of the building.~~

Interior courtyard - the Body (Walls), trim, fences or flooring that is not visible from the street. ~~Located in Even-number residences at the front of the property and in Odd-number residences on the front door entry or pool side or rear of the property, may, the interior courtyard may be painted without ARC-PAP approval.~~

Garage door color must be either the same color as the approved body color or an approved lighter trim color. ~~Colors of sharp contrast (for example—red, blue, or green) are not permitted on garage doors.~~ Any garage door which is replaced must be replaced with a 32-panel door, 4 panels high and 8 panels across, as approved by the ARC-PAP and ARC-WHOA. ~~of The Preserve Association, Inc.~~

Driveways – any changes to or replacement of ~~to~~ the current, concrete driveway pavement, excluding pavers, must be a total replacement of driveway with approved brick/masonry pavers. Paver color, style and materials to be used must be approved by the ARC-PAP and ARC-WHOA.

Roof replacement must be done at the same time and the shingle color and texture must be the same on attached villas. ~~that are both part of the same Structure and both Owners. Both owners must apply to the ARC-PAP. Any changes to current roofs must be asphalt shingle. The shingle color and texture must be the same for both owners throughout The Preserve. and timing of the work must be coordinated with the attached neighbor. The shingle of choice is GAF Timberline HDZ and the color is Weathered Wood and a shingle sample will be in the WHOA office. Wood shingles, metal, clay or cement tiles are not permissible.~~

Screen Enclosures must be made of dark brown, anodized aluminum.

~~Fences, if approved by the ARC-PAP, are not to be visible from the street and must be of a style and color that compliments the residence. In no case shall a fence (excepting one surrounding a swimming pool) exceed a height of four feet (4') nor be located in such a manner that it interferes with lawn mowing. A fence should be anodized aluminum of dark brown, wrought iron, or open wood style. No chain link, wire, or wood stockade type fencing will be permitted.~~

Lawn Decorations – artificial ornaments of any type are not permissible on any lawn.

Plantings. A wide variety of trees and plants are allowed. A list of acceptable and unacceptable plantings may be obtained from Wyndemere Homeowners Association's (WHOA) "Recommended Landscape Plant Palette."

Hurricane Specification. The following options are approved to protect one's home from damage due to a hurricane or strong storm:

- Automatic Roll Down Shutters,
- Accordion Shutters,
- Colonial Shutters,
- Bahama Shutters,
- Clear Hurricane Panels

-Kevlar Screens (Black color)

The color of the shutters should be either white, ivory, beige or bronze.

A fully executed ~~arc~~ARC application approved by **ARC-PAP** must be submitted to ~~whoa~~ WHOA for review for all options noted above. A copy of the approved policy can be found on the ~~whoa~~ WHOA website.