

Westhaven at Gateway: Rules and Regulations

Westhaven at Gateway  
Community Rules and Regulations

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All residents are advised:

1. These Rules and Regulations are supplemental to the Association's Governing Documents, local, state and Federal laws, ordinances and codes.
2. These Rules and Regulations are subject to amendment from time to time.

Section 10: **Air Conditioners:** Window A/C units are not permitted

Section 20: **Antennas and Satellite Dishes:**

- A. Exterior antennas for AM/FM radio, amateur radio, CB radio, digital audio radio or used as part of a hub to relay signals are not permitted.
- B. Satellite Dishes with a diameter of 18 inches or less are subject to ARC review. Dishes can not be installed 1)in the front of the home, 2)be mounted on the roof or 3) placed in the common areas. No more than one dish at one residence.

Section 30: **Awnings:** are not permitted on the front of any residence. A retractable roll out awning for the rear lanai, subject to ARC review may be permitted.

Section 40: **Basketball Hoop:** Only portable basketball hoops are allowed and must be stored in the residence garage when not in use.

Section 50: **Boats or other watercraft:** must be stored in the garage when not in use.

Section 60: **Clothes Drying:** no garments, rugs or other materials shall be hung, exposed or dusted from the windows or in the front of a home. Further, no clothes lines or other similar drying facility for drying or airing clothes shall be erected in the front or rear of the home.

Section 70:**Driveways and Walkways:**

- A. Any repairs or replacement of driveway or walkway must be consistent with the original installation, materials and colors.
- B. Driveways should remain free from oil, gas and other stains. Periodic cleaning may be required at the discretion of the Board of Directors.

Section 80: **Exterior Lighting Security Cameras:**

- A. All additional or replacement light fixtures require ARC review and approval.
- B. Any security lighting, subject to ARC review and approval, must not shine into neighbors' property and generally be aimed toward the ground.
- C. Security cameras, subject to ARC review and approval, shall only be aimed within the residence's property.

Section 90: **Fences:** are not permitted.

Section 100: **Flags:** No flags or banners other than the American flag is permitted. Only permissible installation is by a bracket mounted near the front door of the residence. No flag poles in the front yard are permitted.

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Section 110: **Garages:**

- A. Garage conversions are not permitted.
- B. Garage doors should be kept closed when the garage is not in use.
- C. Garage doors should be periodically cleaned and repaired or replaced if damaged.
- D. Garage screens are not permitted

Section 120: **Gutters and Downspouts:** Additional or replacement gutters or downspouts must match the color and style of other installations on the Building.

Section 130: **House Colors:** Only original colors for walls, trim and doors may be used for repainting. Requests for painting a front door or garage door must have ARC review and approval.

Section 140: **House Paint:** House finishes should not have mildew, staining, chipped or peeling paint.

Section 150: **Landscape and Hardscape:**

- A. Landscape material shall not be removed, except to replace dead, dying or missing material.
- B. Installing new or additional plants, flowers, shrubs or trees requires an ARC review and approval.
- C. All landscape shall be in mulched planting beds. Only organic mulch is permitted.
- D. River rock/stone strip up to 12" in width is allowed between organic mulch beds and pavements allowed . No white stone or marble chips.
- E. Hardscape items such as orbs, birdbaths, bird feeders, sculpture, gnomes, figurines or plaques are not permitted in the front of a residence.
- F. Low voltage or solar lights placed inside the landscape beds are subject to ARC review and approval

Section 170: **Mailboxes:** The community has a centrally located mail kiosk for US Mail delivery. Each residence is assigned a marked mail slot and is furnished a key for access; available at any time. If a key is lost, a resident can obtain a replacement key from the property manager; there is a charge for the service.

Section 180: **Nuisances:**

- A. Music/radios/TV sound levels must not be used at levels that can be heard outside the home.
- B. No homeowner shall create an annoyance to their neighbors. Loud, disturbing and unnecessary noises are not permitted. The Lee County Sherriff's office will be called to enforce noise ordinance complaints

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- C. Garage or yard sales are not permitted.
- D. Discharging of firearms, BB guns, pellet guns, firework in the community is not permitted.

### Section 190: **Parking of Vehicles:**

- A. Overnight parking of a vehicle on the streets in the community is not permitted.
- B. Guest parking areas are intended for guest or visitors to the community and not for residents to use for personal vehicles.
- C. No parking on the sidewalks or landscape areas of the community at any time.
- D. See Section 12.15 of the declaration for addition Vehicle-Parking restrictions.

### Section 200: **Lanais – Patio:**

- A. The addition of a patio to the rear of a home requires an Architectural Design Review submittal to the Association. If requested the patio must be constructed of concrete or brick pavers; can not extend more than 8 feet out from the wall of the house, stay within the property lines.
- B. Lanais may not be converted to enclosed air conditioned space .

### Section 210: **Pets:**

- A. A maximum of 3 pets per home are permitted.
- B. Dogs and cats if outside, must be on a leash and under the control of the handler.
- C. Birds or dogs may not be kept on a lanais if they make noise that is disturbing to neighbors.
- D. Pet owners are responsible for cleaning their pet's waste and disposal of waste correctly.
- E. See Section 12.14 of the Declaration for additional restrictions.

### Section 220: **Swingsets and Play Equipment:**

- A. Permanent installation of swingsets, slides, forts or similar childrens play equipment is not permitted.
- B. Portable play equipment may be used on the driveway or lawn areas, but when not in use must be stored within the home or garage

### Section 230: **Screen Enclosures & Screen Doors:**

- A. Screen enclosures in the rear of the home are not permitted.

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- B. Screen Doors for the front door , subject to ARC submittal, must be bronze color metal frame, generally plain, with no decorative design.

### Section 240: Seasonal Lights and Decorations:

- A. No ARC submittal is necessary, but any holiday lights and decorations may only be displayed from Thanksgiving until January 15. Other recognized national holidays, decorations can only be on display two weeks prior to the holiday and removed within two week following the holiday.
- B. Holiday displays need to be kept within landscape planting beds or entry areas of the home, so that routine lawn mowing operations can continue.

### Section 250: Sidewalks:

- A. No parking on the sidewalk and vehicles parked in the driveway should not block the sidewalk for pedestrian use.

### Section 260: Signs:

- A. No "for sale", "for rent", or "open house" sign may be place on the yard or displayed from windows of any home. See Section 12.6 of the declaration for more specifics.

### Section 270: Storage Shed:

- A. Permanent storage sheds are not permitted in either the front or rear of the home.
- B. Temporary storage units, e.g. PODS, may be considered by the ARC for short term use by a homeowner due to an emergency or construction.

### Section 280: Storm Shutters:

- A. Accordion style shutters are not permitted on the front of a home
- B. Bahama style shutters are not permitted on a home.
- C. Roll down shutters must match the color of the wall to which they are attached.
- D. A seasonal resident may not place storm shutters coverings on the homes windows and doors, except no earlier than 72 prior to a storm warning and they must be put away within 14 days following the event.
- E. Shutters may not be used for security purposes.

### Section 290: Trash and Recycling Containers:

- A. All trash or recycling materials must be placed in containers as approved by the Lee County waste management contractor.

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- B. Trash and recycling containers cannot be placed at the curb line before 5P the day prior to the pick up day and must be returned to the owners garage by 6PM that day
- C. On non collection days, trash and recycling containers must be stored in the owner's garage.
- D. Please contact the Property Manager for instructions to handle trash pick up for bulky items that can not fit into containers.

### Section 300: Window coverings and films:

- A. Interior window coverings of bed sheets, newspaper, aluminum foil, plastic bags or other similar materials are not permitted.
- B. Solar films applied to the interior of the windows or doors, are subject to ARC review and approval and may not have mirror or reflective type finish.