

MARSH LANDING VILLA II HOMEOWNER ASSOCIATION, INC.
RULES AND REGULATIONS

EXTERIOR MODIFICATIONS:

All Exterior Modifications, including landscaping additions or changes, require the completion of a Villa II Architectural Modification Form PRIOR to commencing any such work. The form is available from and should be submitted to any Villa II Board member.

As a condition precedent to granting approval of any request for an alteration or addition to an existing structure or to the landscaping, the applicant, their heirs and assigns thereto hereby assume sole responsibility for repair, maintenance or replacement of any such alteration or addition. Regarding landscaping additions, it is understood that the Association is only responsible for normal maintenance of plantings adjacent to a building's foundation and for mulching only the front and side of such structure.

HURRICANE PROTECTION:

All shutter material and mechanisms must be WHITE OR CLEAR LEXAN only and/or must conform to the specifications adopted by the Marsh Landing Master Association. Lanai Shutters must be installed on the inside of beam, NOT on the outside of screened area. Plywood or galvanized panels may be installed once a Hurricane Watch has been issued, but must be removed within seven (7) days after a storm has passed. The exception is when back-to-back storms have been predicted.

For security purposes, when leaving for an extended time, only windows on sides and rear of building should be shuttered. In case of a hurricane, arrangements should be made to shutter front windows and doors.

FLAGS:

With the exception of a portable US flag, any other flag may be displayed for up to 48 consecutive hours.

HOLIDAY LIGHTS AND DECORATIONS:

Discretion should be used as to how many days, prior to a holiday, exterior decorations are displayed. However, with the exception of Christmas, outside decorations must be removed within seven (7) days following the holiday. Christmas decorations may be displayed until January 8th. of the following year. No decorations should interfere with the landscaper's ability to perform his tasks. Front *door* decorations are at the discretion of the homeowner.

GAS GRILLS:

Fire Code states that propane tanks containing gas cannot be stored inside of a building or garage. Please refer to the policy of the Estero Fire Rescue Fire Marshall.

MAILBOX-REPLACEMENT:

Any replacements must conform to those already in use. (See Master Association Guidelines)

WALKWAY LIGHTS. LAWN AND YARD DECORATIONS:

Placement of items is permitted in beds that contain mulch or along the mulched area of the walkways, but not in any grassy area where they would interfere with grass cutting. Discretion should be used as to size, color, and number.

ADDITIONAL REMINDERS:

- Before Leaving - Seasonal Residents should remove all annual plantings, outdoor furniture, pots, lawn ornaments, benches, etc. that could be a hazard during a hurricane.
- Notify the Association of a local contact person that has access to your residence in case of an emergency.
- More restrictive rules adopted by the Master Association shall take precedent over Villa II Rules.