

BERKSHIRE LAKES
ARCHITECTURAL
REVIEW BOARD
STANDARDS

**“Amended and Restated Architectural Review Board Standards”
Effective 2026”**

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Berkshire Lakes BLMA, Inc.
Architectural Review Board Standards

0 Purpose, Intent, And Uniformity

These Architectural Review Board (“ARB”) Standards are adopted to preserve public safety, aesthetic integrity, uniform appearance, and property values throughout the Berkshire Lakes community. These Standards are intended to be applied reasonably and consistently. Where subjective judgment is required, decisions shall be guided by community-wide uniformity, visibility, and functional impact rather than individual preference.

No prior approval, inaction, or lack of enforcement shall constitute a waiver of the Association’s right to enforce these Standards prospectively.

1 ARB Authorization

The Architectural Review Board (“ARB”) is established under the direction of the Berkshire Lakes BLMA, Inc. (“BLMA”). Article 7 of the Fourth Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Berkshire Lakes outlines the composition, scope, and responsibilities of the ARB. The ARB is authorized to establish architectural standards and to review and approve or disapprove proposed exterior alterations in accordance with the governing documents.

- 1.1 ARB approval is required prior to commencement of any work affecting the exterior of any Residential Unit. Failure to obtain such approval may result in enforcement action by the Association pursuant to the governing documents and applicable law, including but not limited to the levying of fines, suspension of use rights, or other remedies authorized under the governing documents and Florida law.
- 1.2 As part of the ARB Alteration Request application process, one (1) complete set of plans shall be submitted. The ARB may, in its discretion, require up to three (3) complete sets of plans. Plans may include drawings, diagrams, photographs, and specifications prepared by the Residential Unit Owner, architect, landscape architect, engineer, or other person deemed qualified by the ARB.
When submitting a landscape plan, whether new or revised, the plan must identify the location of any street lamp located on or adjacent to the Residential Unit.
- 1.3 Complete plans must be submitted to the ARB prior to applying for any Collier County permits.
- 1.4 Plans incident to the proposed work must be reasonably complete and accurately depict the improvements contemplated so as to allow meaningful review by the ARB.
All changes involving design, color, materials, or scope must be resubmitted for approval prior to commencing work. All work shall conform strictly to ARB approvals.
- 1.5 It is the obligation of the Residential Unit Owner to obtain all required Collier County permits.
- 1.6 It is the responsibility of the Residential Unit Owner to identify the location of all easements affecting the property and to comply with all restrictions applicable to such easements.
- 1.7 Any proposed addition or alteration not specifically addressed within these Standards must be submitted to the ARB for review. Such requests may also require approval by the BLMA Board of Directors.
- 1.8 ARB approval does not override applicable governmental regulations and does not supersede the requirements of the governing documents relating to drainage, grading, or easements.

2 ARB Alteration Request Process

- Step 1: Residential Unit Owner completes an ARB Alteration Request form.
 - Step 2: The request is received and reviewed for completeness, including resident-provided projected start and completion dates.
 - Step 3: A sequential project number is assigned and the request is logged in the ARB Alteration Request tracking system.
 - Step 4: At the next regularly scheduled ARB meeting, the request is evaluated. If approved, the Residential Unit Owner will receive written authorization to proceed. If not approved, the project may not proceed. The Residential Unit Owner may resubmit revised materials for further consideration.
 - Step 5: Upon issuance of any required Collier County permits, the Residential Unit Owner must submit a copy of the approved permit(s) to the BLMA office prior to commencement of any work. ARB approval shall not be considered valid for purposes of commencing work until all required governmental permits have been issued and provided to the Association. **Work may not begin until this requirement is satisfied.**
- Step 6: Upon final inspection approval by Collier County, the Residential Unit Owner shall notify the BLMA office and return the permit documentation.
- Step 7: The property shall be inspected by a BLMA representative to confirm compliance with the approved request.
 - Step 8: Following inspection, the Residential Unit Owner shall receive written notice of approval or non-compliance from BLMA.
- Failure of the ARB to act within a stated review period shall not constitute approval unless expressly required by law or the governing documents.

3 Definitions

The following definitions apply to the Berkshire Lakes Architectural Review Board Standards:

- 3.1 **Deck:** Flooring surrounding an in-ground pool or spa, or floor of a patio, lanai, or porch. It must be constructed of pavers or concrete.
- 3.2 **Fence:** A barrier intended to prevent escape or intrusion or to mark a boundary. It typically consists of posts and slats. No wood, chain-link or wire fences are allowed.
- 3.3 **Hedge:** A row, grouping, mass, or combination of plants that is installed, maintained, or allowed to grow in a manner that functions as a visual screen, boundary, or privacy barrier, regardless of species, spacing, or planting configuration.
- 3.4 **Lanai:** A roofed porch.
- 3.5 **Porch:** A covered area adjoining an entry.
- 3.6 **Screening Materials:** Concrete, decorative concrete, PVC, or plantings.
- 3.7 **Structure:** Anything constructed or erected with a fixed location on the ground. Among other things, these may include buildings, walls, fences, and swing sets.
- 3.8 **Wall:** A thick masonry structure.
- 3.9 **Thicket:** An area of dense or uncontrolled growth of trees, bushes, and/or underbrush.

4 Contractor/Residential Unit Responsibilities

- 4.1 Unless the Residential Unit Owner and its contractor receives specific written permission from the ARB, the Residential Unit Owner and its contractor and all other persons involved in the construction of a residential improvement shall perform their work without entering upon property owned by any Residential Unit Owner or entity other than the person or entity that owns the property upon which the residential improvement is being constructed.
- 4.2 Contractors or any other person providing labor services and materials shall cause any vehicle or equipment, materials, or debris to be placed upon property owned by a Residential Unit Owner

or entity other than the person or entity that owns the property upon which the residential improvement is being constructed.

- 4.3 Residential Unit Owners of the property upon which the residential improvement is being constructed shall be responsible for any violations of this standard and if any damage is caused to adjacent or nearby property, or if any debris is placed upon adjacent or nearby property in violation of this standard, the Residential Unit Owner of the property upon which the residential improvement is being constructed shall be liable for all actual and consequential damages occasioned thereby. In all cases, all construction debris must be removed from the construction site no later than 5 working days after any Certificate of Occupancy or Certificate of Completion is issued by Collier County.
- 4.4 Dig Safe (call 811 or online at www.sunshine811.com) must be contacted to mark all underground utilities prior to any work being performed. It is the Residential Unit Owner's responsibility to protect and maintain all utilities. Any damages must be repaired immediately by the Residential Unit Owner and his/her contractor.
- 4.5 BLMA may require construction to cease where the Association determines that work is not in compliance with ARB approval, subject to notice requirements under the governing documents and applicable law. Neither the BLMA nor the ARB shall be liable for any damages related to ceasing such construction.

5 Drainage and Grading

- 5.1 Drainage and grading shall meet all requirements of the proper government agencies
- 5.2 The contractor shall grade in accordance with the overall drainage plan and other criteria as may be required by the ARB.
- 5.3 Collier County has adopted a Surface Water Drainage Plan for the Berkshire Lakes subdivision within and upon the rear 5 feet of each of the following-described single family residential lots. There exists a nonexclusive surface water drainage easement that runs in favor of BLMA and in favor of the following Residential Unit Owners of any properties within Berkshire Lakes that the plan shows as utilizing said easement for surface water drainage:

Lot	Street Address	Lot	Street Address
12	744 Belville	107	809 Belville
13	748 Belville	108	865 Belville
14	752 Belville	121	761 Belville
15	756 Belville	125	723 Lambton
20	637 Merryport	27	696 Lambton
95	849 Belville	90	261 Lambton
96	845 Belville	91	267 Lambton
99	6637 Eastbourne	158	703 Lambton
100	6641 Eastbourne	161	6621 Cutty Sark
103	6640 Eastbourne	30	656 Lambton
104	6636 Eastbourne	62	645 Lambton

- This easement shall entitle the BLMA to grade and slope the easement area so that surface waters flow over the easement area in accordance with the plan adopted by Collier County,

South Florida Water Management District and, where applicable, the Department of Environmental Protection.

- The depth and slope of the easement area shall be in accordance with the plan adopted by Collier County, South Florida Water Management District and, where applicable, the Department of Environmental Protection.
- The aforementioned easement includes the right to drain surface water from other residential lots over and upon easement areas, provided that such drainage is in accordance with the plan.

6 Landscaping

Before any modification to an approved landscape plan is made, landscape plans reflecting such modifications shall be submitted to the ARB for approval. Annual or seasonal plantings are excluded from this requirement.

The ARB was established to preserve the beauty, quality, and value of the Berkshire Lakes community. **Residential Unit Owners may implement the State of Florida's voluntary Florida-Friendly Landscaping™ practices, provided such practices are implemented in a manner that does not disrupt the overall uniform appearance of the community or negatively impact property values.**

The ARB has evaluated and approved landscape standards that may be applied without disrupting the cohesive appearance of this deed-restricted community.

All landscaping must be properly maintained. If landscaping is determined by the Association, to have become unsightly or noncompliant, the Residential Unit Owner shall be notified and required to correct the condition.

6.1 Tree Removal

Removal of any healthy, living tree requires prior ARB approval. The Residential Unit Owner is responsible for contacting Collier County to determine any applicable tree permitting or replacement requirements.

6.2 Plant Size and Encroachment

All plantings must be selected and installed so they do not encroach onto neighboring properties, common areas, sidewalks, or rights-of-way at maturity. Plant maturity sizes may be referenced at:

<https://gardeningsolutions.ifas.ufl.edu/>

6.3 Prohibited Plant Species

Ficus, Areca palms, running or spreading bamboo, any invasive species and Collier County-prohibited exotic species are not permitted. The ARB reserves the right to prohibit additional plant species that, due to growth habit, density, maintenance characteristics, or visual impact, are inconsistent with the uniform appearance and maintenance standards of the community.

6.4 Sod and Irrigation

All lots are required to be predominantly sodded and equipped with an automatic underground irrigation system. Planting beds, landscaped areas, and other ARB-approved non-sodded areas are permitted, provided the overall lot maintains a balanced appearance consistent with community standards.

6.5 Required Sod Coverage

The Residential Unit Owner shall sod and irrigate required lawn areas extending:

- Up to the street valley gutter for street-facing lots
- Up to the high-water mark for lakeside lots

- Adjacent to all landscaped or natural areas bordering the individual lot
These requirements establish the minimum extent of sod coverage and do not prohibit landscaped planting beds or other ARB-approved non-sodded areas.

6.6 Lawn Standards

All grasses and ground covers shall comply with Berkshire Lakes lawn and shall be continuously maintained in a healthy, uniform and well kept condition. Maintenance shall include regular mowing, edging, fertilization, irrigation, and weed control sufficient to prevent deterioration, bare areas or overgrowth. All lawn areas shall be properly maintained by the Residential Unit Owner.

6.7 Sidewalk and Roadway Sod Strip

A minimum five (5) foot strip of sod shall be provided adjacent to the house side of all sidewalks where present, or along roadways where sidewalks are not present.

6.8 Lakefront Sod Requirement

A minimum ten (10) foot strip of sod surrounding all lakes shall be maintained, extending to the high-water mark of the lake.

6.9 Rock and Mulch Beds

Rock and mulch materials must be contained within defined planting beds.

Rock or mulch strips without plantings along driveways for the purpose of parking are prohibited. All rock or mulch areas adjacent to curbs, sidewalks, or driveways must include proper edging to prevent migration of materials into storm drains or sewer systems, which may adversely impact lakes.

6.10 Prohibition on Full-Lot Rock or Mulch

Rock or mulch covering the entire property is prohibited. All lots must include sod or ARB-approved artificial turf in accordance with the governing documents.

6.11 Fertilization

Fertilization of turf and plantings must comply with all applicable Collier County fertilization ordinances.

6.12 Vegetable and Fruit Gardens

Vegetable and fruit gardens are not permitted in the front yard of any property. Vegetable or fruit gardens may be permitted in side yards provided they are not visible from the street.

All fruit and vegetable plantings must be properly maintained. Fallen fruit or produce shall be promptly removed and may not be allowed to accumulate on the ground in a manner that creates odors, attracts pests, or constitutes a nuisance condition.

6.13 Thickets

Thickets are not considered proper landscaping in Berkshire Lakes. All landscaping must be maintained in a controlled, intentional, and orderly manner.

6.14 Common Area Maintenance

Maintenance responsibility for all common properties, including the entire exterior of the perimeter fence, is assigned to the BLMA.

6.15 Perimeter Fence Easement

Planting trees, hedges, or shrubs within the ten (10) foot easement located on the interior side of the perimeter fence is prohibited, as such plantings interfere with BLMA's ability to maintain and repair the fence.

6.16 Damage to Prohibited Plantings

If a Residential Unit Owner installs landscaping within the restricted easement area and BLMA maintenance or repair activities require access to the fence, BLMA shall not be liable for damage to such plantings. Any resulting damage shall be the responsibility of the Residential Unit Owner.

6.17 **Hedges and Screens**

Landscaping that functions as a hedge, screen, or privacy barrier shall be governed exclusively by Section 8 (Hedges & Landscape Screening).

6.18 **Prospective Application**

Any replacement, expansion, or material modification of landscaping shall comply with the ARB Standards in effect at the time such work is proposed.

6.19 **Excessive Planting Coverage**

Landscaping shall be designed and maintained so that plantings are not overgrown or neglected. Plant material shall be arranged to preserve open lawn areas, visual relief, and consistency with surrounding properties.

The HOA may require thinning, relocation, or removal of plantings where the overall coverage, density, or placement of vegetation materially detracts from community uniformity, visibility, safety, or the orderly appearance of the Residential Unit.

7 **Fences**

7.1 **General Prohibitions**

No chain link, wire, wood, or wooden stockade fence of any kind is permitted, except as expressly provided in this Section or approved by the ARB pursuant to the governing documents. (See Appendix for approved fence materials.)

7.2 **Landscape Buffering**

Except as otherwise provided herein, all fences must include a landscape buffer between the fence and any adjacent property to shield the fence from view. Where a neighboring property has an existing landscape buffer that sufficiently shields the fence from view, no additional buffer is required at the time of installation. However, if at any time in the future such landscape buffer is removed or no longer provides adequate screening, the fence owner shall be required to install landscape buffering to shield the fence from view of the adjacent property. **Any landscape buffering that functions as a visual screen or privacy barrier shall comply with Section 8 (Hedges & Landscape Screening).**

7.3 **Pool Areas**

Fences installed in lieu of swimming pool enclosures must be four (4) feet in height.

The BLMA community pool is excluded from this requirement for security reasons.

Fences replacing pool cages are not required to have a hedge or landscape screening.

7.4 **Perimeter Areas**

Perimeter areas of the development facing Santa Barbara Boulevard, Radio Road, St. Clair Shores Road, Tina Lane, Interstate 75, and the Golden Gate Canal may be permitted to have fences up to nine (9) feet in height on the side facing the perimeter, subject to ARB approval.

7.5 **Front of Homes**

No fence shall be permitted in the front yard of any residential property.

7.6 **Between Homes – Setback**

Fences located between homes must be set back a minimum of five (5) feet from the property line to allow for the installation and maintenance of required landscape buffering.

7.7 **Existing Special Conditions**

The properties located at 252 Lambton Drive, 256 Lambton Drive, 929 Belville Boulevard, and 7201 Appleby Drive along the bicycle and walking trail have historically had six (6) foot fences to screen rear yards from view.

If such fences are replaced, replacement fencing must be constructed of ARB-approved materials

and may be the original height and cover only the area previously fenced, but shall not exceed the original height or footprint.

7.8 Non-Removal

Nothing herein shall be interpreted to require removal of lawfully existing fencing unless such fencing is modified or replaced.

8 Hedges & Landscape Screening

8.1 Front Yard Setback

All hedges installed in the front yard shall be set back a minimum of ten (10) feet from the edge of the street pavement.

The ARB may require a greater setback, or may approve a reduced setback, where necessary or appropriate based on sight lines, traffic patterns, roadway geometry, lot configuration, corner lot conditions, or other safety considerations.

8.2 Visual Impact

Front yard hedges shall be maintained so as not to obscure the front elevation of the home when viewed from the street. For the purpose of enforcement, hedge height within the front yard shall not exceed a point greater than fifty percent (50%) of the vertical height of any first-story front-facing window.

Hedges shall not obstruct vehicular or pedestrian sight lines or create a traffic hazard.

8.3 Side Yard and Rear Yard Hedges

Hedges located along side or rear property lines shall comply with the global height limitation set forth in Section 8.8 and all applicable shoreline easement restrictions.

The Association does not guarantee, preserve, or protect views across private property. No Residential Unit Owner shall be deemed to have a protected right to a lake view across another Residential Unit Owner's property unless expressly granted by the governing documents.

Compliance with shoreline easement requirements and the hedge standards set forth in this Section shall constitute full compliance with respect to lake visibility concerns.

8.4 Maintenance & Encroachment

All hedges and vegetation screens must be regularly maintained in a neat and orderly condition. Hedges shall be installed and maintained in a manner that prevents encroachment onto neighboring properties, common areas, sidewalks, or rights-of-way. Any encroachment must be promptly corrected by the Residential Unit Owner.

Hedges must be located and maintained so that the Residential Unit Owner can reasonably perform all required maintenance without trespassing onto adjacent property.

Nothing herein shall require precise measurement of spacing from side or rear property lines, provided the hedge remains in compliance with the intent of these Standards. This provision does not modify any specific numeric setback requirements set forth elsewhere in these Standards.

8.5 Global Height Limitation

No hedge or vegetation screen shall exceed the height of the lowest continuous horizontal eave line of the primary structure on the lot. For two-story residences, the applicable eave line shall be the lowest roofline serving the first floor of the home..

8.6 Prospective Application

Plant species that cannot be reasonably maintained in compliance with these standards may be prohibited for new installations only.

9 Walls

Walls must comply with the same height, setback, and location requirements applicable to fences, unless otherwise approved by the ARB.

Walls used to create small privacy gardens or courtyard areas must be designed to coordinate with the architectural style, materials, and overall design of the Residential Unit.

10 Shoreline

At the time of lake remediation, most lots abutting the lakes will have sod installed at the seasonal high-water mark above a course of stone which continues down the slope into the lake. No riding lawn mowers are permitted to operate within five (5) feet of the lake edge of the sod. No fertilizer shall be applied within ten (10) feet of the lake edge.

Nothing other than sod may be planted within the ten (10) to fifteen (15) foot easement granted to the BLMA for shoreline maintenance and repair.

The ARB does not review or approve shoreline modifications, which remain under the authority of the Association and applicable governmental agencies. Any shoreline-related changes must be addressed to the BLMA.

11 Mechanical Equipment

11.1 Air conditioning units, pool pumps, filters and heating equipment, water softeners, solar equipment, and associated electrical panels must be reasonably screened where practicable.

11.2 Mechanical equipment should be located to minimize noise impacts to occupants and neighboring Residential Unit Owners where possible.

11.3 Prohibited Equipment

Window-mounted or through-the-wall air conditioning units are prohibited. Portable air conditioning units that require exterior venting through a window or wall are also prohibited.

11.4 Mini-Split Systems

Ductless mini-split air conditioning systems may be permitted subject to prior ARB approval. Exterior components, including condensers and line sets, must be located in a manner that minimizes visibility from the street and neighboring properties and must be properly screened where practicable. Line sets shall be concealed or painted to match the adjacent surface. All installations must comply with applicable building codes.

12 Accessory Structures

Carports, whether attached, detached, temporary, or permanent, are prohibited.

Accessory structures must comply with all current Florida Statutes and require prior approval from the Architectural Review Board (ARB).

Any permitted accessory structure must:

- Not be visible from the street frontage of the lot or from adjacent common areas;
- Comply with all applicable Collier County regulations and permitting requirements;
- Be constructed and anchored in compliance with all applicable Florida Building Code wind-load requirements;
- Be of a size, height, design, and material approved in advance by the ARB;
- Be architecturally compatible with the Residential Unit;
- Be properly maintained at all times.

Temporary, portable, fabric, or metal frame structures are prohibited.

The ARB reserves the right to deny any accessory structure that, in its reasonable discretion, is inconsistent with the uniform appearance, safety, drainage, or aesthetic standards of the community.

13 Swimming Pools, Spas, and Hot Tubs

- 13.1 A Residential Unit may include an attached or separate spa.
- 13.2 Swimming pools and spas must be constructed below ground or deck level. A spa attached to a pool may be above grade.
- 13.3 Hot tubs shall be located within a screened enclosure. If not located within a screened lanai, hot tubs must have a locking mechanism for the cover or be located within a fenced area. No surrounding wood or metal decks are permitted. A landscape buffer must screen a hot tub from view. Any such screening shall comply with Section 8 (Hedges & Landscape Screening).
- 13.4 Pool, spa, or lanai enclosures shall be bronze or white. Raw aluminum finishes are not permitted.

14 Lanai and/or Patio Roof

- 14.1 Lanais and patio roofs must be attached to the Residential Unit, or located no more than two (2) feet from the Residential Unit's roof.
- 14.2 Lanais and patio roofs must be professionally installed and hurricane rated.
- 14.3 Any lanai, patio, or patio roof added after the original construction of the Residential Unit must be consistent with the design, materials, and appearance of the original structure.
- 14.4 Flat aluminum roofs are acceptable if installed parallel to the ground with a slight pitch and where the roofing material is not visible from neighboring properties. Where visible, roofing must be constructed of ARB-approved materials (see Section 16 – Roofing).
- 14.5 All aluminum roofs must include fascia, trim caps, or covers to shield roof edges from view.
- 14.6 The color of all aluminum patio coverings must be bronze or white. Raw aluminum finishes are not permitted.

15 House Painting

15.1 Maintenance Obligation

Residential Units should generally be repainted within a five (5) to seven (7) year cycle depending on exposure and condition. The ARB may require repainting where exterior finishes exhibit fading, peeling, staining, mildew, or other visible deterioration that materially detracts from community appearance.

15.2 ARB Approval Required

All exterior paint colors and finishes, including body, trim, accent areas, garage doors, shutters, and driveway surfaces, require prior written ARB approval before application. Applications must include a completed ARB Request form, a photograph of the residence, and manufacturer color samples. Photocopies or digital reproductions of color samples may be rejected if not accurate representations.

15.3 Approval Standards

Color selections shall be evaluated based on architectural compatibility, coordination with roof materials, surrounding homes, and preservation of the overall visual harmony and contemporary character of the community. Highly saturated, fluorescent, neon, or excessively bright colors are prohibited. The ARB may limit the number of exterior colors applied to a residence to preserve architectural integrity and community uniformity.

Previously approved color schemes may be considered but shall not create a binding precedent.

15.4 Driveways and Protective Systems

Driveway finishes must complement the approved exterior color scheme of the residence. High-contrast, novelty, or decorative finishes that materially detract from community uniformity are not permitted. Hurricane shutters, impact systems, and decorative shutter elements must be neutral in appearance and compatible with the approved exterior color scheme.

15.5 Color Reference Guide

The ARB may maintain a color reference guide for advisory purposes. The guide is intended to assist Residential Unit Owners; however, all color selections remain subject to individual review and written ARB approval.

16 Driveways

- 16.1 A Collier County permit must be obtained for any driveway alteration.
- 16.2 Driveways and turnarounds may be limited in size or placement at the discretion of the ARB based on lot size, orientation, and site conditions.
- 16.3 Driveways must be constructed of concrete or pavers. Stamped, stained, or painted finishes are permitted. Asphalt and gravel driveways are prohibited.
- 16.4 Driveway colors must be approved by the ARB and must comply with the acceptable color guidelines.

17 Roof Materials

Acceptable roof materials include clay tile, cement tile, metal roofing, and asphalt shingles.

18 Garage Door Screens

Garage door screens are permitted when complying with the following:

- Overhead mounted under the soffit or attached directly to the garage door header beam
- Single-piece design with no entrance door
- Manual or electric operation
- "Solar" type screening material that prevents interior visibility from public view

19 Hurricane Protection

Residential Unit Owners may utilize hurricane protection methods including:

- Florida Building Code-approved roof systems meeting ASCE 7-22 standards
- Permanent fixed storm shutters
- Roll-down track storm shutters
- Impact-resistant windows and doors

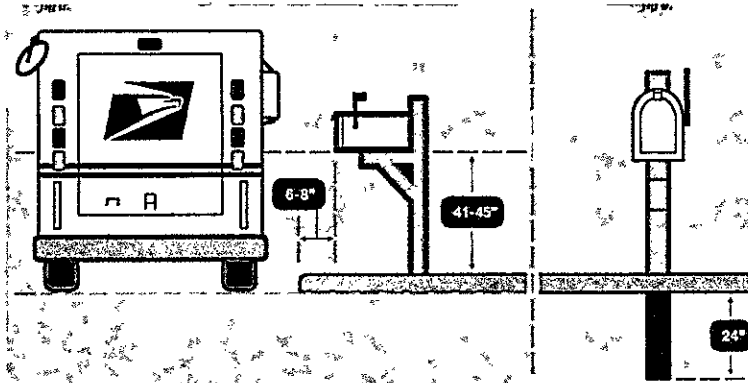
- Polycarbonate panels
- Reinforced garage doors
- Erosion control measures
- Exterior fixed generators
- Fuel storage tanks not visible from neighboring properties
- Other hurricane protection products intended to preserve or protect structures

19.1 All hurricane protection methods must comply with applicable Florida Building Codes.

19.2 Hurricane protection methods must conform to the unified building scheme of the BLMA with respect to exterior appearance. Color samples must be approved by the ARB where applicable.

20 Mailboxes, Posts and Exterior Light Posts

Residential Units shall maintain black mailboxes and black mailbox posts consistent with community standards. Where originally constructed with post-mounted light fixtures, such light fixtures shall be maintained and replaced in kind. Removal of required light fixtures is prohibited. Residential Units located on streets originally constructed without mailbox light fixtures are not required to retrofit lighting unless otherwise directed by the Association. Mailbox house numbers must be a minimum of one (1) inch in height



Mail-post installation measurements

21 Flags and Flagpoles

21.1 A Residential Unit may have one (1) free-standing flagpole not exceeding twenty (20) feet in height.

21.2 Flagpoles may not obstruct sight lines at intersections, interfere with street lighting, or be erected within any easement.

21.3 Flagpoles and flag displays must comply with all applicable building codes, zoning setbacks, and governmental regulations, including lighting ordinances.

21.4 In lieu of a free-standing flagpole, a Residential Unit Owner may install a wall-mounted flagpole assembly.

22 Private Wells

- 22.1 Any private well improvements installed on a Residential Unit are placed at the sole risk of the Residential Unit Owner.
- 22.2 All approvals granted by the ARB may be revoked where the operation of a well creates a material adverse impact on the community, common areas, or adjacent properties, including but not limited to staining, odors, noise, or other nuisance conditions. Any resulting staining must be remedied by the Residential Unit Owner.

23 Sidewalks

- 23.1 Sidewalks, where installed, are part of the public right-of-way. As such, structural repairs are the responsibility of Collier County.
- 23.2 Routine cleaning of sidewalks, including removal of mold, dirt, and litter, shall be performed by the Residential Unit Owner whose property is adjacent to the sidewalk.

24 Outdoor Cooking, Smokers, and Fire Pits

- 24.1 Only commercially manufactured electric, LP gas, or charcoal outdoor portable barbeque appliances are permitted.
- 24.2 Commercially manufactured electric or LP gas outdoor portable fire pits or heaters are permitted.
- 24.3 No portable barbeque grill or portable fire pit/heater may be used in a manner or location that presents a safety hazard or unreasonably interferes with another Residential Unit Owner's use and enjoyment of their property. Use is restricted to the backyard.
- 24.4 No permanent outdoor barbeque grills, fire pits, fireplaces, or similar structures of any kind are permitted.
- 24.5 No outdoor wood-burning devices of any kind are permitted, including wood-burning fireplaces, fire pits, barbeque grills, or food smoking devices.

25 Residence Requirements

Residence Requirements:

Minimum Floor Area

Air-conditioned floor area excludes garage, entry, and lanai or porch area

- 1.0 One story 1200 square feet
- 1.1 Two story 1400 square feet.

Front Elevations

- 1.0 Consideration by the contractor should be given to avoid construction of similar elevations close to each other.
- 1.1 Any proposed building should be in harmony with the architecture of buildings on the neighboring properties.
- 1.2 Where practical, natural materials, rather than synthetic will be used for exterior finish.
- 1.3 Wing wall additions to the structure shall not be higher than 5 feet above the slab.

Roof Pitch

1.1 Main structure and garage - minimum center pitch 5 feet high to 12 feet horizontal. 2.2 Lanai - if part of the original design plan, the lanai may have a flat or below the 3½ minimum pitch roof

Single family Residential 90' and 70' lots

Permitted uses:

1.0	Single Family Dwelling	70.0'	90.0'
1.1	Minimum front yard	25.0'	30.0'
1.2	Minimum side yard		
	One story	7.5'	7.5'
	Two Story	7.5'	10.0'
1.3	Minimum Rear Yard		
	Principal Structure	20.0'	25.0'
	Accessory Structure	10.0'	15.0'

Maximum Building Height

- 2.0 30 feet, principal structure
- 2.1 20 feet, garage and pool enclosure
- 2.3 As measured from the finished floor to the highest point of the roof structure.

Minimum Floor Area

- 1.0 Air conditioned floor area excludes garage, entry, lanai or porch area.
- 1.1 One story - 1800 square feet.
- 1.2 Two story - 2000 square feet.
- 1.3 All lots platted in Unit 7 Berkshire Lakes will be required to have a minimum floor area for a one story structure of 1500 square feet.

Accessory Structures

- 1.0 Private garages - with overhead doors - may be front or side entry design.
- 1.1 2 car attached – minimum
- 1.2 No maximum attached garage
- 1.3 Remote electric automatic door opener on each door is required.
- 1.4 Carports and tool sheds are prohibited.

Private Swimming Pools, SPA

- 1.0 May include an attached, or detached, separate spa
- 1.1 Pool Enclosure Color - bronze or white (no "raw" aluminum)
- 1.3 Swimming pools and spas are to be below ground or deck level.

Single Family Residential — 55' Lot

With Collier County site plan approval, Villas, cluster and group housing, townhouses, patio homes and zero lot line homes.

Building Setbacks

As measured from individual lot or parcel boundary lines.

- 1.0 Lot size - 55'
- 1.1 Minimum Front Yard 20'
- 1.2 Minimum Side Yard - One Story 5' Two Story 5'
- 1.3 Minimum Rear Yard -Principal Structure 20'
- 1.4 Accessory Structure 5'

Maximum Building Height

- 1.0 30 feet, principal structure
- 1.1 20 feet, garage & pool enclosure
- 1.2 As measured from the finished floor to the highest point of roof structure.

Accessory Structures

- 1.0 Private garages - with overhead doors - may be front or side entry design.
- 1.1 1 car attached — minimum
- 1.2 No maximum attached garage
- 1.3 Remote electric automatic door is required for each door.

Corner lot residences are to face minor streets where possible.