

QUAIL CROSSING PROPERTY OWNERS ASSOCIATION, INC

Community Standards Manual

Rules and Restrictions

Adopted November 10, 2020

TABLE OF CONTENTS

DESCRIPTION	SECTION	DESCRIPTION	SECTION
AIR CONDITIONERS	10	PARKING OF VEHICLES	240
ANIMALS, HABITATS AND STRUCTURES	20	PATIOS, DECKS & GAZEBOS	250
ANTENNAS (SATELLITE DISHES)	30	PETS	260
AWNINGS	40	RAIN BARRELS	270
BASKETBALL HOOPS	50	RECONSTRUCT (DUTY TO)	280
CHILD SAFETY	60	RECONSTRUCT (FAILURE TO)	290
CLOTHES DRYING	70	RECREATION FACILITIES, PLAY EQUIPMENT	300
DRIVEWAYS/WALKWAYS	80	RETAINING WALLS/HARDSCAPES	310
EXTERIOR HOUSE PAINT COLORS	90	ROOFS	320
EXTERIOR LIGHTING/LAMPPOSTS	100	SCREEN ENCLOSURES & SCREEN DOORS	330
FENCES/POOL FENCING	110	SEASONAL LIGHTS & HOLIDAY DECORATIONS	340
FLAG POLES & FLAGS	120	SIGNS	350
GARAGE CONVERSIONS	130	SOLAR COLLECTORS	360
GARAGE DOORS	140	SOLICITATION	370
GENERATORS	150	SPORTS PARAPHERNALIA	380
GRADING	160	STONework ON EXTERIOR STRUCTURE	390
GUTTERS/DOWN SPOUTS	170	STORAGE SHEDS	400
HOUSE PAINT-CONDITION	180	STORM/HURRICANE SHUTTERS	410
LANDSCAPING/PLANT MATERIALS	190	STREET RIGHT OF WAY OBSTRUCTIONS	420
LAWN ART	200	SWIMMING POOLS, SPAS, AND HOT TUBS	430
MAILBOXES	210	TRASH CONTAINERS	440
NATURE PRESERVES & UTILITIES ON LOT	220	UNLICENSED VEHICLES	450
NUISANCES	230	WINDOW COVERINGS & FILMS	460

ALL PERSONS USING THIS MANUAL ARE ADVISED:

- I. This manual has been adopted for the purpose of establishing general guidelines for architectural approvals and every day rules for the community and does not supersede or replace the association's governing documents or local, state or federal laws, codes, ordinances, rules or regulations.
- II. This manual is subject to amendment from time to time. Also, because of changing circumstances and technologies, matters prohibited or approved in the past may not necessarily be prohibited or approved in the future.
- III. While this manual is intended to establish consistency of appearance within the community, it should be remembered that because of factors such as location, neighborhood characteristics and proximity to

common areas, preserves, roads and the like, various properties may be treated differently in order to reflect such factors.









- IV. As stated in the Association's governing documents, no approval hereunder shall constitute a warranty or approval as to, and neither the Association nor any member or representative thereof shall be liable for, the safety, soundness, workmanship, materials or usefulness for any purpose of any improvement or alteration nor as to its compliance with governmental or industry codes or standards.
- V. The Quail Crossing HOA Board of Directors has the ultimate authority to uphold or reverse decisions made by the ARC or another committee if it deems so necessary and is responsible for adherence to the spirit and intent of the Quail Crossing Governing documents.

(Quail Crossing HOA Standards and Restrictions)

Section 10	<p>AIR CONDITIONERS:</p> <ol style="list-style-type: none"> 1. No window or wall air conditioning units shall be permitted on any Lot. 2. Landscape is recommended to shield the A/C equipment from view.
Section 20	<p>ANIMALS, HABITATS AND STRUCTURES:</p> <ol style="list-style-type: none"> 1. Animal houses, pens and dog runs are not permitted. 2. Animals may not be left chained or tethered for long periods of time. Invisible Fences are encouraged to keep dogs and community members safe. It is requested that all pet owners, out of respect for their neighbors (and to follow municipal laws), be responsible to pick up their pet's waste and walk their pet on a leash when off of their property.
Section 30	<p>ANTENNAS (SATELLITE DISHES):</p> <ol style="list-style-type: none"> 1. Exterior antennas used for AM/FM radio, amateur (-Ham-) radio, CB radio. Digital Audio Radio Services (-DARS-), or antennas used as part of a hub to relay signals among multiple locations are not permitted. 2. Satellite dishes with a diameter of 1 meter (39.4" Inches) or less may be installed subject to the following: <ol style="list-style-type: none"> 2.1. Requires approval by the ARC. 2.2. The preferred location for dishes is on the rear wall of the home or on a sidewall within 6 feet from the rear of the home. 2.3. In approving the installation and location of any antenna the ARC shall comply with all applicable laws, whether state or Federal. 3. Cables required for installation, which are exposed on outside walls and more than 3 feet in length shall be painted to match the existing building color. 4. Dishes may not be installed in common areas. 5. Installation of more than one dish will be considered in the circumstance that a single dish is insufficient to provide an acceptable signal. In such situations, a letter from the satellite service is required. Requires approval by the ARC.
Section 40	<p>Awnings -</p> <ol style="list-style-type: none"> 1. Only retractable roll-out awnings encased on rear of home are permitted. 2. Submission of an ARC application, with a survey showing location prior to installation. 3. Colors to be consistent/complimentary with the color scheme of the house.
Section 50	<p>BASKETBALL HOOPS: Semi-Permanent basketball assembly requires ARC approval</p> <ol style="list-style-type: none"> 1. Shall be professionally manufactured basketball backboards installed on black or bronze poles with white or clear backboard. No roof or roof-mounted backboards are permitted. No poles to be permanently installed into the ground or incased in concrete. 2. Portable/removable (designed to be bolted to an underground concrete base with exposed/visible concrete not exceeding 2" height x 12"width x 12" length) basketball assemblies are permitted in driveways but must be kept in good aesthetic condition. Portable assemblies are to be kept in place as designed, i.e. with water or sand within the base and at no time should they be weighed down by placing sand or concrete bags, weights, bicycles or other objects on the base to keep base in place. 3. Shall not cause a nuisance. 4. In the event of a hurricane warning Basketball hoop, poles and assemblies must be secured in a garage or other protected area as to prevent damage to neighboring properties. 5. Shall not be located in the end of the driveway or allowing play from the roads. The basketball goal must be a minimum of 10 feet from the road/pavement.

Section 60	<p>CHILD and ADULT SAFETY</p> <ol style="list-style-type: none"> 1. Quail Crossing is a family style community and the safety of our residents is of paramount concern. It is the responsibility of all residents to act in a safe and responsible manner. <ol style="list-style-type: none"> 1.1. The speed limit throughout the community is 25 M.P.H unless otherwise posted. 1.2. To ensure the safety of Quail Crossing residents it is recommended to maintain a slower speed of 19 M.P.H. unless otherwise posted.
Section 70	<p>CLOTHES DRYING:</p> <ol style="list-style-type: none"> 1. No garments, rugs, or any other materials may be hung or exposed from the façade, or visible from by adjacent neighbors.
Section 80	<p>DRIVEWAYS/WALKWAYS:</p> <ol style="list-style-type: none"> 1. All dwellings shall have a poured concrete, stamped concrete or concrete paver driveway of stable and permanent construction. If using stamped concrete, it may be painted tan, beige, gray or white to compliment the home. (ARC Application required) 2. No asphalt driveways or loose dirt or rock or shells are permitted.
Section 90	<p>EXTERIOR HOUSE PAINT COLORS:</p> <ol style="list-style-type: none"> 1. All exterior painting projects that include a repair in excess of 25% of surface area, or a change from existing colors require ARC approval from the HOA Board. On the application, explain (in detail) for each paint color: the manufacturer, the sheen and the location where the color will be applied. Paint swatches (paint chips) must be included with the application. The committee reserves the right to further designate an official color palette and color scheme for the neighborhood. Primary and trim colors should be consistent with the community and homeowners may not repeat color schemes of adjacent homes. 2. All homes must be repainted at least every 10 years, or sooner if deemed necessary by the ARC and the Association, in colors approved for Quail Crossing by the Association. 3. Approved colors or equivalent to: <ol style="list-style-type: none"> 3.1. Colors: Body Extra White SW7006, Creamy SW7012, Intricate Ivory SW6350, Crisp Linen SW6378, Lantern Light SW6687, Butter Up SW6681, Humble Gold SW6380, Bee's Wax SW7682, Soft Apricot SW6352, Repose Gray SW7015, Mindful Gray SW7016, Sand Dollar SW6099, Practical Beige SW6100, Sands of Time SW6101, Quietude SW6212 Colors: Trim Tradewind SW6218, Dorian Gray SW7017, Crisp Linen SW6378, Creamy SW7012, Extra White SW7006, Cobble Brown SW6082, Jersey Cream SW6379, Intricate Ivory SW6350, Pacer White SW6098, Sand Dollar SW6099
Section 100	<p>EXTERIOR LIGHTING/LAMPPOSTS:</p> <ol style="list-style-type: none"> 1. All additional light fixtures require architectural approval. Along with your architectural application submit a picture of the fixture and a copy of your survey showing the location, to ARC for approval prior to installation.

<p>Section 110</p>	<p>FENCES:</p> <ol style="list-style-type: none"> 1. No fences or walls shall be permitted on any portion of a Lot. (ref. 8.7 Declaration of Restrictive Covenants of Quail Crossing) <ol style="list-style-type: none"> 1.1. Exceptions: <ol style="list-style-type: none"> 1.1.1. A fence maintained by the Association or as approved by the HOA Board via the ARC process only in accordance with Section 8.7. 1.1.2. A lattice type structure or landscaping designed to enclose, and screen garbage cans is allowed with prior approval of the ARC. 2. In lieu of a screened pool enclosure, an Owner may install a safety fence around the pool which matches the existing pool cage footprint only after requesting and gaining HOA Board approval via the ARC process. All pool cage replacement fencing may not deviate by more than three inches (3") from the existing pool cage footprint. Pool fencing must be in compliance with the current Collier County Code, including but not limited to, the minimum and maximum height requirements for fencing and within the stated guidelines below and as shown in Exhibit "A" attached hereto. In the event the Collier County Code changes and is in conflict with current HOA requirements, it is the homeowner's responsibility to seek a waiver of compliance from the Board prior to removal of the pool cage and installation of pool fence. The only acceptable pool fence that will be approved must adhere to the following specifications: <ul style="list-style-type: none"> • Color: Bronze • Material: Aluminum • Height: (54") • Horizontal Rails Required: 3 — (1") sq. with a flush bottom • Fence Posts: (2") sq. • Pickets: (5/8") sq. • Picket Spacing (3-7/8") • Panel: 4' to 6' length
<p>Section 120</p>	<p>FLAG POLES, FLAGS, and BANNERS:</p> <ol style="list-style-type: none"> 1. No flags or banners other than a Flags permitted by Chapter 720.304, Florida Statutes or other local, state or federal law which must be displayed in a respectful manner and which is subject to reasonable standards for size, placement and safety. 2. Flags permitted by Chapter 720.304, Florida Statutes: <ol style="list-style-type: none"> 2.1. Any homeowner may display one portable, removable United States flag or "official flag" of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4-1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, Space Force, or a POW-MIA flag. 2.2. Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4-1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, Coast Guard, Space Force, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents. 3. Permissible installation is by brackets mounted to the front exterior of house, mailbox post with flagpole facing away from street, and/or (1) Flagpole no more than 20 feet tall can be erected.

	<p>4. Exception: Additional Flags and Banners may be displayed as noted in [Section: 340]</p> <p>5. Official United States, Military, and POW-MIA Flags:</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  United States </div> <div style="text-align: center;">  POW-MIA </div> <div style="text-align: center;">  U.S. Army </div> <div style="text-align: center;">  U.S. Marines </div> <div style="text-align: center;">  U.S. Navy </div> <div style="text-align: center;">  U.S. Air Force </div> <div style="text-align: center;">  U. S. Space Force </div> <div style="text-align: center;">  U.S. Coast Guard </div> </div>
Section 130	<p>GARAGE CONVERSIONS:</p> <ol style="list-style-type: none"> Garage conversions, no garage shall be enclosed or converted to other use. Carports are prohibited.
Section 140	<p>GARAGE DOORS:</p> <ol style="list-style-type: none"> Garage doors shall remain closed unless garage is in use by resident of home for safety and aesthetic considerations. Garage screen doors must be approved by the ARC. Garages doors should be periodically cleaned, painted and maintained. Damaged or unsightly doors may be required to be cleaned, repaired, painted, or replaced at the discretion of the Board of Directors. Garage door color to be consistent with (Section 90: EXTERIOR HOUSE PAINT COLORS) <ol style="list-style-type: none"> New installation and/or color change requires ARC approval Pre-fabricated doors & color requires ARC approval
Section 150	<p>GENERATORS:</p> <ol style="list-style-type: none"> ARC applications are required for a permanently installed generator prior to installation.
Section 160	<p>GRADING:</p> <ol style="list-style-type: none"> All grading must be ARC approved, including but not limited to: lot clearing, addition or removal of fill, etc. require approval prior to being started. <ol style="list-style-type: none"> Neither the Board nor the Committee accepts any liability for any damaged caused by such grading action, whether approved by the Committee or not. Grading that impacts the intended water drainage and swale is not permitted. Tree removal: contact Collier County for details.

Section 170	<p>GUTTERS/DOWN SPOUTS:</p> <ol style="list-style-type: none"> 1. Shall remain same color as originally installed. 2. Additional gutters and downspouts are to match the color of existing gutters and downspouts on the home or match the color used on downspouts and gutters throughout the community.
Section 180	<p>HOUSE PAINT-CONDITION:</p> <ol style="list-style-type: none"> 1. Shall not have mildew or irrigation staining. 2. Shall not have chipped or peeling paint
Section 190	<p>LANDSCAPING/PLANT MATERIALS:</p> <ol style="list-style-type: none"> 1. The homeowner is expected to keep their lawn and landscape maintained in an orderly fashion. It must be watered regularly, when needed to be kept green. Grass must be mowed, edged and weeded. Landscape care includes regular cutting, trimming, watering and fertilizing. Mulched areas must be regularly mulched. Dead trees and overgrown shrubs and plants must be removed and replaced for safety and aesthetic reasons. All lots shall be regularly watered and the lawn maintained in a well-kept manner. 2. Committee approval is not required for most plantings or mulching as long as the existing landscape scheme is maintained. <ol style="list-style-type: none"> 2.1. As to mulch, only natural colors are permitted (i.e. natural, brown, black, red dyed mulch is permitted). <ol style="list-style-type: none"> 2.1.1. If in doubt, please submit an application for review by the Committee. 3. Raised Garden Beds – An ARC application is required with description of materials and location. <ol style="list-style-type: none"> 3.1. Homeowners must keep all gardens well maintained. 3.2. Vegetable gardens should be confined to the rear of the home and are not permitted in front of the home. 4. Renovation or replacement of turf grass with same type/variety of grass does not require committee approval. However, Property manager should be notified to avoid compliance notification. <ol style="list-style-type: none"> 4.1. Homeowners are prohibited from using invasive types of grasses (such as Bermuda or Zoysia). 4.2. Homeowners are required to use St. Augustine type grasses for their yards as it fits the current style of the community. 5. A “from seed” replacement of your entire front yard grass is not allowed. Replacing your entire front yard grass requires sod planting. 6. Significant changes to the existing landscape scheme such as building of mulch beds, retaining walls, etc. will require ARC approval. 7. Shrubbery planted in a row which creates a natural fencing or barrier between properties requires architectural approval. The applicant is responsible for the maintenance and encroachment of live shrubbery. 8. No weeds, underbrush (other than indigenous growth), or other unsightly growths shall be permitted to grow or remain upon any part of the premises and no refuse pile or unsightly objects shall be allowed to be placed or remain anywhere thereon. Vacant lots shall be cleaned, seeded and then maintained in a well-kept condition at all times. 9. All areas of lots not covered by structures, walkways or paved parking facilities shall be maintained by their owners as lawn or landscaped areas to the roadways edge of any abutting streets and to the waterline of any abutting canals or water management areas. 10. Artificial turf may not be used as a substitute for grass in a lawn.
Section 200	<p>LAWN ART:</p> <ol style="list-style-type: none"> 1. Permanent (or semi-permanent – “lasting longer than 3 days”) yard features must be submitted for ARC approval. Examples: Decorative pots, Bird bath, Water fountain, Statues, Water ponds, etc.

Section 210	<p>MAILBOXES:</p> <ol style="list-style-type: none"> 1. All mailboxes shall be of uniform height, color and style. 2. Existing mailboxes may be replaced with mailboxes of a substantially similar mailbox of like kind, size and color. 3. The post with arm can be made of wood or metal and cannot exceed 4" x 4" in width. 4. Frame may be painted to compliment the home colors or left natural. 5. Mailbox can be plastic or metal, in black or bronze colors only. 6. Novelty mailboxes and coverings are not permitted. Examples; sports teams, mammal, fish, reptile, etc. 7. Concrete, stone, brick, or tile mailbox post/support structure is not permitted. 8. Reflective house numbers must be attached to horizontal arm of mailbox stand.
Section 220	<p>NATURE PRESERVES & UTILITIES ON LOT:</p> <ol style="list-style-type: none"> 1. All preserves on the property are protected under conservation easements. <ol style="list-style-type: none"> 1.1. No person's pets or vehicles are permitted within any preserve on the property at any time. 2. No homeowner, guest, or any other person may remove any tree, vegetation, animal or any other item from any preserve, nor shall any tree, vegetation, waste, debris or any other item be placed in any preserve. 3. Homeowners with Utilities (Water, Phone, Electric, etc.) on their lot that are in need of repair are to call the specific utility company/franchise to report issue and follow-up on repairs.
Section 230	<p>NUISANCES:</p> <ol style="list-style-type: none"> 1. Music may not be played at a level that can be heard outside of your home. 2. No homeowner shall create an annoyance to the neighborhood. <ol style="list-style-type: none"> 2.1. Loud, disturbing and unnecessary noises will not be tolerated and may be reported as noise disturbances to the Collier County Sheriff's Office. 3. Activities that may constitute a noise disturbance include, but are not limited to, the following: <ol style="list-style-type: none"> 3.1. Loud music, television or parties. 3.2. Sounding of horns and whistles for an unreasonable period of time other than as a danger warning. 3.3. Yelling, shouting, singing, etc. other than at normal conversation levels after 10pm. 3.4. Continuous barking, howling, whining, screeching of animals 3.5. Basketball or other outdoor activities that generate a nuisance level of noise after 9 pm 4. Rodents and insects shall be controlled. 5. Firearms, pellet and BB guns shall not be discharged within the community. 6. The use of each home shall be consistent with existing laws and the governing documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner.
Section 240	<p>PARKING OF VEHICLES:</p> <ol style="list-style-type: none"> 1. Parking on streets, parking on lawns, in front of fire hydrants/mailboxes, and parking on common areas is not permitted. 2. No ATV's, golf carts, scooters or mini motorcycles are permitted to be parked overnight on any property. 3. Car covers are not allowed 4. Business Logo's on vehicles must be covered each night or parked in the garage. 5. Vehicle owner will be responsible for expense of repairs required to any property damaged as a result of parking in violation of these rules (i.e.: damage to grass, sprinkler, etc.).

Section 250	<p>PATIOS & DECKS AND GAZEBOS:</p> <ol style="list-style-type: none"> 1. Wood or synthetic wood decks are not permitted. <ol style="list-style-type: none"> 1.1. Shall be constructed of pavers or concrete. 1.2. Materials shall be consistent in color and type with those used in the construction of the home. 2. No flat roofs allowed. 3. Shall be confined to rear of home and not extend beyond the side plane of the house. 4. Shall not encroach on any drainage, or utility easements. 5. Gazebos shall not be visible to adjoining properties. Requires Collier County & ARC approval 6. All building and structures erected or constructed shall conform to the setback limitations established by Collier County. However, any variance sought from the County must also be approved by the ARC and if not so approved shall not be allowed.
Section 260	<p>PETS:</p> <ol style="list-style-type: none"> 1. Aggressive breeds are prohibited by the Associations Governing documents and as determined by insurance policy, applicable governmental agency, or other breeds which in the reasonable determination of the Board of Directors are determined to be a threat to the safety of the occupants of the community. 2. Pets must be leashed or under direct physical control at all times when they are not in a fully enclosed patio. 3. Owner must carry waste bags and pick up after pets. 4. Pets cannot be left outside, including within a screen patio area or a pool screen/fence enclosure, to bark or to the annoyance of neighbors. 5. Owners must have liability insurance coverage for all pets and show evidence of insurance if necessary.
Section 270	<p>RAIN BARRELS:</p> <ol style="list-style-type: none"> 1. Rain barrels require Committee approval. Rain barrels must be black, brown, gray, or dark green in color, and made of plastic or wood (no metal containers permitted). All rain barrels must be located at the rear of a dwelling or along the side of a dwelling with minimal visibility from the street.
Section 280	<p>RECONSTRUCT (DUTY TO):</p> <p>If any home or other improvements located on any lot and home are destroyed or damaged as a result of fire, windstorm, flood, tornado, hurricane or other casualty, the owner of such improvements shall cause repair or replacement to be commenced within ninety (90) days from the date that such damage or destruction occurred, and to complete the repair or replacement within nine (9) months thereafter. All such repairs or replacements must restore the improvements to substantially their original character, design and condition, shall utilize and conform with the original foundation and appearance of the original improvements except as otherwise approved by the Board of Directors. The Board of Directors may, based on its sole and exclusive discretion, extend the time periods for reconstructions contained herein.</p>
Section 290	<p>RECONSTRUCT (FAILURE TO):</p> <p>If the owner of any home fails to commence or complete construction to repair or replace any damaged or destroyed improvements within the time periods provided for in Section 9.3 above, the Association shall give written notice to the owner of his default. If after thirty (30) days the owner has not made satisfactory arrangements to meet his obligations, the Association shall be deemed to have been granted the right by the owner, as such owner's attorney-in-fact, to commence and/or complete the repairs sufficient to substantially restore the improvements to</p>

	<p>their original condition, according to the plans and specifications of the original improvements. If the Association exercises the rights afforded to it by this section, which shall be in the sole discretion of the Board of Directors, the owner of the home shall be deemed to have assigned to the Association any right he may have to insurance proceeds that may be available because of the damage or destruction of the improvement. The Association shall have the right to recover from the owner any costs not paid by insurance, and shall have a lien on the lot and home to secure payment.</p>
Section 300	<p>RECREATION FACILITIES, PLAY EQUIPMENT:</p> <ol style="list-style-type: none"> 1. Tree houses are not permitted. 2. No swing set, trampoline, or play equipment higher than 8', longer than 13', and wider than 9' is permitted. Requires ARC approval and be adequately landscaped so it is not visible from the street or the adjoining neighbor's yard. 3. Shall be located within the side planes of the house or in the rear of the property. 4. Shall be properly maintained and kept in good repair; Swing sets or play equipment that are in disrepair, unclean, rusted, or become a nuisance may be requested to be removed from the property at the discretion of the Board of Directors. 5. Play/Sports equipment used in front of the homes facade is not permitted to remain out overnight. (Exception is portable basketball equipment. See Section 50) 6. Shall not be placed closer than 10 feet from any adjoining property line nor shall be placed within any easement. 7. Permanent skateboard, bike, and other types of recreational ramps are not allowed. 8. If a Homeowner desires to erect a temporary structure, tent, children's bubble house, stage or other type of rented structure or have a live animal for any purpose such as for a wedding, birthday or graduation party you must first obtain permission from the Board. Permission should be sought at least two weeks prior. 9. All Swing sets shall be made of preserved wood or metal.
Section 310	<p>RETAINING WALLS/HARDSCAPES:</p> <ol style="list-style-type: none"> 1. Retaining walls, hardscape borders, and patios visible from the street require approval of the Committee. <ol style="list-style-type: none"> 1.1. The above mentioned modifications require a survey. The survey must be submitted with the application.
Section 320	<p>ROOFS:</p> <ol style="list-style-type: none"> 1. ARC Approved Roofs - Asphalt & metal shingle, clay, metal, and cement tile roofs that complement the color of the house and conform to the existing community roof colors. 2. Roofs must be cleaned and maintained. 3. No solid/flat metal roofs allowed. 4. Roof replacement in whole or in part must be approved by the ARC.
Section 330	<p>SCREEN ENCLOSURES & SCREEN DOORS:</p> <ol style="list-style-type: none"> 1. Requires ARC approval for addition, replacement, or removal. (ref. Section 110 pool fence)

Section 340	<p>SEASONAL LIGHTS & HOLIDAY DECORATIONS: (Recognized United States National Holidays)</p> <ol style="list-style-type: none"> 1. Holiday decorations: Non-Offensive by reasonable persons, decorations consistent and in spirit with the observed national holiday. 2. Holiday Dates: Dates as defined by the United States Congress 3. Christmas holiday decorations may be put up 30 days prior to holiday and must be taken down within three weeks after the holiday. 4. Independence Day (4th of July) decorations may be put up 7 days prior to holiday and must be taken down within 7 days after the holiday. 5. All other recognized United States national holidays may be put up 2 days prior and removed 1 day after. 6. List of recognized US Federal Holidays <ol style="list-style-type: none"> 6.1. New Year's Day 6.2. Martin Luther King, Jr. Birthday 6.3. Washington's Birthday (Presidents Day) 6.4. Memorial Day 6.5. Independence Day (4th of July) 6.6. Labor Day 6.7. Columbus Day 6.8. Veterans Day 6.9. Thanksgiving Day 6.10. Christmas Day
Section 350	<p>SIGNS: Temporary or Permanent</p> <ol style="list-style-type: none"> 1. No person may post or display a sign anywhere within Quail Crossing (including but not limited to in the window of a home) other than two (2) one of each "For Sale", "Open House" or other similar sign when said sign is used for the purpose of actively marketing the home for sale or rent. Any such sign may not be larger than four (4) square feet. 2. Political signs are not permitted. 3. Other than that of use by the Quail Crossing Home Owners Association. Artificial lighting or illumination of signs is not permitted. 4. "Open House" signs are permitted only during the hours that the premises are publicly open for viewing. This includes all such signs anywhere within the borders of Quail Crossing, its entrances and streets, but not located on the property of another homeowner without his or her permission. 5. Signs either temporary or permanent used to support the needs of the Quail Crossing Home Owners Association, as determined by the Board of Directors are permitted.
Section 360	<p>SOLAR COLLECTORS:</p> <ol style="list-style-type: none"> 1. ARC applications are required prior to installation. 2. Solar collectors must be installed to be as inconspicuous as possible. 3. Collectors must be placed on the rear of the home or on the side which has the least public exposure and may not be visible from the front of the home (may not rise above the roof peak). 4. Collectors must be attached only to the roof, not free standing, or ground mounted. 5. Every effort must be taken to camouflage the plumbing and supports for the collectors. This camouflaging may require completely encasing the collectors. 6. All metal parts must be painted to match roof coloring. 7. There must be a minimum exposure of piping with piping running down the side of the home not visible from the street.
Section 370	<p>SOLICITATION:</p> <ol style="list-style-type: none"> 1. Quail Crossing is a "no solicitation" community.

Section 380	<p>SPORTS PARAPHERNALIA:</p> <ol style="list-style-type: none"> 1. Displaying Sports Paraphernalia in front of the home is not allowed.
Section 390	<p>STONEWORK ON EXTERIOR STRUCTURE:</p> <ol style="list-style-type: none"> 1. Only 30% of any single face of the home may be covered with stone. The stone must compliment the exterior walls. 2. ARC application is required.
Section 400	<p>STORAGE SHEDS:</p> <ol style="list-style-type: none"> 1. Sheds and storage enclosures larger than 3'6"H x 3'6"W x 6'L are not permitted. All small pool cleaning equipment type storage units must be kept at rear of home and not visible from the road or adjacent neighbors.
Section 410	<p>STORM/HURRICANE SHUTTERS:</p> <ol style="list-style-type: none"> 1. Hurricane shutters may be put up no sooner than 7 days of an impending storm threatening the area. Must be taken down within 7 days after the threat is gone. 2. Shutters may only be left up on the sides and rear of homes between June 1 and November 15 by residents who are away for the entire hurricane season.
Section 420	<p>STREET RIGHT OF WAY OBSTRUCTIONS:</p> <ol style="list-style-type: none"> 1. Both Quail Crossing and the FL-DOT prohibit placement of any obstructions in the street right-of-way. Such barriers include posts and/or chain/rope, blocks, stones, fences, or hedges of any kind, any form of large shrub/tree planting or bed, construction materials, dirt piles, construction debris. 2. Safety Cones are not permitted. 3. Construction equipment, materials, mulch, pavers, etc. should be delivered and placed entirely within the borders of your property and not stored on the street during your project.
Section 430	<p>SWIMMING POOLS, SPAS, AND HOT TUBS: Requires ARC approval</p> <ol style="list-style-type: none"> 1. Above ground swimming pools are not permitted. 2. Above ground Hot Tubs must not be visible from the street and require ARC review and approval. 3. Pools shall comply with all local and state safety codes and requirements. 4. Homeowner is responsible for having all public and private utilities located prior to commencing construction. <ol style="list-style-type: none"> 4.1. Homeowners that proceed with construction without having utilities located will be responsible for costs associated with damage to any utility line. 5. Survey showing a scaled drawing of pool/spa and pool equipment to be attached to your architectural application. 6. It is suggested that you receive architectural approval from ARC before applying for permits. 7. Pool Equipment & Gas Tanks (heaters, pumps) <ol style="list-style-type: none"> 7.1. Landscaping, a minimum of 36" high, shall be used to obscure pool equipment from street view.
Section 440	<p>TRASH CONTAINERS:</p> <ol style="list-style-type: none"> 1. All trash containers and recycle bins shall be stored and suitably hidden, such as in the garage, or screened (by evergreen shrubbery or approved structure with prior approval of the ARC) to minimize visibility from the street. 2. Recycle bins and trash shall not be put on the curb, for pick-up, prior to 6:00 p.m., the night before the scheduled pick-up and shall be removed from the curb no later than 6:00 p.m., the day of pick-up.

Section 450	<p>UNLICENSED & COMMERCIAL VEHICLES:</p> <ol style="list-style-type: none"> 1. No recreational vehicles, trailers, or mobile homes are permitted to be stored within the community unless they can be stored in the garage with the garage door down, at all times. 2. Commercial vehicles must be kept in garage at all times. 3. No unlicensed vehicles are allowed to be parked outside of the garage. 4. Car Covers are not permitted. 5. ATVs, 4-wheelers, golf carts, go-carts, scooters or mini motorcycles and similar vehicles may not be driven anywhere within the community. 6. RV's can be parked outside of garage for up to 48 hours within a 7 day period for loading, unloading and cleaning with a temporary permit from the Collier County.
Section 460	<p>WINDOW COVERINGS FILMS:</p> <ol style="list-style-type: none"> 1. Window coverings visible from the street or by adjoining properties shall consist of curtains/drapes, blinds, shutters or other traditional window covering. <ol style="list-style-type: none"> 1.1. Sheets, blankets, newspaper, aluminum foil, bags and other similar items are not permitted. 2. Tinting shall be non-reflective, non-mirror finish. 3. Broken or damages blinds or window coverings will be required to be replaced at the discretion of the Board of Directors. 4. Broken windows shall promptly be replaced within 30 days.