

VTL – Rules and Regulations Revised March 2025

The Villas at Timber Lakes Association Inc.

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Rules and Regulations

Three (3) primary documents define how we may use our condominiums. They are:

- *Declaration of Condominium for The Villas at Timber Lake (DOC),*
 - *Bylaws of The Villas at Timber Lake (Bylaws), and*
 - *Rules and Regulations.*

It is incumbent on all owners to ensure compliance with these use restrictions, rules, and regulations. It is the responsibility of the Board of Directors to uniformly apply and enforce these and all restrictions, rules, and regulations. The Bylaws of the Villas at Timber Lake provides for the Board of Directors to adopt and revise Rules and Regulations to help make condominium living an equitable and pleasant experience for all its residents.

A. Parking (DOC section 12.6)

1. Space is allotted for two (2) vehicles per unit—one space in the garage and one in the driveway.
2. Visitor parking spaces are to be used for their intended purpose. Unit owners must have association approval for using the visitor parking spaces for anything other than a temporary basis.
3. Parking on grass areas is prohibited.
4. Commercial vehicles are not allowed except for temporary business purposes.
5. Vehicles for recreational purposes and trailers may not be kept outside a garage for more than twelve (12) hours.
6. Vehicles not in operable condition or not validly licensed may not be kept outside a garage.
7. Oversized vehicles that cannot be parked in the garage must be parked in the unit driveway or a visitor parking area. The rules pertaining to visitors' parking spaces apply.
8. Car covers are not allowed.

B. Pets (DOC section 12.3)

1. No pets of any kind are allowed in a leased unit.
2. Each unit may keep two (2) domesticated household pets under fifty-five (55) pounds.
3. Pets may not be kept for commercial purposes, such as breeding.
4. Pets must be leashed or carried when they are outside a unit.
5. Owners are responsible for picking up after their pets.
6. No aggressive animals, rodents, reptiles, poultry, swine, amphibians, or livestock are allowed.
7. Tropical fish and caged birds are allowed.
8. For service animals and emotional support animals, notification must be made to the property manager for proper compliance.

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C. Plants (DOC Section 11.5) - The Timber Lake Board of Directors reserves the right to regulate all plantings and landscaping in the common element in order to maintain an attractive and well-ordered neighborhood appearance. Planting of authorized plants is permitted in the mulched areas in the rear of each unit.

1. Any authorized plantings by a unit owner are the unit owner's responsibility. If the planting is not adequately cared for, appropriate enforcement action will be initiated.
2. All unit owner plantings must have mulch that matches the common element mulch.
3. Plantings no longer cared for must be removed, and the bed turf restored to its original condition.
4. No exotic or invasive plantings are permitted.
5. No Areca, fruit-bearing, or Mahogany trees shall be planted. Only annuals may be planted.
6. Plants not considered as annuals include all succulents, cacti, aloe, century plants, ferns, poinsettias, variegated ginger, bird of paradise, and sansevierias plants.
7. No fruit or vegetable plants are permitted except in pots. (See item D on pots and decorative items).
8. No artificial plants are allowed outside the unit.
9. Trimming of palm and hardwood trees by an individual is prohibited.
10. Plants must be maintained not to exceed the following height limits.

Podocarpus	3 ft. Keep below house numbers in front.
Arboricolas	2.5 Ft.
Jasmine	Along garage walls, 2-2.5 ft. Hard cut in spring to rejuvenate.
Jasmine	Along courtyard walls, keep below wall.
Coco Plums	Around AC units, 4-4.5 ft.
Coco Plums	Between buildings used as a privacy hedge, 5 ft.
Ixoras	Keep below windowsills, 2-2.5 ft.
Bougainvillea	Keep 5ft or less and rounded.
Hibiscus	Keep at 4 ft. Trim only when not full blooming.
Areca Palms	Between buildings, 5ft height and trimmed.
Areca Palms	In open areas, keep 5-6 ft height and thinned.
Ficus Hedge	Keep 5 ft height. Hard cut when needed (Spring).

D. Pots and decorative items

1. No pots, statues, or decorative items are permitted in the front or side of the units.
2. Two statuary items no more than 3 feet high are permitted in the rear of the unit in an established mulch or patio area. A statuary item may include but is not limited to a statue, bird bath, rock, or fountain. Arbors, trellises, and feeders are not permitted. All items must be stored inside during extended absences or any high-wind event.
3. A maximum of three (3) pots no greater than ten 10 gallons in size are permitted in the rear of the unit in an established mulched or patio area.
4. Pots with dead plants must be removed.
5. Pots must be indoors during the owner's extended absence.

E. Trees - All trees on the Villas at Timber Lake's Common Element property have been, shall be, and will continue to be the sole property of The Villas at Timber Lake. Maintenance and trimming of all trees shall be the responsibility of The Villas at Timber Lake.

1. The planting of any hardwood trees or palm trees shall be no closer than twelve (12) feet from any building.

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2. Trees shall be a minimum of ten (10) feet apart.
3. Branch height from the ground shall be a minimum of six (6) feet to ensure minimum view impairment from adjacent units.
4. No trees, Arecas shrubs, or plantings shall have their foliage (groomed or ungroomed) closer than twelve inches (12") from the side, eaves, or roof of a building.
5. No vines will be allowed on any tree or building.

F. Patios

1. Lakefront property must have a minimum of twenty feet (20') easement between the lake and the edge of the extended patio per Fountain Lakes Community Assoc. regulation.
2. Extended patios must not infringe upon or interfere with any drainage areas, including lawn drainage and storm drains.
3. Extended patios must not interfere with irrigation controls, lines, or sprinkler heads.
4. Patios must be ground height and level.
5. Patios must butt up to the foundation of the lanai and extend from the building a maximum of nine feet (9') and run parallel to the building a maximum of twenty-four feet (24') total. An end unit patio may wrap around the building. This section must butt up to the foundation of the lanai and extend from the building a maximum of six (6) feet.
6. There must be a minimum of four feet (4') between the mulched/shrub area of an end unit owner and the adjacent end unit owner's patio.
7. Patios are limited to 216 square feet total (9x24) and constructed of blocks/pavers.
8. Patio blocks/pavers must be flat and no more than 16 inches in size. Acceptable colors are white, gray, or tan.
9. No concrete filler between the blocks or on the outside edge may be used.
10. Poured concrete slabs or other permanent construction is not permitted. Construction must be such that the property can be returned to its original condition if required.
11. Construction of the patio must be done by a qualified landscaper or craftsman. A homeowner may construct the patio after obtaining specific approval from the Board of Directors.
12. In accordance with Fountain Lakes Community Assoc. Rules and Regulations, contractors are not permitted to work on Sundays or holidays.
13. Retaining walls, when required, are to be of gray or white retaining wall blocks with an appropriate amount of fill under the patio to make it level.
14. The entire perimeter of the patio must be mulched with the same mulch used in the common element. Patios behind buildings 14, 15, and 16 may use pine straw.
15. Shrubs/hedges must be planted on either end of the patio to provide privacy for neighbors and camouflage for furniture, grills, etc.
16. Patios must not impact lawn maintenance.
17. Patios and associated plantings must not interfere with the normal ingress and egress to the unit.
18. Patio furniture, including pots, grills, and umbrellas, must be stored inside during an extended absence.
19. Patio maintenance is the sole responsibility of the owner. Likewise, all things associated with the patio, such as grills, furniture, and plantings, must be properly maintained and controlled. Should the patio and related amenities not be adequately maintained or controlled to community standards, enforcement action may be initiated by the Board.

G. Unit Alterations - (DOC Section 11.5)

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1. Lanai enclosures must be sliding glass or the original Rottlund enclosures. White aluminum skirting no more than ten and one-half inches (10 1/2") high
2. Hurricane shutters / protective shutters must be white aluminum.
3. Entryway enclosures must be of white aluminum and screened with or without a decorative design screen door.
4. The front entrance door must be thirty-six inches (36") wide and retain the existing white color. The door must comply with Florida, Lee County, and The Village of Estero building codes.

H. Common Element Restrictions (DOC 11.5)

1. No portable items such as lawn furniture, toys, bicycles, or grills may be left on the grass areas overnight.
2. Hoses may not be kept outside in the front area except for a self-coiling hose that can be concealed behind existing landscaping. Hose boxes or reels are not permitted in the front of a unit. Hoses in the front of the building must be hung off the ground for landscaping convenience. Hoses may be left outside in the rear or side of the unit and must be stored correctly in a hose box or reel or neatly coiled when not in use. Storage must be on a patio or mulched area, not grass.
3. Grill storage and use of charcoal or gas must follow NFPA Codes 1:10.10.6. The code requires gas or charcoal grills to be used no closer than 10 ft (3 m) from any building or structure. LPG storage must not be more than two (2) 2.7 lb cylinders stored inside.
4. Trash and Recycle containers must be kept inside a unit except for pickup. Containers shall be put out no sooner than 3 pm the day before pickup and stored by 8 pm the day of pickup.
5. Outdoor furniture and items such as pots, grills, and umbrellas must be stored inside during extended absences or high-wind events.
6. Signs are not permitted in the common element, with the exception of signs used for the sale of a unit. Realtor and For Sale signs must conform to the Fountain Lakes size standard. Open House signs are permitted only on the day of the open house.
7. The US flag is permitted to be flown either under the carriage lamp, the area between the garage doors, or from the mailbox post. Loyalty flags may be shown in the same areas but only during the week of the holiday or event.
8. Floodlights must be white, reflect straight up, and not interfere with a neighbor's enjoyment of the common element.
9. Additional outside flood lighting for security purposes may be used in the rear of the unit. This lighting may be either manual or motion detector activated. Floodlights must be white and have a maximum of 75 watts. They must flood no more than 120 degrees, and the sensitivity must be adjusted to a length of no more than 10 feet. Outside flood lighting is not permitted to remain on for extended periods.
10. Lighting is permitted on either side of the front walkway. Lighting is permitted on the unit rear in a mulched area. No more than six (6) lights are permitted in the back or the front.
11. Driveways and sidewalks are not permitted to be altered or coated. White or gray patio blocks no more than 18" are permitted in the mulched areas adjacent to the driveway to ease entry and exit from vehicles and may not interfere with the irrigation system.
12. Additional lighting other than previously specified shall be approved by the board.

I. Noise, Nuisance, and Visitors

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1. Residents, guests, and tenants shall conduct themselves in a peaceful manner to allow for the quiet enjoyment of our homes and the community. It is understood that an occasional barking dog, loud music, or a neighboring party, for example, will occur. However, every attempt should be made to ensure conditions such as these become extreme or persistent and they do not occur during normal quiet hours of 10 pm to 8 am.

J. Garage Sales

1. Garage sales or rummage sales are strictly forbidden except for the following:
 - i. The garage sale is in conjunction with the Fountain Lakes community annual garage sale.
 - ii. The garage sale is in conjunction with an estate sale due to the death of a member. Permit required.
 - iii. The sale is in conjunction with a member moving. Permit required.

K. Satellite Dishes: Satellite dishes are permitted with approval from the board.

L. Solar tubes: A maximum of 2 solar tubes per unit, no more than 14 inches in diameter each, is allowed. One may be in the kitchen and one in the center of the great room. At no time shall they be installed closer than 6 feet from the common wall. Installation must be by a licensed contractor.

M. Leasing (DOC Section 13)

1. No unit may be leased more than four (4) times in any calendar year, with the minimum lease term being thirty (30) days.
2. Written notice must be provided to the property management company a minimum of 30 days prior to the start of the lease to allow for approval and processing of the application.
3. All provisions of the Declaration of Condominium Article 13 as amended January 2015 are in effect.