

The Masters Neighborhood Association Architectural Standards and Procedures February 3, 2025

All Homeowners are subject to PSGRC ARC Guidelines and Procedures. In addition, The Masters Board of Directors has and may choose to continue to approve more stringent neighborhood restrictions than those of the PSGRC ARC Guidelines and Procedures.

A homeowner wanting to make any exterior lot modification should first review the PSGRC ARC Guidelines and Procedures. Then the Masters ARC Standards and Procedures document should be reviewed as to standards and procedures for which the Masters Board has chosen to make more stringent.

Exterior lot modifications require a PSGRC ARC application. The application is available on the Masters Website. A Homeowner wanting to make any exterior lot modification should:

- Submit completed application with all pertinent information to the PSGRC Administration office. The Masters President or designated representative is notified of the submitted application, asked to review it, and add any conditions/restrictions that are unique to the Masters.
- The application is reviewed and either approved, approved subject to any noted conditions/modifications or rejected for reasons stated.
- Rejected applications may be revised and resubmitted.

Architectural and Aesthetic Control

The Masters Neighborhood Association seeks to maintain a neighborhood of architecturally harmonious homes. Among the techniques employed to achieve this result are the required use of colors for exterior paint and roof materials. Accordingly, no owner or resident shall make any change whatsoever in the exterior color of any portion of his/her residence or any appurtenant structure, or in the color, style or composition of roofing materials used on the residence or appurtenant structure without the prior written approval of both the PSGRC ARC and the Masters ARC.

No building structure or other improvement shall be erected or altered on any Lot, nor shall any grading, excavation, landscaping, or other work which in any way materially alters the exterior appearance of any structure, Lot or Neighborhood Common Areas be performed without the prior written approval of both the PSGRC ARC and the Masters ARC. In obtaining the written approval, the owner or resident shall comply with all applicable requirements and procedures set forth in the Governing Documents. Refusal to approve proposed changes may be based on purely aesthetic reasons.

Landscaping

By reference, The Masters Neighborhood Association Landscaping Responsibilities document is made a part of this document. A copy of this document is available on the Masters website.

Artificial Vegetation, Decorative Objects and Sculptures (updated 2.3.25)

The items listed below **require the review of the Masters Neighborhood Association and the approval of the PSG&RC ARC.** The PSG&RC ARC Application form is to be used. These include:

- sculptures
- butterfly houses
- driftwood
- rock gardens, lattices* and trellises
- fountains
- bird houses
- weathervanes
- decorative iron work,
- decorative objects (natural or man-made)

* Any lattice work attached to a residence must be the same color as the home exterior colors.

Approval is required prior to the placement of any of the above-mentioned items. The following should be carefully considered when requesting placement:

- Size: to be in proportion to the surrounding area
- Color: neutral, to blend or compliment the house color.

- Minimal number.

Plant pots:

- Limited to 3 in mulched areas visible from the street.
- Limited to 3 on the front door entry way- see exception below.
- A home with a three-car garage may have a single pot containing a live plant placed on the driveway between the two garage doors.

Exception- Front Entry Ways:

- If the walkway, driveway, and porch are constructed of pavers then the planting area may be covered with matching pavers and may have decorative pots containing live plants set no more than every three feet along the walkway. Or the planting area may be covered with mulch and have approved live plants planted within it.
- If the walkway, driveway, and porch are constructed of concrete then the planting area must be covered with mulch and have approved live plants planted within it.
- Pavers (if used) and plants must be approved by the PSGRC ARC prior to installation. Any approved item(s) from the list above shall be installed on the exterior ground and only within a mulched landscaped area, other than those items normally hung on a wall.

Standard flowerpots/planters do not require ARC approval.

Items not allowed:

- **Bird feeders and bird baths** – are not allowed anywhere in the Masters. The feeding of wildlife is also not allowed anywhere in the Masters.
- **Artificial vegetation** – are not allowed in any flowerbed, home perimeter or along the driveway. The only exception is by the front door entry area and on the covered lanai area.
- **Mailbox plants** – neither plants (real or artificial) nor pots may be placed around mailboxes.
- **Plant pots**- empty pots or those containing dead plants are not allowed. Other than in the front door entrance area, all exterior pots used for live plants shall remain within the mulched landscaped area and the plants therein shall be maintained

Tree Trimming and Removal of Dead Branches

If a homeowner has dead branches on the trees on their property (other than the Canopy trees*), it is the homeowner's responsibility to hire a contractor to clear these branches.

If you wish to take advantage of Greenscapes (with its subcontractor, Johnson Tree Services), working in the community to have your trees cleared of dead branches or additional tree maintenance, please contact Jami at **Greenscapes ASAP**. This work is NOT covered by the Masters Association.

The Masters Neighborhood Association does not endorse businesses, however, here are some contractors that have received good reviews on the work they have completed.

- Greenscapes of Southwest FL Office: 239-643-4471 Jamie McGarvey, Landscape Manager
- Johnson Tree Service: 239-947-4720
- TLS Lawn & Tree Service: 239-851-1353

Regarding tree trimming, all work is to be performed in accordance with the American National Standards Institute (ANSI A-300 and Z133.1 standards) and associated Best Management Practices for Tree Pruning. Please note that trees may not be trimmed merely to improve views.

Replacement of Trees

Various rules and regulations regarding trees must be considered:

General Trees

- The Lee County Land Development Code requires one General Tree per 3000 square feet of development area.
- 75% of the General Trees must be native trees, and no more than 25% can be palms.

**Trees along the street are referred to as canopy trees*

- The Lee County Land Development code requires five trees per 100 linear feet along the street.
- 75% of such trees must be native trees. 50% can be palm, however they need to be clustered, NOT lined up with equal distance between them.
- Three palms equal one canopy tree.

Pelican Sound – Declaration

- Paragraph 5.2 states that “Trees within a neighborhood Association that are on an easement will be maintained by the Neighborhood Association including trimming, fertilization, and replacement ... If said trees are damaged as a direct result of a storm, the Neighborhood Association shall be responsible for replanting or replacing.

To ensure compliance, hurricane downed Canopy trees will be replaced.

ARC Application for Planting, Removal, or Replacement of a Tree

The ARC application process:

1. Submit Exhibit C – ARC Tree/Palm Removal and Replacement Application.
2. When removal is approved, a replacement tree/palm may be required. If so, it will be noted in the approved application. In the event a replacement tree is required, complete the tree replacement fields.
3. As we are single family lots, a Village of Estero “Vegetation Removal Permit,” is not required. However, every lot is required to maintain two native trees in compliance with Lee County Land Development Code. Canopy trees on a resident’s property count as native trees.

In the event of a storm or natural disaster, a tree or palm is downed or sustains significant damage that creates a hazard to buildings or safety to people, an approved ARC tree Removal and Replacement Application is waived.

If you have any questions/comments or concerns, please feel free to contact the Masters ARC Chairperson or Pelican Sound Golf and River Club’s Executive Assistant.

Landscaping Lighting

Landscaping lighting requires ARC approval and must adhere to the following conditions:

- Ground lighting must be white and cannot exceed 25 watts or LED equivalent.
- Up lighting must be white and cannot exceed 35 watts or LED equivalent'
- The housing of all fixtures must be black or bronze in color.
- Damaged or non-working lighting must be removed from the property.
- Landscape lighting of any nature is not allowed around the base of the mailboxes.

House Color Schemes

By reference, The Masters Neighborhood Association house colors are outlined in the House Color Framework and House Color Schemes documents which are part of this document. Copies of these documents are available on the Masters website.

Doors

- Front Doors – The door and sidelights may contain glass insets of any size. Glass insets may not contain figures other than geometric. The glass may be clear, frosted, etched, beveled, tinted or opalescent. Mullions may be added.
- Garage Doors – No screen enclosures are allowed on garage door openings.
- ALL Screen/Storm Entry Door Frames – Bronze color screen door frames or screen door frames blending with the exterior color of the entry door or door frame are allowed. No new screen doors with animal, fish or bird themes are allowed.

Windows, Coverings and Film

- Windows – frame color can be white or bronze, with or without mullions/grid dividers.
- Interior Blinds, Interior Shutters and Curtains – Window coverings, treatments or linings must be white or off-white as viewed from the exterior of the home.

- Garage Windows (excluding garage door windows) – Garage windows must be covered. Window coverings must be white or off-white.

Hurricane Shutters

Rolling shutters and/or accordion type shutters and their hardware must blend with the exterior color of the home. Storm window panels must be constructed of a clear material. Hurricane shutters protecting the front entry door of a home must cover the door, not the entryway and must be a metal roll-down shutter closely matching the color of the exterior walls of the home. Hurricane fabric roll-down shutters are allowed on rear lanai openings only. These standards apply to new as well as replacement installations.

Driveways

Concrete driveways must be periodically cleaned to remove mold, mildew, and tire tracks. Paver driveways must be maintained. Mold, mildew, and weeds must be removed.

Carriage Lamps

All carriage lamps must be between 15” and 25” high measuring from the very top of the frame or arch of the fixture to the base. The lamps must be black, bronze, or brushed nickel in color with clear, seeded, wavy or white opalescent glass inserts. Colored glass is not permitted. A coordinating front door light pendant or flush mount light fixture may be used. All carriage lamps on an individual residence must be the same model. Carriage lamps and front door light pendant lighting must be white.

Front Entry Screen Enclosures

Only bronze or white enclosure frames are allowed. No new screen doors with animal, fish or bird themes are allowed. The screening fabric in all screen doors is to be bronze in color.

Front Entry Enclosures

The planting bed along the side of the walkway to the entry of the home may be filled as follows:

- If the walkway, driveway, and porch are constructed of pavers then the planting area may be covered with matching pavers and may have decorative pots containing live plants set no more than every three feet along the walkway. Or the planting area may be covered with mulch and have approved live plants planted within it.
- If the walkway, driveway, and porch are constructed of concrete then the planting area must be covered with mulch and have approved live plants planted within it.
- Pavers (if used) and plants must be approved by the PSGRC ARC prior to installation.

Mailboxes

Except for overall cleanliness, the Masters Homeowner Association is responsible for repairs and replacement of mailboxes. Mailboxes may not be changed by individual homeowners.

Mailboxes may deteriorate, get damaged and need to be kept clean:

Deterioration – The Homeowner Association will conduct periodic reviews of the state of mailboxes and address any deficiencies.

Damages – The homeowner should contact the Masters Property Management Company to get the mailbox fixed or replaced.

The homeowner when reporting damages, must provide:

- The nature of the damage along with a picture.
- The name of the person/company, including vehicle plate number responsible for the damage, (if not know, mark as unknown).
- The Masters Property Management Company will place the work order for repairs with the appropriate vendor, bill the person or company responsible for the damages and provide confirmation to the resident owner and the Masters ARC Chairperson.

Mailbox plants – Neither plants (real or artificial) nor pots, flags/banners, rocks or lighting may be placed around mailboxes

Cleanliness – Owners are responsible for the cleanliness of their mailboxes.

Gutters & Downspouts

Gutters must match the fascia and drip cap color. Gutters, fascia and the drip cap may be all white. If not white, must be a close match to either the roof, the garage door, the base color or the trim color of the house.

Downspouts must match either the color of the house as closely as possible or the gutters. The only exception is the pool cage downspouts, which must be bronze or a match to the pool cage framework.

Pool Enclosure/ Lanai Enclosure/Covering

All pool/lanai enclosures must be bronze in color.

Signs, Billboards, Flags and Banners

Homeowner identification plaques, homeowner name signs and house number signs are not allowed.

Satellite Dishes, Antennas and Aerial Devices

Satellite dish installation location will be reviewed with consideration of placing the device in the least visible location with emphasis on placing the device toward the rear of the home.

Barbeque/Grilling

When not in use, all barbeques must be stored in a garage or neatly stored within a screened pool enclosure/lanai enclosure.

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