

Approved September 26, 2011

## CLUBSIDE RESERVE AT THE VINEYARDS BUILDING COMMITTEE GUIDELINES

The Building Committee is recommending the following guidelines be adopted today.

### Covered Entry Area

The Building Committee recommends that the covered entry area be treated as a limited common area similar to the lanais that are also covered.

- Any changes or modifications to any part of the entry way must be put in writing to the Building Committee Chairman and must receive prior approval from the Building Committee and Board before work can begin.
- Any approved color changes must be a neutral color to blend in and harmonize with the color of the buildings.
- If tile or other products are installed, a neutral color to blend and harmonize with the color of the buildings is required. The product must be of a non skid nature, and must conform with all Collier County building codes.  
A sample of the product is needed with the application for approval.
- Any alterations made will immediately become THE UNIT OWNERS responsibility. This includes maintenance, repairs and any other problems that may arise.

### Front Door Replacement and Alterations

- All changes or modifications must be submitted in writing to the Building Committee Chairman for approval from the Building Committee and Board.
- Front door replacements must be done with a Fiberglass Door 3/0 x 6/8 Smooth Star, 6 panel Door. Glass panels in the door or in the entry door area must be clear glass and must conform to the Collier County Building code requirements. The outside of the door must be the same paint color as all other entry doors in Clubside.
- Prior approval is required on any modifications of doors and entry areas. The modifications must conform with all Collier County Building code requirements.
- OWNERS will be responsible for all future maintenance, repairs and any other problems that may arise except painting of the outside door and door frame.

### Screen Doors

- All changes or modifications must be applied for in writing to the Building

Committee Chairman for approval by the Board. Work may start upon written approval by the Board.

- Screen doors specifications have been previously established. It is necessary to comply with the specifications.

Planters and pots on driveways and sidewalks

- The Building Committee recommends that planters, pots and ornamental items should not be displayed on sidewalks and driveways.

Planters, pots and other objects under covered entry ways

- Planters, pots, ornamental objects, benches and plant stands can be placed on the limited common areas under the covered entry ways while home owners are in residence. All items must be removed while away for an extended period or upon an official hurricane warning by the weather bureau.

Common and Limited Common areas

- All common and limited common areas are not to be altered. Our documents will be enforced. All modifications must have prior written approval.
- If unit owners have suggestions or something they wish looked into please submit it in writing to the Building Committee Chairman for immediate action.

All members of the Building Committee have been involved and have had input to the recommendations.

All modifications must have prior approval. Upon receipt of a violation letter home owners have 30 days from date of letter to restore the violation to its original state at HOME OWNERS expense.

The Building Committee wants to maintain the high standards Clubside residents expect.

Upon adoption of the guidelines, Committee members recommend that they are included in the Clubside Reserve Handbook.

THE BUILDING COMMITTEE