

AMENDED AS OF 11/13/2025
Architectural Planning Criteria
Imperial Golf Estates Homeowners Association, Inc.

These criteria establish the guidelines that shall be followed with respect to any and all improvements, construction, reconstruction, addition, deletion, change, alteration, repair, repainting, and replacement including landscaping changes on any improved or unimproved lot in Imperial Golf Estates. The ARB reviews "Building and Exterior Change Request" forms submitted by homeowners for conformity with the APC and either approves or disapproves the requested change. At its discretion, the ARB may establish specific conditions on its approval for change requests.

The following criteria has been amended and duly adopted by the Board of Directors, effective July 14, 2022. The Criteria was further amended on November 11, 2026.

All exterior changes must be submitted for approval from the ARC. Any variance or deviation from these criteria must be requested and approved by the ARB and the HOA board of directors.

A. New Builds and Exterior Changes

1.Plans and details

A. Where, applicable, the following supporting documentation must be submitted for approval with the application for construction of a new residence or modification to an existing residence or lot:

1. Complete set of construction drawings with siting as required by Collier County permitting. The plans must include site drainage plan required by Collier County. The set of plans will be retained by the ARB until the final inspection is completed.

2. Landscape plans with detailed plant lists.

3.Set of irrigation plans.

4.A manufacturers catalog pages showing the appropriate colors and patterns for roof, driveway, and exterior paint.

B. Tear downs must be approved prior to start of work.

2. Construction Deposit

A. The following shall constitute a schedule for construction deposits required to be submitted with all applications for construction.

1. New Residence- \$2,500.00 payable to the Imperial Golf Estates HOA.

B. The above deposit is to be submitted with the application for construction to ensure compliance with the Covenants, Conditions and Restrictions for Imperial Golf Estates and Architectural Planning Criteria herein set forth. Failure of compliance may result in forfeiture of part or all of deposit depending on the nature of the violation and/or cost of correction of the infraction.

C. Lot Owners shall notify the Property Manager's office within 60 days after completion and inspection of their project to request return of their Construction Deposit. Full deposit will be returned as long as there were no infractions.

3. Start of Construction

A. No construction shall be started prior to complete approval of plans and details and submission of deposit to the HOA.

B. Failure to obtain approvals and submission of deposit prior to start of work may result in refusing contractors access to the site and/or an injunctive or other relief.

B. SITE REQUIREMENTS

1. Set Back Lines

A. Except as determined by the ARB and the Board of Directors under special cases for odd shaped or unusual lots that are handled on a case-by-case basis, the following set back lines shall apply:

(1) Front lot lines: (Defined as abutting an adjacent street) thirty (30) feet.

(2) Side lot lines: (Defined as abutting an adjacent property on either side) ten (10) feet.

(3) Rear lot line: (Defined as abutting the rear of an adjacent property) twenty-five (25) feet.

(4) Pool deck, Pool cage or other pool enclosures to rear lot line: fifteen (15) feet.

B. A corner lot shall be considered to have two (2) front lines, one (1) sideline and one (1) rear lot line. If the front line is adversely affected by the concave radius of a cul-de-sac, the ARB may grant a variance not to exceed ten (10) feet on the front line.

C. When two (2) or more lots are acquired and used as a single building lot under a single owner, the side lot lines shall refer only to the lines bordering the adjoining property.

D. All measurements to be to foundation lines. All set back lines to be measured by a Registered Land Surveyor, using a plot plan filed with the Collier County Registry of Deeds.

2. Grading

A. No elevation changes shall be permitted to any lot which materially affects the surface grade of surrounding lots. No storm water from any lot is allowed to drain onto an adjacent lot. Storm water drainage must flow to an existing storm drain located on or immediately adjacent to the lot in question or completely drain to the street or drainage ditch or lake adjacent to the lot in question. The exceptions to this provision are changes required by Collier County.

B During construction, all catch basins must be protected from job site runoff

3. Driveways and Walkways

A. Driveways shall be constructed in such a manner so that the flair of the driveway at the adjoining street pavement does not extend beyond the side yard lot line of the home served by the driveway.

B. In no event shall the driveway surface be less than five (5) feet from the side lot line without approval of the ARB.

C. Driveway and walkway surfaces shall consist only of concrete, brick, tile, or masonry pavers and must be a neutral color and non-skid surfaces.

4. Equipment Screening

A. Soft water tanks, pool pumps and heaters, air conditioning equipment, generators and other ancillary or mechanical equipment shall be suitably screened so as not to be visible from any lot or street. The preferred screening is shrubbery, which may be maintained at any height and adds greenery to the landscape. If fencing or wall materials are used, they may be no higher than (4) feet. Equipment shall be located where sound from its operation will not adversely impact adjacent homes. The proposed fence screening will be constructed from the following permissible materials:

(a.) Wood boards

(b.) Vinyl (pvc)

(c.) Masonry or concrete block with stucco finished painted to match the existing building.

(d) Chain link fences in all colors are prohibited.

B. Propane tanks shall be installed below ground and shall comply with all County Requirements.

5. Fences

Imperial Golf Estates has been developed as predominantly open land around residences with infrequent fences. This policy has substantially contributed to the beauty of the community. To preserve that beauty, the ARB is delegated broad discretionary powers to regulate the construction and installation of fences otherwise permissible under the criteria in Subsection (3), below.

- A. Fences are defined to include any dividing structure, wall or fence affixed to the ground on any lot.
- B. All fences hereafter constructed in Imperial Golf Estates shall first be approved in writing by the ARB. Residents must submit the design and/or style of the desired fence to the ARB for its consideration.
- C. The construction and installation of fences on the perimeter of any Lot or a portion of the perimeter of any Lot is discouraged. The ARB may use its discretionary powers to disapprove a perimeter fence that is not in character with the natural beauty of the community. No perimeter fence shall exceed four (4) feet in height as measured from the ground base of the fence. Fences for privacy shields that restrict visibility into bedrooms or bathrooms shall meet all other fence requirements except that they shall not exceed six (6) feet in height.

The ARB will consider the following before approving the construction of any fence:

- (1) The location of the fence will harmonize with the principal residence on the Lot and the surrounding residences. The fence will not adversely affect the character and nature of the community.
- (2) The color of the fence shall be compatible with the color scheme of the home and shall be harmonious with its surroundings.
- (3) The proposed fence will be constructed from the following permissible materials.
 - (a) Wood boards.
 - (b) Painted or powder coated aluminum.
 - (c) Vinyl (pvc).
 - (d) Masonry or concrete block with stucco finish painted to match the existing building.
 - (e) Chain link fences in all colors are prohibited.

5. Mailboxes

1. Mailboxes must be kept in good repair. No discoloration, chipping or peeling of painted surfaces.
2. Must consist of a post and a box
3. Must conform to the current, approved standards for style and color.

6. Exterior Lighting

1. Exterior lighting mounted on a residence or on the ground on any Lot shall be properly directed and screened to avoid objectionable light shining on adjacent residences or property.

C. DWELLING REQUIREMENTS

1. Floor Area

A. Minimum floor area (living area only) shall be a minimum of twenty-one hundred (2100) sq. ft. under air. Exterior dimensions are suitable for use in this calculation.

B. The method of defining square foot area of a proposed building structure or additions to a building shall be to multiply the dimensions of the building at each floor.

C. Garages, lanais, porches, patios, pools, terraces, and other similar areas shall not be taken into account in calculating the minimum area required.

2. Building Height

A. No dwelling unit shall exceed thirty-five (35) feet in height.

B. Dwelling height is measured from grade of the foundation to the highest part of the roof or chimney, if applicable.

3. Garages

A. Each dwelling shall have an attached garage that shall accommodate no less than two (2) automobiles. Detached garages and/or carports are not permitted.

B. All garages must have doors that are at least a minimum width of eight (8) feet for single doors and at least sixteen (16) feet for double doors.

C. Garages shall have a minimum width of twenty-two (22) feet for a two-car garage, thirty-three (33) feet for a three-car garage and forty-four (44) feet for a

four-car garage. Dimensions are measured from the outside walls of garage.

5. Exterior Walls

A. Dwellings shall not have exposed structural block, imitation brick, imitation stone face, vinyl siding, or aluminum siding on the exterior walls.

B. Due to technology and recent product improvements, the following exterior materials are permitted: composite wood or concrete lap siding and man-made or cultured stone.

6. Roof

A. No flat or built-up roofs are permitted on any residence.

B. The composition of all pitched roofs shall be tile, slate, metal, or dimensional composite shingles.

7. Enclosures

A. All enclosures, including spa, hot tub and swimming pool enclosures, screen, or other types of enclosures, must be approved by the ARB prior to construction. All enclosures must meet county and state codes.

B. No flat screen enclosures, unless part of an approved mansard screen enclosure, are permitted. The sloped portions of the screen enclosure shall have a pitch compatible with the pitch of the roof of the dwelling to which it is attached.

8. Temporary or Accessory Buildings / Separate Structures.

A. Per Section 7.2 of the Declaration, no temporary or accessory buildings or structures shall be erected or permitted to remain on any Lots without the prior written consent of the Board of Directors.

B. The Lots in Imperial Golf Estates are intended for one (1) single-family residence; separate, secondary living facilities are not permitted. No additional structures may be constructed on a Lot that are not connected to, or part of the existing single-family residence on the Lot. Additions to the existing structure must match, and shall not exceed, the roofline of the existing residence and must be connected to the residence.

9. Color Scheme

A. Each Owner must submit a color plan showing the color of the roof, exterior walls, shutters, trim, driveways, and other exterior features for all new construction, additions, changes, alterations, and repairs or repainting.

- C. The ARB shall consider and approve the extent to which the proposed color scheme is compatible with homes in the surrounding area and the extent it conforms to the general color scheme of the entire community.

9. Hurricane Protection

- A. All hurricane storm panels, or other wind mitigation protection placed over any exterior portion of the home must be approved by the ARB.
- C. Temporary hurricane protection such as plywood panels does not require the approval of the ARB. However, temporary protection shall be installed only in anticipation of a wind event such as a hurricane and must be removed in a reasonable amount of time following the wind event.

D. POOLS AND RECREATION FACILITIES

1. Location

- A. Location of any pool, tennis court, badminton court or similar recreational facility must be approved by the ARB.
- B. Pool screening may not be visible from the street in front of the dwelling.
- D. Screening and deck shall be at least fifteen (15) feet from the rear property line.

2. Construction Material

- A. Materials and composition of same shall be of type commonly used in the industry and thoroughly tested for use in such construction.

3. Lighting

- A. Lighting of a pool or recreation area shall be designed to prevent any glare from being objectionable to surrounding residents.

4. Permanent Basketball Backboards and other Play Structures

- A. All play structures, except permanent basketball backboards, shall be located at the rear of the dwelling within side yard setback lines and no closer than five (5) feet to the rear property line, except corner lots where such structures shall be located inside setback lines. All play structures, including, but not limited to playsets, sandboxes and gazebo covers or playhouses, whether built from scratch or with a kit will not exceed eleven (11) feet in height, as measured from the peak of the roof. Play structure roofs shall be painted green or stained. Hedges or trees shall be planted to screen the playhouse where necessary to ensure neighbor privacy.
- B. Permanent basketball backboards shall be located in the same manner as play structures. If not practicable, such backboards may be located on the

side of the residential driveway farthest from the center of the residence, provided the ARB determines that the proposed permanent basketball backboard will not adversely affect the appearance of the residence and its surroundings.

C. No permanent basketball backboard shall be attached to the structure of the residence.

D. No more than one (1) permanent basketball backboard shall be approved for any residence. No permanent basketball backboard shall be approved for a residence already occupied with a temporary basketball backboard, unless the permanent basketball backboard is intended as a replacement for the temporary backboard, and the Member agrees as a condition for the ARB's approval that the temporary backboard shall be removed, and no other temporary backboard shall be erected.

E. No advertising slogans or trademarks shall appear on any permanent basketball backboard, except a small legend or trademark indicating the manufacturer that the ARB finds unobtrusive.

F. Portable basketball backboards are permitted and must be approved by the ARB. However, these backboards must be located a minimum of 15 feet from the street.

G. As a condition to its approval, the ARB may attach additional site and landscaping requirements as it deems appropriate.

E. LANDSCAPING

1. General Requirements

A. Each Owner or Contractor shall submit for approval a landscape and irrigation plan for the lot including adjacent rights of way and the area between the property line and any abutting sidewalk, bike path, road, or water management area.

B. Subject to governmental approvals and restrictions for exotic plants and trees, the Owner and Contractor must preserve existing native trees, shrubs, and palmettos wherever possible to enhance the landscape setting of the residence and overall appeal of the community.

2. Lawns

A. All lots shall have sodded front, side, and rear lawns. They must be kept green at all times of the year.

B. Lawns in rear, front and sides of each residence shall be extended to the

property line or landscape bed of each lot or to the pavement line if same is beyond the lot line.

3. Sprinkler System

A. All lots shall have installed, prior to sodding, an underground sprinkler system providing one hundred percent (100%) lot coverage including landscaped right of way areas between the lot and abutting streets.

4. Planting

A. Minimum requirements for new planting at the front and sides of a new residence shall be as follows:

1. Trees. One (1) canopy tree is required for every three thousand (3,000) square feet of lot area. Trees shall be a minimum eight (8) feet in height and 1 – 1 ½ inch caliber for the first fifty percent (50%) and the balance shall be minimum ten (10) feet in height and 1-3/4-inch caliber. Seventy-five percent (75%) of the trees shall be native to Florida and a maximum of thirty percent (30%) of trees may be palms. Existing trees may be credited towards this requirement if they meet the native, maximum palm and size requirements.
2. Any existing tree over fifteen (15) feet tall shall not be removed without approval from the ARB.

B. Shrubs for new and complete relandscaping plans. Minimum quantity of shrubs to be planted shall be as follows:

- (A) Three (3) gallon size- twenty (20)
- (B) One (1) gallon size- thirty (30)

Note: Shrubs are not ground cover. Ground cover plants used are in addition to the requirements.

(C) Planting beds shall be mulched with any commercially available mulch, including natural materials such as shredded or chipped cypress, eucalyptus, or pine straw. River rock or similar material shall be used on a limited basis as accent to the landscaping. River rock (or similar stone material) use as a ground cover substitute for sod is prohibited.

(D) Homeowners are required to comply with Collier County regulations concerning prohibited exotic plants. Specific information concerning exotic plants may be obtained from the Collier County web site, www.colliergov.net.

F. CONSTRUCTION ACTIVITY

1. Approvals

- A. No work shall be started until all approvals have been issued and, if required, construction deposit received by the Property Manager of the Homeowners Association.

2. Construction Traffic and Activity

- A. Parking and storage of construction equipment, dumpsters, portable toilets, vehicles and materials shall be on the lot being improved.
- B. If possible, parking of construction and maintenance vehicles should be on the Lot where the work is taking place. If street parking is necessary, it must be on one side of the street to permit emergency and other vehicle access.
- C. Owners must obtain ARB approval for the placement of dumpsters, portable toilets, and similar equipment on any Lot. In the "Building and Exterior Change Request", the Owner shall outline the scope of work requiring the equipment and estimate the time period that it will be on the Lot.
- D. All construction and projects must be completed in a reasonable amount of time. If an Owner experiences an unexpected delay, the Owner must notify the ARB concerning the justification for the delay and to obtain ARB approval for the delay.
- D. Homeowners must coordinate with the Front Gate for the entrance of contractors and service personnel.

4. Signs

- A. During construction, the general contractors will be permitted to post one sign on the lot not to exceed six (6) square feet. No subcontractor or other signs will be permitted.

5. Site Condition

- A. Contractors must maintain construction activities on their project in a neat and orderly manner free of unsightly debris and/or hazards.
- B. All construction projects require a dumpster to be installed on site to receive debris. All debris shall be placed in the dumpster daily and not allowed to accumulate on the site. Dumpsters must be emptied in a timely basis when full.
- B. Contractors shall be responsible for the cleanup of debris from their operations found on roadway and adjoining lots.

6. Noise

A. Noise from construction activities shall be kept to a minimum. Loud radios or similar distractions will not be tolerated.

7. Damages

A. Contractors and/or Owners shall be responsible for the repair and replacement of any portion of properties, including but not limited to, landscaping, sidewalks, bike paths, drainage basins, concrete curbing, and roadways that contractors or their agents may damage and/or remove in Imperial Golf Estates and/or rights of way contiguous to their lot during the course of construction and all construction deposits may be used to satisfy or correct such damage.

8. Working Hours

A. The rationale for the limitations of working hours for both homeowners and service personnel within Imperial Golf Estates is to provide quiet for the neighborhood.

B. Construction, lawn care, and maintenance for both exterior and interior work shall start no earlier than 7:00 a.m. and continue no later than 6:30 p.m., Monday through Friday. And 7:30am- 4:00pm on Saturdays.

C. No contractor or vendor work shall be permitted on Sundays and holidays as defined in the Greater Imperial Board (GIS) Post Orders. These holidays are: New Year's Day, Easter Sunday, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas.

D. Owners and immediate family members are allowed to work on their property Monday through Saturday from 7:00 a.m. to 8:00 p.m. On Sunday, working hours are restricted to 9:00a.m. to 4:00p.m. for owners and immediate family.

E. Entry for emergency maintenance work after normal working hours and on Sundays and holidays must be authorized by phone to one of the following: Greater Imperial Board's property manager; GIB president; or president of the Imperial Golf Estates Homeowners Association. Emergency maintenance includes work such as heating and air conditioning, electrical, and plumbing, but not limited to these.

G. MISCELLANEOUS

1. Air Conditioning Equipment

A. Central air conditioning or other split type units are the only type of air

conditioning permitted. Window and/or through-the-wall mounted air conditioning units of all types are not permitted.

2. Solar Collectors and Other Energy Devices.

A. Homeowners shall locate solar collectors and other energy devices on the rear or sides of the home where it will not be easily seen from the street unless such placement would unreasonably interfere with the function of the solar collector or other renewable energy device. With their "Building and Exterior Change Request" form submittal, the homeowner shall provide the ARB with the proposed placement location(s), a description of the equipment, and technical information on the function of the equipment.

3. Electric Vehicle Home Charging Stations

A. Homeowners shall locate home vehicle charging stations inside of an attached garage. No charging station shall be located outside of an attached garage or else-ware on the property.

B. Installation of such charging stations shall be done by a licensed electrician under a permit issued by Collier County.