INDIGO LAKES MASTER ASSOCIATION RULES & REGULATIONS 2025

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1.1 General Rules and Enforcement: Rules are adopted and enforced by Indigo Lakes Master Association under the authority of the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, and Bylaws. Any rule, covenant, restriction, procedure, or requirement in the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, or Bylaws that are not listed in this rules document remains in force. (Ref, CC&Rs 2.7, 5.3, 7, 12; Ref, AOI Article 3 (C); Ref, Bylaws 8)

1.1.1 Compliance Inspections: The HOA reserves the right to conduct periodic inspections to ensure compliance. Property owners will be notified of any violations and given an opportunity to address them. (Ref, CC&Rs 5.3,12)

1.1.2 Default Enforcement Rule: In the absence of specific HOA rules or guidelines, including, but not limited to, the maintenance and appearance of grounds, landscaping, and structures, the following default enforcement shall apply:

1.1.2.1 Default to Governmental Standards: When no specific rules exist, the Association shall enforce standards consistent with applicable local, county, and state statutes and ordinances.

1.1.2.2 Enforcement by the Association: The Association retains the authority to enforce these governmental standards within the community. Any actions taken by the Association to enforce these standards shall be in accordance with the procedures outlined in the governing documents of the Association.

1.1.2.3 Architectural Review Committee (ARC) Decisions: Any decisions made by the Architectural Review Committee (ARC) shall also adhere to the applicable local, county, and state statutes and ordinances in the absence of specific HOA rules.

1.1.2.4 Governmental Agency Enforcement: This rule does not preclude or exclude the enforcement of the aforementioned standards by applicable governmental agencies. The Association shall cooperate with such agencies to ensure compliance with all relevant laws and regulations.

1.1.2.5 Notification and Compliance: Members are responsible for staying informed about applicable local, county, and state statutes and ordinances. The Association shall provide reasonable notice to members regarding any enforcement actions taken under this rule.

1.2 General Prohibition: No residential dwelling, garage, outbuilding, structure, or accessory of any kind, including additions or significant alterations, shall be erected, placed, or maintained on any Lot without conforming to the standards, requirements, prohibitions, and provisions outlined in the Declaration. All construction must be performed, completed, erected, placed, and maintained strictly in accordance with the approved plans and specifications by the Architectural Review Committee (ARC). (Ref, CC&Rs 7.3)

1.3 Residential Use: No lot shall be used for anything other than residential purposes. (Ref, CC&Rs 7.1)

1.3.1 Prohibited Non-Residential Activities: No trade, business, or commercial activity of any kind, including professional, industrial, or manufacturing operations, shall be conducted on any lot. This prohibition extends to any activities that may become an annoyance or nuisance to the community or neighboring properties. (Ref, CC&Rs 7.1)

1.3.2 Home-Based Businesses and Work-From-Home Exception: Home-based businesses are allowed provided they do not involve customer traffic, on-site sales, signage, or any other commercial activity visible from outside the residence or which may cause any disruption to the residential nature of the community.

1.3.3 Short-Term Rentals: Short-term rentals (less than 180 days) are strictly prohibited. (Ref, CC&Rs 10.2)

1.4 <u>Maintenance of Exterior</u>:

1.4.1 Maintenance Standards: All dwellings, structures, outbuildings, roofs, driveways, walkways, fences, patios, pools, and any other exterior elements on any lot must be maintained in a clean, attractive, and structurally sound condition at all times. Property owners must perform routine seasonal upkeep, such as gutter cleaning, pressure washing of exterior surfaces, and addressing any issues that may arise from weather conditions. (Ref, CC&Rs 5.1, 5.3, 7.9(A))

1.4.2 Repair Requirements: Property owners are responsible for promptly repairing any damage or deterioration, including but not limited to peeling or fading paint, broken windows, damaged fences, lifted and uneven pavers, and any other visible defects. (Ref, CC&Rs 7.1)

1.5 <u>Maintenance of Grounds and Landscaping</u>:

1.5.1 Maintenance Standards: Lawns, hedges, trees, shrubs, and other landscaping elements on all lots and right-of-way areas between the street pavement and the front lot line of a lot must be regularly maintained to ensure a healthy and orderly appearance. This includes mowing, trimming, and removal of weeds and dead plants. Lawns shall not be permitted to exceed six (6) inches in height and any dead plants or grass must be promptly repaired and/or replaced. (Ref, CC&Rs 5.1, 7.9(A))

1.5.2 Weeds and Noxious Vegetation: No owner shall permit the growth of weeds or noxious vegetation upon a lot or any part of the right-of-way between the street pavement and the front lot line of a lot. (Ref, CC&Rs 7.9(A))

1.5.3 Maintenance of In-ground Irrigation System: Property owners are responsible for the regular maintenance and repair of their inground irrigation systems to ensure proper working conditions. Owners must monitor and adjust their irrigation systems to prevent overspray onto sidewalks, driveways, streets, and neighboring properties. Any overspray issues must be promptly addressed to avoid water waste and potential damage. If repairs are not performed within the timeline given upon notification, the Association will complete the repair and charge all associated costs to the owner. (Ref, CC&Rs 5.1, 5.3, 5.4, 7.9(A))

1.5.4 Adherence to Irrigation Schedule: Irrigation use must adhere to the designated watering schedule established by the HOA to ensure efficient water usage and compliance with the South Florida Water Management District and Collier County. All maintenance, repairs, and checks of irrigation systems must be conducted during designated maintenance hours to minimize disruption and ensure safety. Regular watering during maintenance hours is strictly prohibited. Current irrigation schedules are posted online and at the clubhouse bulletin board. (Ref, CC&Rs 7.32)

1.5.5 Preservation and Maintenance of Slopes, Banks, and Swales: No person shall reconstruct, damage, destroy, clear, open, reduce, remove, alter, modify, or install anything or improvement within, over, or upon any bank, slope, swale, easement, or Conservation Area without first obtaining approval from the Architectural Review Committee (ARC). No construction or excavation in the proximity of any lake, canal, bank, slope, or swale shall be permitted which may substantially impair the stability of the character or drainage in said area. (Ref, CC&Rs 4.7, 7.12)

1.5.6 Landscaping Encroachment: No landscaping, including trees, hedges, shrubs, or any other plantings, shall encroach upon or overhang onto sidewalks. Property owners are responsible for regularly maintaining and trimming their landscaping to prevent any obstruction of pedestrian pathways. (Ref, CC&Rs 7.9(A))

1.6 <u>Maintain Appearance of Lots and Neighborhood</u>:

1.6.1 Waste: No weeds, vegetation, rubbish, debris, garbage, objects, waste, or materials of any kind whatsoever shall be placed or permitted to accumulate upon any portion of a lot which would render it unsanitary, unsightly, offensive, or detrimental to the lots in the vicinity or to the occupants of any such lots in such vicinity. (Ref, CC&Rs 7.9(A))

1.6.2 Sweeping and Blowing: No owner shall sweep, blow, or throw onto a lot, roadway, sidewalk, or common areas any dirt, litter, yard waste, or materials that render it unsanitary, unsightly, offensive, or detrimental to the lots in the vicinity or to the occupants of any such lots. (Ref, CC&Rs 7.22; Ref, FL Statute 403.703; Ref, Collier County Ord Chapter 118)

1.6.3 Waste Container Placement: Garbage, recycling, yard waste containers or any other waste items for collection shall be placed curbside no earlier than 24 hours prior to Collier County's official collection time of 6:00 AM the day prior to the next regularly scheduled collection day and shall be removed no later than 24 hours (6:00 AM) after the scheduled service. Containers and any waste for collection must be kept in a clean and sanitary condition and screened from view from neighboring residences and the interior roadways except when out for pick-up. (Ref, CC&Rs 7.22; Ref, FL Statute 720.305(7)(b); Ref, Collier County Ord Chapter 118-104)

1.6.3.1 <u>Prohibited</u> Curbside Days and Times:

<u>Garbage carts and large items</u>: Sunday 6:00 AM – Tuesday 6:00 AM or Thursday 6:00 AM - Friday 6:00 AM

<u>Recycling carts</u>: Thursday 6:00 AM - Tuesday 6:00 AM

Yard waste (container or loose): Thursday 6:00 AM - Tuesday 6:00 AM

1.7 Nuisances: No Owner shall cause on a Lot or permit to come from his Lot and common area any unreasonable noises or odors. No Owner shall commit on his Lot or permit to occur on his Lot any nuisance, any immoral or illegal activity, or anything which may be an annoyance or a noxious or offensive activity to the neighborhood. (Ref, CC&Rs 7.4)

1.8 Fences, Walls, Hedges, and Mass Plantings: (Ref, CC&Rs 7.21)

1.8.1 Hedges, and Mass Plantings: No hedge, or mass planting of any type exceeding three (3) feet above the finished graded surface of the grounds upon which it is located, shall be constructed, planted, placed, or maintained upon any Lot without the written consent and approval of the ARC.

1.8.2 Fence Type: No fence, to be constructed on any Lot, shall be of wire, chain links, or cyclone style of fence, with the exception of a community perimeter fence, which may be installed by the Declarant or the Association to assure community privacy and limited access.

1.8.3 Fence Location: No fence or wall shall extend forward of the rear building line of any residence, except those used for screening purposes, and in no case shall any fence or wall be built within ten (10) feet of the front building line of any residence. All fences or walls shall be in conformance with all local governing agency codes and set-back requirements. No fence or wall shall be constructed on any lakefront Lot beyond the rear building line of any residence. No fence or wall shall be constructed without prior written consent and approval of the ARC. The foregoing provisions are not to be construed to preclude installation of retention walls and pool/patio area screens if approved by the ARC.

1.8.4 Fence Color: All fences shall remain natural in color unless protective stains with color or paint are approved in writing by the ARC prior to application.

1.9 Motorized Vehicles:

1.9.1 Allowed Vehicles: The operation of any motor vehicle as defined under Chapter 322 of the Florida Statutes, which is compelled by any power other than human muscular power, including, but not limited to, gasoline power or electric power shall be prohibited to be operated or used on streets, sidewalks, roads and/or common area within the community unless the motor vehicle complies with all prerequisites established under Florida Law for operating said vehicle on public streets, roads and thoroughfares. (Ref, FL Statute 322)

1.9.2 Damage Caused by Vehicles: Residents are responsible for any and all damage caused by the use of any vehicle within the community. (Ref, CC&Rs 5.4)

1.10 Restrictions on Bikes, Scooters, and Similar Devices: (Ref, CC&Rs 7.4; Ref, AOI Article 3 (C); Ref, Collier County Ord Chapter 94-26)

1.10.1 Racing or Joyriding: Racing or joyriding of any type of bike and/or scooter or similar device back and forth on roadways, parking lots, or any common property in an unsafe manner or a manner that would have the effect of loitering or creating a nuisance is prohibited.

1.10.2 Blocking the Roadway, Riding in Large Groups, and Performing Stunts: Bikes, scooters or similar devices must not block the roadway, not be ridden groups in a manner that obstructs traffic, or perform tricks or stunts on the roads of Indigo Lakes.

1.10.3 Restricting the Number of Riders: The number of riders on a bike or scooter is restricted to one, unless the manufacturer design is specifically for more.

1.10.4 Prohibition of Bikes, Scooters, Skateboards, Rollerblades, Roller Skates, and Similar Wheeled Devices in Amenities: Bikes, scooters, skateboards, rollerblades, roller skates, and similar devices are not allowed in the clubhouse, the pool deck, the basketball courts, the tennis courts, or the playground.

1.10.5 Prohibition of Powered Vehicles on Sidewalks or Grass: All powered (electric, gas, or other) ~~golf carts~~, bikes, dirt bikes, minibikes, capable of speeds of 15 MPH or greater are prohibited from riding on any sidewalk or grass within Indigo Lakes. These powered devices must also maintain a 3-foot distance from and yield to any pedestrian.

1.10.6 Penalties: Violations of this rule may result in fines of up to $100, suspension of access to community amenities or in the cases of non-resident, being trespassed from Indigo Lakes. Additionally, restitution must be made for any damage caused and if a bike or scooter is found in a prohibited area, it may be locked incurring an unlock fee of $50.

1.11 <u>Maintenance and Storage of Boats and Vehicles</u>: (Ref, CC&Rs 7.8)

1.11.1 Vehicle Maintenance and Repair: No maintenance or repair of any boat, automobile, or any other motorized vehicle of any kind shall be permitted upon any lot except within an enclosed garage, unless the basic repair can be made in one hour.

1.11.2 Storage of Recreational Vehicles: Boats, motor homes, campers, travel trailers, and similar recreational vehicles may only be placed, kept, or stored upon a lot in a closed garage.

1.11.3 Inoperable and Under-Repair Vehicles: Inoperable vehicles or vehicles under repair may only be placed, kept, or stored upon a lot in a closed garage.

1.12 <u>Parking</u>: (Ref, CC&Rs 4.2, 7.8)

1.12.1 Prohibited Commercial Vehicles Parking: The parking of commercial motor vehicles, which includes vans, trucks larger than a pickup truck, tractor-trailers, semi-trailers, and commercial trailers, is prohibited on driveways, lots, or Master Association Property at any time, except for the purpose of loading, unloading, or providing service to a resident or when parked entirely within a closed garage. Application of this rule shall not conflict with Florida Statutes 720.3075(3)(d)

1.12.2 Multiple Commercial Vehicles: No more than one commercial vehicle may park in front of a resident's property being serviced by that company. If two or more vehicles are parked in front of the property, the company must provide traffic monitors to ensure safe passage of other vehicles.

1.12.3 Disallowed Parking Locations: Parking of vehicles, including but not limited to golf carts, automobiles, personal recreational vehicles, and trailers, on or over grass or any area other than the lot's driveway, parallel on the driveway apron or street, is not permitted at any time. Parking is prohibited on sidewalks, crosswalks, within intersections (including roundabouts), within 30 feet of a stop sign, within 15 feet of a fire hydrant, and along double yellow lines where it would force a passing vehicle to cross the double yellow lines. (Ref, CC&Rs 7.22; Ref, FL Statute 316.1945; Ref, Collier County Ord Chapter 130-66)

1.12.4 No Stopping, Standing or Parking Locations: No stopping, standing, or parking is allowed in any location or manner which would obstruct the free movement of traffic. Stopping, standing or parking at the entrance other than allowing time for entry gate operation or for approved entry work is prohibited. These rules apply to any portion of the entry, preceding turn lanes or following roadway to pick up a pedestrian. (Ref, Collier County Ord Chapter 130-66)

1.12.5 Overnight Parking: On-street parking is not permitted from the hours of 2:00 AM to 6:00 AM for any reason. Overnight parking or storage of any automobile, trailer boats, commercial vehicles, motor homes, campers, travel trailers, golf cart and similar recreational vehicles at the clubhouse parking lot is not allowed without prior approval of the Association by issuance of a pass by the property management staff or a Board Member prominently displayed on the vehicle's dashboard. Violations of parking may include all standard penalties enforceable by the Association as well as towing of the vehicle at the vehicle owner's expense.

1.13 Exterior Installations:

1.13.1 Exterior Light Fixtures: No exterior lighting fixtures shall be installed on any lot or residential dwelling without adequate and proper shielding of the fixture. No lighting fixture shall be installed that may become an annoyance or nuisance to the residents of the properties. (Ref, CC&Rs 7.23)

1.13.2 Temporary Structures: No structure of a temporary character, whether a trailer, tent, shack, shed, garage, pod, or any other such building, without approval of the association. (Ref, CC&Rs 7.7)

1.13.3 Cameras: No exterior camera shall be installed on any lot or residential dwelling without prior approval of the ARC. A doorbell camera installed at a dwelling's entrance does not require ARC approval. No camera of any kind may be directed in a manner that would violate any reasonable expectation of privacy of another lot or dwelling. (Ref, FL Statute 810.145)

1.14 Fireworks: The use of fireworks is prohibited in all common areas in Indigo Lakes. All fireworks on any non-common areas in Indigo Lakes are strictly restricted to Collier County and State of Florida Statutes and Ordinances. Any costs incurred by Indigo Lakes Master Association due to the violation

of this policy will be the responsibility of the individual(s) who caused the damage that resulted in repair costs. (Ref, CC&Rs 5.4, 7.4; Ref, FL Statute 791.08; Ref, Collier County Ord Chapter 58-1)

1.15 Signs: Except as otherwise permitted by the Board of Directors, no sign of any character shall be displayed or placed upon any lot or living unit except "for sale" or “open house” signs, which signs may refer only to the particular premises on which they are displayed, and which may not exceed 12" x 18" in size. The sign must be placed on personal property no less than 15 feet from the roadway and must be placed so as to be parallel with the roadway. (Ref, CC&Rs 7.5)

1.16 Flag Rule: The Association has adopted Florida Statute 720.304(2) regarding the display of flags on personal property. No flags are allowed other than the types and sizes referenced in the statute. (Ref, FL Statute 720.304(2))

1.16.1 Exception: One ‘garden flag” style at the mailbox is allowed but is limited to schools, sports teams, greetings, or holidays. No garden flag interpreted as a political sign or not meeting the nature of this exception ~~does not~~ qualify. Garden flags must have pre-approval of the Association.

1.17 Respectful Conduct: (Ref, CC&Rs 7.4; Ref, AOI Article 3 (C))

1.17.1 Respectful Behavior: All individuals must treat fellow residents, board members, employees, and visitors with respect, courtesy, and dignity at all times.

1.17.2 Prohibited Conduct: Disrespectful behavior, including but not limited to verbal abuse, harassment, threats, swearing and any form of bullying, is strictly prohibited.

1.17.3 Reporting and Investigation: Any incidents of disrespectful behavior should be reported to the HOA board or management promptly. Reports can be made anonymously if desired. The HOA board or a designated committee will investigate reported incidents of disrespectful behavior in a fair and timely manner.

1.17.4 Consequences: Individuals found to have engaged in disrespectful behavior may face a written warning, fines of up to $100, suspension of access to community amenities for a specified period of time or in the cases of non-resident, being trespassed from Indigo Lakes. In severe cases, legal action may be taken.

1.18 Supervision Requirement for Non-Resident Minors at the Clubhouse: (Ref, CC&Rs 10.4, 12.2; Ref, AOI Article 3 (C); Ref, Collier County Ord Chapter 94-26)

1.18.1 Supervision of Non-Resident Minors: Minors under the age of 18 who are not residents of Indigo Lakes are not permitted to access any portion of the clubhouse at any time without the supervision of an adult resident who is an owner or registered leaseholder of a residence within the community.

1.18.2 Responsibility of Supervision: The supervising adult resident must always remain with the non-resident minor(s) while they are in any portion of the clubhouse. The adult must be an owner

or a leaseholder and is responsible for the minor(s)' behavior and ensuring compliance with all Association rules and regulations.

1.18.3 Exceptions: This rule does not apply to non-resident minors attending organized events or activities at the clubhouse that are supervised by Association management, board members, or other designated adults approved by the Association.

1.18.4 Penalties: Violation of this rule may result in fines of up to $100, suspension of access to community amenities, and, in cases of non-residents, being trespassed from Indigo Lakes.

1.19 Association Amenity Use and Hours: (Ref, AOI Article 3 (C))

1.19.1 Basketball Court and Tennis Courts: Available 7:00 AM until 9:30 PM

1.19.2 Clubhouse Area, Pool, and Playground: Available dawn until dusk

1.19.3 Fitness Center: Available 24 hours

1.19.4 No Loitering: Amenities are to be used for their intended purpose only. Loitering is not permitted on any Association property, including but not limited to streets, sidewalks, parking lot, clubhouse, courts, or playground. (Ref AOI Article 3 (C); Ref, Collier County Ord Chapter 94-26)

1.19.5 Use of Outlets: The use of any Association-owned electrical outlets is restricted to normal usage, and charging of mobility devices such as electric vehicles, bikes, scooters, or any other large equipment that is not Association-owned is not allowed without prior approval. Outlets may be locked to enforce this rule.

1.19.6 Exceptions: The hours do not apply for association events, meetings, or rental of the clubroom game room.

1.19.7 Penalties: Violation of this rule may result in fines of up to $100, suspension of access to community amenities, and in cases of non-residents, being trespassed from Indigo Lakes.

1.20 Tennis Court and Basketball Court Rules:

1.20.1 Community guests utilizing the tennis courts and/or basketball courts must always be accompanied by a resident.

1.20.2 Proper, non-marking athletic shoes must be worn at all times.

1.20.3 Use of the tennis and basketball courts are at your own risk.

1.20.4 No jumping over the tennis court nets.

1.20.5 No running into the fence perimeter.

1.20.6 All persons using the tennis or basketball courts must conduct themselves appropriately or be subject to removal.

1.20.7 No glass containers may be taken inside the fenced perimeter

1.20.8 Place all trash in proper receptacles.

1.20.9 Bikes, scooters, skateboards, rollerblades, roller skates, and similar devices are not allowed on the tennis or basketball courts.

1.20.10 The Association is not responsible for the loss, damage, or theft of personal items.

1.20.11 Only tennis on the tennis courts and basketball on the basketball courts may be played.
1.20.12 No pets on tennis courts, no pets on baskets courts.

1.21 Pool Rules:
1.21.1 NO LIFEGUARD ON DUTY. Swim at your own risk.
1.21.2 The pool is for the Indigo Lakes residents and their guests only.
1.21.3 Persons under 16 years of age must be accompanied and supervised by an adult at all times.
1.21.4 Shower before entering the pool.
1.21.5 Dry off before entering the clubhouse and bathroom area.
1.21.6 The Pool area is under 24-hour security surveillance.
1.21.7 Only bathing suits are permitted in the pool. No disposable diapers are permitted.
1.21.8 No diving into the pool.
1.21.9 No food or beverages are allowed in the pool.
1.21.10 No glass, metal articles, or smoking are allowed in the fenced pool area.
1.21.11 No animals in the pool or within the pool deck area.
1.21.12 All music must be played at acceptable levels in the pool area.
1.21.13 No running on the pool deck.
1.21.14 No bicycles, skateboards, rollerblades, or scooters are permitted in the pool area
1.21.15 No diving equipment in the pool
1.21.16 Place all trash in the proper receptacles.
1.21.17 All personal articles must be removed daily. Items left after closing may be discarded.
1.21.18 Members will be responsible to the Association for any debts, damage, or breakage caused by themselves or guests.
1.21.19 These facilities and equipment belong to all Indigo Lakes residents. All residents should assist in the enforcement of the listed rules.
1.21.20 In an emergency call 911 – Clubhouse address: 14875 Indigo Lakes Circle

1.22 Playground/Tot Lot Rules:
1.22.1 Play at your own risk.
1.22.2 The Association shall not be responsible for any injury sustained at the playground/tot lot or play area.
1.22.3 Play equipment is designed for children ages 4 to 12.
1.22.4 Children under 16 years of age must be accompanied by an adult 18 years of age or older.
1.22.5 No glass is allowed in the playground/tot lot.
1.22.6 During lightning and/or thunderstorms, the play area must be vacated.
1.22.7 The Association is not responsible for loss, damage, or theft of personal items.
1.22.8 Pets are not allowed in the Playground/Tot Lot

1.23 Fitness Center Rules:

1.23.1 Use of the Fitness Center is for Indigo Lakes Residents only.

1.23.2 A guest is allowed with the supervision of an adult owner or leaseholder (subject to 1.23.3)

1.23.3 If you feel pain or dizziness at any time while exercising, stop immediately.

1.23.4 Keep hands and feet away from moving parts and contact points.

1.23.5 The exercise equipment is designed to be used by only one person at a time.

1.23.6 Proper closed-toed athletic shoes are to be worn at all times.

1.23.7 Review all equipment instructions, notices, and warnings prior to use.

1.23.8 Never leave any equipment unattended while in use.

1.23.9 Do not move the exercise equipment.

1.23.10 No glass containers are allowed.

1.23.11 The Association is not responsible for the loss, damage, or theft of personal items.

1.23.12 Pets are not allowed in the fitness center.