

LELY COUNTRY CLUB PROPERTY OWNERS ASSOCIATION

Summary of Rules and Regulations

(PLEASE NOTE THIS IS A SUMMARY OF THE COVENANTS WHICH SHOULD BE REVIEWED IN FULL, SEE LAST PAGE)**

Property Appearance & Structures

- **Garage Doors:** Must remain closed except when in active use.
- **Driveways:** Must be paved or gravel and pre-approved by the Architectural Committee (including color and material).
- **Antennas/Dishes:** No visible antennas or similar devices without written Architectural Committee approval.
- **Mailbox/Light Post:** Each home must maintain the Association-approved mailbox/light post assembly; lights must be illuminated from dusk to dawn.
- **Enclosures:** Must be approved before construction, limited to 6 feet in height, and designed to screen items from street and neighboring view.
- **Fences:** Require Architectural Committee and Board approval.
- **Other Structures:** No mobile homes, modular homes, temporary structures, or trailers used as residences.
- **Outside Storage:** Prohibited unless inside an approved enclosure.
- **Shutters:** Must be approved. Long-term shutters must match the home. Temporary storm protection may be installed 5 days before a named storm and must be removed within 10 days after.

Trash & Property Maintenance

- Must comply with Collier County trash rules (timing and placement).
- Containers must be stored inside the home or in an approved enclosure.
- No accumulation of debris or unsightly materials.
- Yard waste must be removed promptly or screened from view.
- Burning of waste is prohibited.
- Homes, landscaping, and vacant lots must be properly maintained. The Association may enforce compliance and assess costs, including liens if necessary.

Signs

- **For Sale/Rent:** One sign (2'x2' max; 4' height max) set back at least 20 feet from curb.
- **Vehicle Sale:** One small sign on one vehicle parked in driveway only.
- **Vendor Signs:** One sign allowed during active work (max 14 days).

- **Garage Sale:** One sign during sale hours (6 AM–6 PM), max 3 consecutive days, once per month.
- **Open House:** One sign (10 AM–5 PM).
- **Security Signs:** Two allowed (front and back).
- **Political Signs:** Allowed 13 days before Election Day; removed within 24 hours after. Size and quantity limits apply.
- All other signs require approval.

Vehicles & Parking

- No commercial vehicles parked overnight unless actively performing work.
- Standard personal pickup truck allowed (no signage, toolboxes, or visible items).
- Boats, trailers, campers, and RVs limited to 4 hours.
- Inoperable vehicles must be removed within 24 hours.
- No vehicles used as residences.
- No overnight street parking or blocking sidewalks.
- Vehicles must be parked in garages or on approved driveways only.

Pets

- Household pets only (dogs, cats, birds); no livestock.
- No commercial breeding.
- Owners must leash pets and clean up after them.
- Excessive noise or nuisance behavior is prohibited.

Offensive Activity

- No activity that constitutes a nuisance, annoyance, or offensive behavior.

Maintenance in Keeping

- Homeowners are expected to maintain their property in a manner in keeping with the general appearance and condition of the neighborhood as may or may not be defined in Lely Property Owners Association covenants or policies.
- Owners are responsible for compliance by tenants, guests, and invitees.

Leasing Restrictions (Summary)

- Homes may only be leased in their entirety (no room rentals, subleasing, or rent-sharing).
- Minimum lease term: 1 month.

- Maximum: 3 leases per calendar year.
- Owner must be in good standing.
- Written lease required.
- Application and approval required at least 20 days prior to occupancy.
- Transfer/application fees apply.
- Association may deny leases for criminal history, disruptive behavior, incomplete applications, unpaid assessments, or violation of governing documents.
- Tenants must comply with all Association rules.
- Owners remain fully responsible for tenant conduct.
- Association may fine, suspend rights, or pursue eviction if violations occur.

Roofing Requirements by Neighborhood

Muirfield Circle:

- Tile roofs only. All materials require approval.

Torrey Pines Point:

- Approved materials include shingle, tile, or standing seam metal (subject to approval).
- Flat roofs permitted on rear only.
- Roof replacements must follow material-type limitations and receive Architectural Committee approval.

Palmetto Dunes Circle:

- Tile roofs only. All materials require approval.

**The expanded version of this document may be found on the LelyCountryClub.com web site : drop down box- ByLaws and Covenants, Lely Country Club Declaration and General Covenants (with Amendments through 2/25) Article III, Restrictions

**Street Covenants and Amendments may be found at LelyCountyClub.com, ByLaws and Covenants