

SERAFINA at TIBURON HOA, INC.
RULES AND REGULATIONS¹

EXTERIOR ALTERATION OF LOTS AND RESIDENCES

No owner shall materially alter or make any additions to its lot or the exterior of its residence without PRIOR written approval of the Serafina at Tiburon Homeowners Association, Inc. Board of Directors ("Board" or "Association").

EXTERIOR APPEARANCE OF RESIDENCE

All windows, porches, balconies, and exteriors of all buildings on any lot shall be maintained in a neat and orderly manner. No refuse piles or unsightly objects (building materials-other than during new construction or reconstruction, broken household items, sports equipment, etc.) shall be allowed to be placed or remain anywhere thereon. Construction dumpsters must be placed in the driveway and must be emptied regularly. No construction dumpsters are permitted on Tiburon Boulevard East.

EXTERIOR PAINT COLORS

Homeowners wishing to repaint their home may repaint with the exact same color palette that they currently have, even if the color palette is phased out. In the event of a resale of a home with a phased-out property color, the new homeowner will have the option to retain the same exterior color. The paint palettes are comprised of Sherwin Williams paint described herein.

Phased-out color scheme numbers are eliminated and hereafter referred to as “OLD.”

Three OLD color schemes are phased out:

- OLD Scheme #1: Cupola Yellow
- OLD Scheme #2: Cellini Yellow
- OLD Scheme #4: Splendor Gold

Three ORIGINAL color schemes are continued:

- ORIGINAL Scheme #3: Townhall Tan
- ORIGINAL Scheme #5: Lanyard
- ORIGINAL Scheme #6: Outer Banks

¹ Adopted April 9, 2021; revised June 11, 2021

Seven NEW color schemes are also available:

NEW Scheme #7: Amazing Gray (SW 7044) with Worldly Gray (SW7043) as trim

NEW Scheme #8: Worldly Gray (SW7043) with Amazing Gray (SW7044) as trim

NEW Scheme #9: Pavillion Beige (SW7512) with Accessible Beige (SW7036) as trim

NEW Scheme #10: Accessible Beige (SW7036) with Pavillion Beige (SW7512) as trim

NEW Scheme #11: Roman Column (SW7562) and Agreeable Gray (SW7029) as trim

NEW Scheme #12: Dover White (SW6385) and Agreeable Gray (SW7029) as trim

NEW Scheme #13: Sand Beach (SW7529) and Natural Tan (SW7567) as trim

All shutters and railings shall be painted Urbane Bronze (SW7048).

Color schemes for approved repainting shall be recorded in the property file.

No color changes shall be permitted to the exterior of residential dwellings if the requested paint color scheme is the same as the exterior color scheme of the homes immediately contiguous to the home to be painted. Residential dwellings may have the same exterior paint color scheme as homes across the street.

GARAGE SALES

No garage sales or similar activities are permitted on any lot or in the common areas of Serafina.

GARBAGE AND REFUSE DISPOSAL

Trash, garbage, and other waste shall be kept only in sanitary containers, maintained in a clean and sanitary condition, and screened from view from the neighboring residences, except when curbside for collection. Trash and recycle containers shall not be placed on the curb for collection prior to 6:00 PM the evening before the scheduled collection and shall be removed by 7:00 PM the evening of the scheduled collection. Trash collection is Tuesday and Friday.

Recycling collection is **ONLY** on Friday. Please do not put recycling out on Tuesday. Bulk trash collection is only on Fridays and **ONLY** after a 48 hour minimum scheduling notice to Collier County Public Utilities Customer Service: 239-252-2380.

<https://www.colliercountyfl.gov/your-government/divisions-s-z/utility-billing-customer-service/trash-collection/bulky-items>

GOLF CARTS

Golf carts may only be operated in conformance with Florida Statute 316.212; regulation lights and reflectors are required for after dark use. No person under 14 years of age is permitted to drive golf carts on the Serafina section of Tiburon Boulevard East.

LEASING OF RESIDENCE

All leasing of residences must be presented in writing and must be approved by the Board. Residences may NOT be leased more than one (1) time in any calendar year. The minimum lease term is one (1) year.

MAILBOXES

All mailboxes shall be of the same size, color, and mounted on the same post designated by the Board. Mailboxes and posts are the lot owner's property and must be maintained, repaired, and replaced by the lot owner at its expense.

MAINTENANCE AND CONTRACTING SERVICES

Exterior maintenance of the property (including but not limited to landscaping, tree trimming, pressure washing, roof cleaning, painting, etc.) and contracting work (including but not limited to painting, remodeling, flooring installation, appliance installation, etc.) may be done only between the hours of 8:00 AM — 5:00 PM, Monday through Friday. **NO MAINTENANCE (except emergency) OR CONTRACT WORK IS ALLOWED TO BE DONE ON SATURDAY, SUNDAY, OR HOLIDAYS (New Year's Day, Easter, Memorial Day, Independence Day [July 4th], Labor Day, Thanksgiving and Christmas). NO CONTRACTOR EXTERIOR AUDIO may be played within Serafina.**

MAINTENANCE OF LOTS AND RESIDENCES

Property owners are responsible for all maintenance and repair of all parts of the property, including but not limited to the residence exterior, pools, roofs (mildew or debris), lanais, all exterior fixtures, mechanical equipment, irrigation systems, lawn and landscape, keeping the same in a condition comparable to the condition at the time of initial construction. The Association provides basic pool cleaning, trimming of shrubs and lawn cutting weekly.

MAJOR CONSTRUCTION/RENOVATION

Major construction and renovation projects are prohibited from November 1st through April 30th.

MOTOR VEHICLES

Only vehicles (automobiles, vans, and SUV's) which can be securely kept in the residence garage shall be permitted on the property, except for those vehicles of an owner's guest, and maintenance and repair personnel whose vehicles are on the property temporarily. The parking of any vehicle upon any other part of the property is prohibited except as may be approved in writing by the Board. Garage doors shall remain closed except upon entering and exiting the garage.

NUISANCE

No owner shall use his lot and residence, or permit to be used, in any manner which constitutes or causes unreasonable annoyance or nuisance to the occupant of another residence or permit the premises to be used in a disorderly or unlawful way. Occupants of the residence must at all times conduct themselves in a peaceful and orderly manner. Extreme care shall be exercised to minimize noises so as not to disturb other persons. No loud music or noise after 11:00 PM.

OCCUPANCY OF RESIDENCE

Each residence shall be occupied by only one family at any time (no sub-leasing). Renters and Guests must be registered with the Association. No business or commercial activity shall be conducted in or from any residence.

PARKING AND SPEEDING

No vehicles shall be parked on Tiburon Boulevard East within Serafina between 12:00 AM — 7:00 AM without **PRIOR** authorization of the Association. Service providers should take care to park on only one side of the street and not block the driveways and mailboxes of the private residences or the right of way. If planning a special event or holiday party, please notify the Association at least fourteen (14) days in advance of the event. Residents are requested to please

abstain from parking vehicles in the street at any time. The speed limit in Serafina is 25 MPH and should be observed at all times.

PETS

Dogs and cats and other common household pets, provided they are not kept, bred, or maintained for any commercial purpose, may be kept on the property. No other animals of any kind shall be kept, raised or bred on any part of Serafina. All pets shall be leashed or carried by the pet owner whenever outside the residence lot. All pet owners shall be held responsible to immediately collect and properly dispose of the waste and litter of his or her pet. If any pet becomes an unreasonable annoyance to other residents, the Board may require removal of pet from Serafina.

SIGNAGE

No signs (except street, speed limit, yield, and traffic signs, etc.) shall be displayed anywhere within Serafina, including those posted in windows of homes or motor vehicles. Security alarm company warning signs may only be posted within courtyards, or if no courtyard, within ten feet of the front door.

SOLICITATION

There will be no solicitation of any type allowed within Serafina. Real estate Broker Open Houses are not permitted.

SPORTS EQUIPMENT

No basketball stands, hoops, trampolines, or other sporting equipment (e.g. volleyball or soccer nets, swing sets) are allowed that are visible from the main street or neighbors' vistas.