

**BONITA BAY  
COMMUNITY ASSOCIATION  
(BBCA)**

**BOARD APPROVED  
DESIGN REVIEW GUIDELINES**



These Design Guidelines have been prepared to help owners, architects, and contractors understand BBCA requirements that help provide for the unmistakable appeal of Bonita Bay.

February 20, 2025

## TABLE OF CONTENTS

ITEM	PAGE #
Table Of Contents	2
Introduction	3
Design Review Process	4
Construction, Re-models, and Re-Landscaping	4-6
Reconstruction	6
Architectural Design Standards	6-12
Landscaping Standards	13-15
Construction Guidelines	15-18
Approvals	18
Supplemental Guidelines – Marina Pointe	18-20
DRC Application	21
Re-models/Re-Landscape Forms	22-26
Exhibit A & B Plant List	27-31
Color Palette	32-33
Flags	34
Gutter Guidelines	35-40
Supplemental Resiliency Plan	41-44

## INTRODUCTION

The Bonita Bay Declaration of Protective Covenants and Restrictions ("Declaration"), the Neighborhood Covenants and Restrictions (Neighborhood Restrictions), and the Design Guidelines govern all residential and other structures constructed or placed within Bonita Bay. The guidelines set forth criteria for design, style, materials, colors, location of site improvements, landscaping, signage, and lighting.

The Design Guidelines cover three basic sections:

- Design Review Process: An explanation of the approval process for home exterior modifications, re-landscaping and for home construction/reconstruction and the required application documents.
- Architectural and Landscaping Standards: Specific requirements for building materials, building details, colors, and specific requirements for site improvements, including landscaping.
- Construction Guidelines: Guidelines for the contractor or landscaper to follow such as the home, pool decks, garages, and other structural additions to be re- modeled, re-landscaped, re-constructed or new construction.

All plans and materials for new construction or exterior modifications of improvements must be approved before any activity begins. All owners and contractors are responsible for ensuring compliance with all standards and procedures within these Design Guidelines. Owners are also governed by the requirements and restrictions set forth in the Declaration and any applicable Neighborhood Restrictions.

All homes, including pool decks, garages, and other structural additions within separate Neighborhood Associations (e.g., Villas, High-rises, and Condominiums), as well as entities like the Bonita Bay Club and Marina, must apply to the Design Review department for final approval of any exterior modifications.

In some cases, Lee County and / or the City of Bonita Springs ordinances, regulations or building code, may require a more restrictive standard than the standards set forth in these Design Guidelines. If that is the case, the regulatory standards shall prevail. To the extent that any regulatory standard is less restrictive, these Design Guidelines shall prevail.

The Design Review Committee ("DRC") of the Bonita Bay Community Association is available to help you understand the Design Guidelines. We urge you to meet with a DRC staff representative as early as possible following your decision to construct, re-model, re-landscape, or reconstruct your home.

## THE DESIGN REVIEW PROCESS

### **1. CONSTRUCTION, RE-MODEL & RE-LANDSCAPING**

Step 1 - Discuss Preliminary Design Requirements. -- Schedule a meeting with the DRC staff representative and your contractor to discuss your plans and the Design Guidelines.

Step 2 - Plan Review & Application and Fee. -- The Initial Review is for conceptual approval and the owner must submit a Review Application (See Exhibit "A"), along with the required fee and the plans to the BBCA office. Requirements for plans are further explained below.

Step 3 – Final Field Review - This step involves a final field review with a DRC Representative prior to the contractor's departure to verify that completed improvements have followed the approved plans.

### **2. RECONSTRUCTION, CONSTRUCTION & NEW LANDSCAPING**

Step 1 - Discuss Preliminary Design and Demolition Requirements. -- Schedule a meeting with your Architect and/or Contractor and the DRC Representative to discuss your plans and the Design Guidelines.

Step 2 - Initial Plan Review & Submit Review Application and Review Fee. -- The Initial Review is for conceptual approval and requires that an owner must submit a Review Application (See Exhibit "A"), along with the required fee and one set of the initial plans to the BBCA office. Requirements for plans are further explained below. The Initial Review includes an analysis of the site and a schematic landscape plan, a dimensioned site plan, floor plans and elevations. Also, material selections and colors may be discussed.

Step 3- Submit Final Plans. -- The Final Review is for approval of final construction plans which include more detail. One set of the final plans listed below, along with proposed colors and materials, must be submitted for final approval. At this time, a Construction Application (See Exhibit "B") along with the required construction deposit must also be submitted. The plans should incorporate any changes requested by the DRC from the previous review. If major revisions have been made from the Initial Review stage, Step 2 may have to be repeated. Once approved, the drawings are stamped as approved.

Step 4 - Preconstruction Meeting and Field Review. -- This step involves a pre-construction meeting and a field review with a DRC Rep., and a final lot stake out to delineate required preservation of natural vegetation and finished grades. Intermediate informal inspections may also be made to verify compliance with the approved final plans. This topic is further discussed on page 16.

#### Step 5 – Final Field Review –

- This step involves a final field review with a DRC staff representative, to verify that completed improvements have followed the approved plans. Upon such verification, the construction deposit is released.

#### Step 6 – Construction Start timeline post-demolition. –

- Commencement of Construction: After the demolition of an existing structure, construction on the new project must begin within a maximum of 3 months (90 days) from the date of demolition completion. In cases of unforeseen delays, such as hurricanes, permitting issues, material shortages or a timeline set by neighborhood associations, exceptions may be considered on a case-by-case basis to accommodate these extraordinary circumstances.

Step 7 – Proper empty lot maintenance / appearance. – This step involves the way in which an empty lot must be presented and maintained until the new construction takes place. All empty lots immediately after demolition must be cleaned of invasive landscaping and follow the procedures below:

- Front Lot Gravel Coverage:  
The first twenty feet of the construction lot, measured from the street or property line, must be covered with white or gray gravel. This ensures a clean and consistent appearance from the exterior.
- Remainder Lot Coverage:  
The area approved for construction must be cleared and uniformly covered with fill or soil to ensure stability and prevent erosion, while prioritizing the preservation and protection of native vegetation and the existing landscape.



#### Step 8 – Dumpster containers & Port-a-lets. –

- Proper location and appearance: Dumpsters must be emptied often to prevent overflow and maintain cleanliness. Items placed into the dumpsters must not exceed the height of the container. Port-a-lets placed on construction sites must be positioned to face the rear of the

property, ensuring minimal visibility from the street and neighboring properties. Additionally, they must be enclosed with proper screening or other visible aesthetic pleasing barriers to further minimize their visual impact. i.e.: This can be a 3-fold screening that is easily removable for cleaning purposes.

## **ARCHITECTURAL DESIGN STANDARDS**

The exterior of all buildings must be designed to be compatible with the natural site features and landscaping of the home and to be in harmony with their surroundings. The landforms, the natural contours, local climate, vegetation, and views should dictate the building location, the building form, and the architectural style. The DRC may not approve plans, if in its judgment, the architectural style, roof line, exterior materials, colors, or other features of the building do not meet BBBCA standards.

Equal diligence and architectural definition must be given to all sides of the structure, including but not limited to, the foundations, accent materials, roof character, and window treatment. Retaining walls, planter walls, and privacy walls should be used to break up the elevation of a building and help relate the structure to the ground. All exposed concrete blocks or poured concrete foundations and site retaining walls must be covered with an appropriate wall- facing material, which must be approved by the DRC.

Set back requirements from property lines are established in the Neighborhood Covenants & Restrictions and by the approved PUD (Planned Unit Development) Zoning and are subject to public utility easements, drainage easements, landscape easements and rights-of-way.

1. Exterior Wall Treatments: The following are acceptable exterior wall treatments for -vertical and horizontal surfaces.
  - a. Wall treatments will be studied on a case-by-case basis to ensure harmony with the color palette.
  - b. Wood expression of keystone or coral rock left in natural patina.
  - c. Brick in the approved color palette. (see addendum pg.30)
  - d. Anodized or paint finishes are required on all metal surfaces including windows, flashing, drips, and caps, in colors that complement the approved trim colors.
  - e. Fascia must be a minimum width of (10" for Single Family Homes and 8" for Multi Family Homes, painted to match the approved trim color. Other fascia materials comparable to cedar may be approved by the DRC.
  - f. Soffit material must be made of wood or stucco unless in any unusual circumstance, Aluminum, Premium Vinyl, or other materials may be allowed at the discretion of the DRC.
  - g. Wood siding in a stain color that enhances the wood's natural tone and with appropriate trim.
2. Exterior Colors: Please refer to the color palette (addendum on p.g.30)

3. Roofing: Roof pitches and overhangs shall be designed for compatibility with adjacent roof profiles in front, side, and rear elevations, and may vary as dictated by architectural design. A minimum roof pitch of 6" inches 12" slope is required, unless otherwise stated in the Neighborhood Covenants & Restrictions applicable to the property. A minimum overhang of 18" inches is required, 16" inches or less may be allowed with cornice or stucco band under the eave. Asphalt or fiberglass roof shingles and prohibited. Roof materials which are acceptable are clay or concrete barrel, flat, and "S" tile and metal. Any roof material that is not within the description above will have to be reviewed on a case-by-case basis. Pure orange, red, blue, shiny green or any bright colors are strictly prohibited. It is essential that roof maintenance/cleaning be conducted at least every three years, or more frequently if necessary.
4. Roof Accessories, Equipment and Gutters: All rooftop equipment must match roofing colors or be of a color that complements the house and must be placed as inconspicuously as possible. Exposed flashing gutters and downspouts must be painted to match the fascia and trim of the structure.

The (BBCA) is in the process of repairing lake banks that have various stages of erosion. Part of the problem is caused by surface water running off between buildings. It is important that once the lake banks are repaired and stabilized, that every effort is made to ensure it remains that way for as long as possible. This will require that gutters be installed on the rear and sides of the homes and condominium buildings abutting lakes. The gutters should be installed in a manner to intercept the water from the roofs that in the past have exaggerated the erosion problem.

The Gutter Guidelines shall apply to any request for Design Review approval that includes a request for approval of a substantial reroofing project (more than 25% of the roof of detached residences or more than 25% of the roof of multiple family dwellings, including but not limited to condominium buildings) or re-modeling project that increases the square footage of the detached residence or multiple family dwelling more than five percent. All detached residences and multiple family dwellings will be required to become compliant with these Gutter Guidelines as a condition of approval of such request.

- a. All homes must have the exit water flow rate dissipate into the lawn. The flow rate can be reduced by forcing the water to flow first through a small in-ground barrel filled with either limestone or rocks. No direct gutter flow into a lake or swale will be permitted.
- b. Gutter size should be minimum 6" wide and seamless aluminum gutters are recommended.
- c. The gutter color should match the surface to which it is attached.
- d. The downspout (3" x 4" minimum) with a 4" round (ADS or equivalent) plastic line attached to the supplied connection point. See "Roof Drain Cross Section View," shown in Illustrations in the Exhibit "1-3", and "Roof Drain Plan View", both of which are attached hereto and incorporated herein by reference.
- e. Once the lake bank is repaired, the lake contractor will provide the connection to any existing drainpipes.

- f. Failure to install gutters properly after BBBCA repairs the lake bank will result in the homeowner being responsible for repairing any future erosion due to run-off along the lake bank.
  - g. See Gutter guidelines for Homes / HOAs not adjacent to lakes or swales.
5. Solar Panels: Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the home and every effort should be made to minimize visibility from the street. Solar panels shall be located on the rear or side roof of a home whenever possible. The intent of this paragraph is not to prohibit or have the effect of prohibiting solar collectors or other energy devices based on renewable resources.
  6. Windows, Doors, and Trim: Windows should be translucent glass or a tinted glass of bronze, gray, or smoke colors. No reflective glass or film may be used. Aluminum window frames or screen enclosures shall be bronze, charcoal, or white. Windows shall be banded on the front and at rear elevations outside the lanai. Side elevation shall have either banding around the windows or banding/molding detail under the eaves. The window and lanai screen fabric must be bronze or charcoal color. No "burglar bars," steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows or doors of any dwelling.
  7. Decorative Shutters: Exterior shutters must be of a material like and of a color and design complementary to the exterior of the house. No shutters shall be installed unless approved by the DRC. The most significant concern relating to shutters from an architectural standpoint is the front elevations or other highly visible portions of the structures. In the case of single family and 2-story dwelling units, shutter appearance can and should be softened with landscaping.
  8. Hurricane and Storm Shutters: Except for emergencies "Unapproved" Shutters which are allowed on a temporary basis as explained below, no hurricane or storm shutters shall be installed without DRC approval. Storm Shutters must blend into the window details or into the window covering requirements such that a patchwork or "checkerboard" look does not occur. Except for clear or Lexan style shutters, all others should be of a consistent color, detail, and style. The colors of the storm shutters must be compatible and consistent with the architecture of the building. Except for emergencies "Unapproved" Shutters which are allowed on a temporary basis as explained below, no mill finish aluminum is allowed. For all neighborhoods with a separate homeowner's association, those associations must first approve the standard storm shutters and have consistent details and colors for all units within the individual neighborhoods ~~project~~ to achieve architectural consistency. However, approval by a separate homeowner's association does not automatically mean that the DRC will grant approval.
- a. Hurricane Season Use. Hurricane Season is defined as June 1 - November 30. During that time, any type of shutter which has been previously "Approved" by the DRC in accordance with these Design Guidelines shall be permitted to be installed and remain on the front, rear, and sides of the home.



- b. Emergency unapproved Shutters. "Unapproved" materials such as plywood or mill finish aluminum may only be used on a temporary basis during times of impending storms. Such temporary shutters may be installed once the National Hurricane Center has placed Southwest Florida under a hurricane watch and must be removed no later than 48 hours after the hurricane watch has been removed or after the storm has passed.
  - c. Windscreen Protection. Windscreen style protection will be approved so long as the material is a neutral color.
9. Flood Barriers: Flood barriers are designed to protect residences from water intrusion during floods by blocking or redirecting water away from entry points like doors, windows, and garages. This topic is further discussed on page 44.
- a. Temporary Installation  
Flood barriers may be installed when a named storm is approaching the area and must be removed within 10 days after the storm has passed. Property owners are responsible for ensuring proper installation and removal in compliance with community standards.
  - b. Seasonal Installation  
Flood barriers may remain in place throughout the hurricane season if they have been approved by the Design Review Committee. To be eligible for seasonal installation, flood barriers must maintain the aesthetic integrity of the property and not detract from the overall visual harmony of the community.
  - c. Community-Wide Approval  
If an entire HOA or Sub-Community adopts a uniform flood barrier system of the same brand and design, this will be considered acceptable by the Bonita Bay Community Association (BBCA). In such cases, individual property owners within that community will not need separate approvals but must adhere to the adopted system specifications.
  - d. Approval Process  
All proposed flood barrier systems require approval from the Design Review Committee. This approval process ensures compliance with aesthetic, structural, and safety standards. Property owners must submit detailed plans, including product specifications and installation methods, for review prior to installation.
  - e. Maintenance  
Regular inspections and maintenance are mandatory to ensure effectiveness during flood events.
10. Screen Doors: Screening is not allowed at the garage doors. DRC approval is required for all other screen doors. The material must match the existing doors on the house and the color should be accepted as complementary to that of existing doors on the house.
11. Accessory Buildings: Owners shall secure DRC approval prior to the construction of any or permanently installed accessory building, e.g., Pool deck, outdoor kitchen, or a

lounge area. Accessory buildings shall meet the following criteria:

- a. An accessory building must be of the same color, material, and architectural style as the main residence or of color, material, and style that is recognized as complementary to that of the main residence. An accessory building's roofing materials shall match those of the main residence.
- b. Any utilities servicing accessory buildings shall be installed underground.
- c. Accessory buildings shall be in the rear one third of the yard. In case facing the street, accessory building shall not obstruct any adjacent neighbor's views of the golf course, lakes, wetlands, or open areas and will be buffered by vegetation as may be required by permitting agency.
- d. Free standing metal utility sheds or storage sheds are not permitted.

12. Air Conditioning Equipment: DRC approval is required for the installation of air conditioning equipment or evaporative coolers. No window air conditioning units may be approved. All air conditioning equipment must be screened by using a partial block wall and/or landscaping.

13. Awnings and Overhangs: Awning or overhang color must be complementary to any exterior portion of the home and approved by the DRC. Metal awnings are prohibited.

14. Decks and Balconies: Decks and balconies must be constructed of real or synthetic wood or other material like that of the home and, if painted, must be painted a color like or acceptable as complementary to the home. Decks and balconies must be installed as an integral part of the home or patio area. Any such decks or balconies must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property owners. Construction shall not occur over easements unless specifically approved by the holder of the easement and must comply with the applicable regulatory requirements and DRC approval.

15. Birdbaths, Birdhouses, and Birdfeeders: DRC approval is not required for the rear yard installation of a birdhouse, or a birdfeeder that is less than one foot wide by one and a half feet tall, or a birdbath that is three feet tall or less, including any pedestal. Larger birdhouses and bird feeders or requests to place any birdhouse or birdfeeder in any front or side yard require DRC approval.

16. Doghouse and Runs: Dog houses and dog runs are prohibited.

17. Fences: Fences are prohibited except for a temporary fence during a pool remodel or a permanent pool fence where a pool cage does not exist.

18. Fountains: Fountains may be located behind a privacy wall in the rear yard or at the front entry. The Design Review Committee must approve other locations.

19. Lawn Ornaments and Trellises: For permanent Lawn ornaments, Trellises and Pergolas must have DRC approval in the front and side yards of the home. Any lawn ornament located in the rear yard must be screened from view by adjacent properties and open spaces. All ornaments requiring a footing must be approved by the DRC and permitted by the City of Bonita Springs.
20. Exterior Lighting: DRC approval is not required for exterior lighting if lighting is installed in accordance with the following guidelines: Exterior lights shall be conservative in design and as small as is practical. Exterior lighting shall be directed toward the house and be of low wattage (limited to 2,000 lumens) to minimize glare sources to neighbors and other homeowners. Lighting for walkways must be directed toward the ground. Lighting fixtures shall be dark colored to be less obtrusive. Low voltage (12 volts), or LED lighting is preferable to conventional house-voltage systems because of its safety advantages. Any deviation from the guidelines or use of high-wattage spotlights, flood lights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide) requires DRC approval. The DRC may take into consideration the visibility and style of the fixture and its location on the home. Colored lights are prohibited, except for temporary holiday decorations. To the extent possible, please use Dark Sky fixtures for the safety of birds and other wildlife.
21. Flagpoles: Yard-mounted flagpoles are permitted subject to DRC approval. Owners may also attach a United States flag to their home or garage without DRC approval. In addition, owners may display one portable, removable official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful manner portable, removable official flags, not larger than 4 and 1/2 feet by 6 feet, which represent the United States Flag, Florida Flag, POW-MIA flag, United States Army, Navy, Marine Corps, Coast Guard, Air Force, Space force, and First responder flag. Sports team flags will be allowed during the game day. No other flags are allowed. (Pg.35 for illustration)
22. Garages and Carports: A minimum of a two-car garage for single family homes is required for new construction. Garage and carports shall be compatible and complementary to the main structure in architectural style, material, color, and location, including but not limited to the same roof tile and stucco walls/posts. The garage and specifically the garage door (s) must be aesthetically appropriate and complement the house color.
23. Driveways/Walkways: Driveways and walkways shall be constructed with brick, concrete pavers, and must be harmonious with the color palette. Brick, flagstone, steppingstones, and pre-cast patterned or exposed aggregate concrete pavers may be considered.
24. Gazebos and Greenhouses: Any gazebo or greenhouse must be an integral part of the landscape plan and must not obstruct any adjacent property owner's view.
25. Hot Tubs and Saunas: Any hot tub, Jacuzzi, or spa shall be an integral part of the deck or

patio area and/or the rear yard landscaping. A hot tub, Jacuzzi, or spa shall be in the rear or side yard, shall be installed in such a way that it is not visible to adjacent property owners, and shall not create an unreasonable level of noise for adjacent property owners. All mechanical equipment necessary for the operation of any hot tub or sauna must be in the rear or side yard and shall be buffered by landscaping approved by the DRC. Owners may be required to install safety features such as locks or covers according to local ordinance.

26. Mailboxes: Mailboxes shall include the house number and be of a standard design for individual neighborhoods as approved by DRC. Newspaper tubes and driveway reflectors are prohibited. The DRC must approve oversized and additional mailboxes.
27. Paint: Owners are required to maintain the exterior paint of their homes to community standards (i.e.: faded paint, peeling, stained or mold infested) and according to the approved color palette.
28. Screen Enclosures and Patios: Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners.

The Patio color must be like or accepted as a color complementary to the design and color of the home. Enclosed patios shall be constructed of materials that are like or accepted as complementary to ~~those of~~ the home.

29. Pools: Pools must be in the rear yard and must be an integral part of the home unless associated with a courtyard home in which case the pool is to be in the courtyard and screened by walls. Landscaping shall be provided around the foundation of the pool or wall and must be an integral part of the overall landscape plan. All mechanical equipment necessary for the operation of any pool must be in the rear or side yard and shall be buffered from the street and neighboring homes. Such a buffering must be in accordance with these Design Guidelines and approved by the DRC. Above-ground pools are prohibited.
30. Propane Tanks: Propane tanks must be installed underground unless approved by the DRC and must be appropriately landscaped while ensuring accessible coverage for refills.
31. Recreational Equipment: Recreational equipment shall not be installed in the front yard of homes or attached to homes or garages. Recreational equipment must be reviewed and approved by the DRC. The review shall be based upon, but not limited to, the following considerations: proximity of equipment to property lines and proximity of equipment to neighbors' living areas, golf course, and communal areas. A landscape buffer may be required. (i.e.: kayaks, canoes, jet skis)
32. Signs: All signage must be in accordance with Bonita Bay Signage Design Standards, including the size, materials, and location. One security sign may be permitted in the

front yard located either adjacent to the driveway or near the front entrance of the main dwelling. One contractor sign and permit board shall be allowed however, no subcontractor or trade signs shall be permitted. A contractor/builder sign shall be erected on the lot prior to the commencement of any work, including clearing or grading. Contractor signs shall be securely erected, and no signs or permits shall be placed in trees. The contractor sign shall be removed immediately upon the issuance of a certificate of occupancy unless a longer period is granted in advance by the DRC.

33. Statues: Statues must be in the rear yard or behind a private wall.

34. Trash Containers: Trash containers shall be stored and not visible from the street within 24 hours before or after the day of collection.

35. Zero Edge Pools: Zero edge pools are required to adhere to the following criteria to receive approval:

- a). A rear yard grading plan is to be included in the pool plans; b). the elevation of the basin must be shown on the plans; c). no removal of littoral plants at the lake bank is allowed.
- d). Lake Bank grades must remain as constructed to comply with water management permits. No alteration of the lake bank grade is allowed. e) Setbacks must be respected.

36. Glass Block: The DRC may disapprove of glass block if it is overpowering on an elevation or does not fit within the aesthetic nature of the community. The following are general guidelines for glass block: a). glass block shall not be a dominant feature for the home or elevation; b). all glass blocks located on the home shall be treated like windows with banding and/or architectural trim; and c). Glass blocks located at the front and/or rear of the dwelling shall provide a privacy wall and/or sufficient landscaping that simulates a wall to diminish the impact on the elevation.

37. Generators: Temporary generators do not need DRC approval. The DRC must approve permanent generators. All installations must meet the Lee County and State requirements and be buffered with a wall or landscape.

## LANDSCAPING STANDARDS

Landscaping is an essential element of design at Bonita Bay. The landscape theme for Bonita Bay is a natural, less formal design focusing on the use of native plant materials. Preservation of existing vegetation in addition to the introduction of plants native to the Lee County area must be considered in establishing the landscape design. See Exhibit "A" for a list of approved and prohibited trees and plants. The advice of a Landscape Architect is strongly recommended when preparing the landscape plan. The landscaping must be commensurate with the value of the home and consistent with these Design Guidelines. Use of Xeriscape planting and design is encouraged.

1. General Requirements: For any change in landscaping or any re-modeling or reconstruction which will destroy existing landscaping, the owner must submit new landscaping plans to the DRC. Landscape plans shall be submitted prior to any clearing or construction commencing on a lot or parcel, or prior to an alteration of existing landscaping plans. Landscaping, including sod, mulch, and irrigation, shall be completely installed upon project completion. All areas not covered by structures, paving, walkways, or areas approved by the DRC to be left in their natural state shall be maintained as lawns or landscaped areas with underground sprinkler systems to the edge of any pavement, water's edge, or Conservation Area. (Note - BBCA may do plantings above water's edge, as recommended by FGCU. Any replacements with the same species or bed of flowers will need no approval by DRC).

Views from the roadways and walkways toward a landscaped area should complement the appearance of the existing natural vegetation. Ornamental plantings may be used close to the home. A minimum of five shade trees (14' minimum in height) or the equivalent to other tree types are required to be planted on each single-family lot. All front yards must include a minimum of one street tree and two shade trees on each side property line. A minimum of 50% of native plants must be used in landscape design. Existing material will be credited for these requirements.

All exotic invasive vegetation, as determined by Lee County and listed in Exhibit "A" must be removed at the owner's expense.

An owner shall protect existing trees and vegetation which are not approved for removal from damage during construction. All vegetation to be saved shall be barricaded with woven fabric or silt barrier material during construction. Multifamily homes/Condos must comply with their own requirements as well.

2. Golf Course Landscape Separation: An owner shall provide a continuous landscape strip that includes trees, low shrubs, and ground cover plant material along the golf course to separate the grass used on the course from the Floratam grass used around the homes.
3. Approved and Prohibited Landscape Materials: A list of approved and prohibited landscape materials that may be used is attached as Exhibit "A". This list may be updated and revised from time to time. Owners intending to use any material not included on such a list must receive approval before using such material. No stone, gravel, artificial turf, or paving materials shall be used as, or substituted for, lawns or mulch unless approved by the DRC. Citrus trees may be planted only in rear or side yard areas and cannot substitute for the shade tree requirement.
4. Plant Quality Standards: Acceptable plant quality standards shall apply to landscape plants used in conformance with this Section. All trees and shrubs shall be Florida No. 2 or better as defined in "Grades and Standards for Nursery Plants," Part I and Part II, State of Florida, Department of Agriculture, in the most current edition. Sod shall be free of weeds, diseases, fungus, and vermin.
5. Irrigation Design: Separately metered irrigation water (from Resource Conservation Systems, Inc.) is provided to each lot to promote conservation of potable water consumption. No private wells are permitted and no lake water withdrawals for irrigation purposes are allowed. All irrigation systems must be of an underground automatic type with time clocks and other

equipment screened from view.

- a. Pop-up spray or drip irrigation systems are required, and when exposed pipe extensions are required, they must be painted dark green or other dark color.
  - b. Since additional water and fertilizer will harm sensitive root systems of mature pine trees and encourage undesirable weed growth, irrigation heads must not spray directly into natural areas or lakes. Irrigation heads should be placed to prevent spraying onto paved areas, onto the golf course grounds or into community buffer areas.
  - c. Proper zoning of irrigation systems is required to comply with Xeriscape principles. A rain shut-off switch is required to prevent irrigation when rainfall is sufficient for landscape watering. A proper timer is required that it collaborates with South Florida Water Management District water conservation rules. A seven-day timer must be used to identify the days of the week to comply.
6. Drainage: Drainage must conform with Exhibits 1-3, City of Bonita Springs, and all Lee County requirements. There shall be no interference with the established drainage pattern over any property except as approved in writing by the DRC. Landscape plans shall conform to the established drainage pattern and shall cause water to drain away from the foundation of structures. Water may flow over walkways, sidewalks, or driveways into the street. See Exhibit "B" for Gutter Guidelines.
7. Elevation: When landscaping the property, it is important to be considerate and respectful of the neighbors. If the property has a steep slope, it may be more challenging to create landscaping without exceeding the elevation of your neighbor's property.
  - a) Use plantings to control erosion: Planting approved (See Exhibit B), shrubs, and ground cover can help control erosion on steep slopes.
  - b) Consider informing neighbors about actions that may impact adjacent property. It is possible to create a mutually beneficial landscaping plan that works for both properties.
8. Berms: Subject to DRC approval, owners may create berms, slopes, and swales for the purpose of defining space and screening undesirable views, garages, noise, and high winds. Grassed slopes or berms are suggested not to exceed two feet in height to permit greater ease of mowing and general maintenance.
9. Retaining Walls: Retaining walls shall be professionally designed to meet building code requirements. All retaining walls shall incorporate weep holes into the wall design to permit water trapped behind them to be released. Walls may not be located to alter existing drainage patterns.
10. Mangrove Trimming: Restricted by Florida Statue requires DRC approval. DRC approval will follow the Florida Department of Environmental Protection (FDEP) guidelines and Mangrove Trimming Homeowner Guide.

## CONSTRUCTION GUIDELINES

## INSPECTIONS

The Owner shall schedule and coordinate a review of all construction activities with the DRC to verify compliance with the Approved plans and specifications. A final inspection is required. The DRC may also perform additional periodic informal inspections to ensure that work is being performed in conformance with the approved plans.

All inspections are observations only and will not relieve the obligation to obtain inspection approvals from Lee County, City of Bonita Springs and other organizations having authority.

### A. SITE MAINTENANCE

1. Site Maintenance: All sites must always be maintained to community standards. If the construction site is not maintained as required, the DRC will request a vendor to complete the work and will charge the owner.
2. Dumpsters: A single dumpster or containment area is required for each site under construction and must be placed in the most inconspicuous setting, while remaining functional. Dumpsters must be emptied regularly or as soon as they are full. Dumpsters that are overflowing or filled and left for any length of time will be emptied by the DRC and charged to the owner. If an owner desires to place a dumpster somewhere other than the construction site for which it is being used, the owner must have documented permission from the property owner and the DRC.
3. Debris: Owners are responsible for ensuring that construction material and debris does not blow off the job site and shall be responsible for picking up trash daily. Care should be taken when loading trucks and hauling trash to prevent spillage including paint and other liquids while in transit. Owners will be held responsible for debris falling from construction vehicles.
4. Storage of Materials: Construction materials shall be stored within the lot boundaries and must be in an inconspicuous location to provide a neat and orderly streetscape. Temporary storage structures, approved by the DRC, may be used to store materials. Storage structures may not be used as living or office quarters. The use of adjoining properties for access or storage of materials without written permission of the owner and the DRC is prohibited.
5. Construction Trailers: Small construction trailers may be permitted if properly screened and utilized for a maximum of three months. Written permission from the DRC is required.
6. Burning: Burning is not permitted on construction sites under any circumstances.
7. Restrooms: Each construction site shall have a port-a-let located inside the lot as required by the City of Bonita Springs.
8. Street Maintenance: Streets must be checked with a magnetic sweeper as needed but at a minimum on a weekly basis to ensure the streets are clean and safe for owners and guests.
9. Parking: Construction vehicles parked on roadways must be close to the curb with appropriate deployed safety cones. Whenever possible, park on the site itself. Damaged

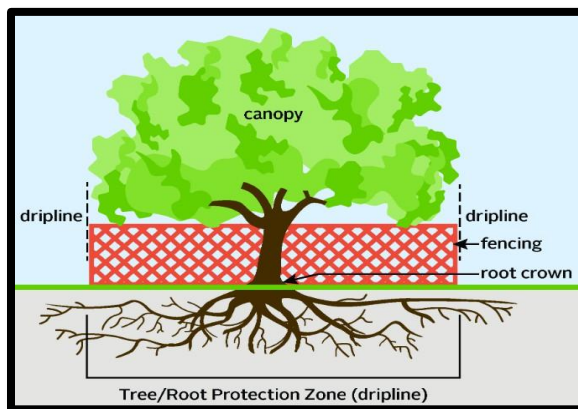


irrigation heads on neighboring properties are the responsibility of the contractor and owner.

10. Violations: Job sites not in compliance with the Declaration, Design Guidelines, or approved plans, will be issued a Notice of Violation and a punch list of items needed to bring the construction site into compliance. Further construction is prohibited until such punch list items have been corrected.

## B. VEGETATION PROTECTION AND BARRICADING

1. Protection of Vegetation: Prior to any construction or clearing activities, the owner shall protect existing vegetation by barricading those areas with woven fabric or silt barricades. Existing vegetation to be preserved on a lot, such as a cluster of shrubs and trees, must be protected by a barricade extending at least 10 feet from the vegetation. Specific cases may require additional review to determine the appropriate measures.
2. This revision clarifies the requirement and specifies that additional case-by-case evaluations may apply. In addition, the following activities are prohibited:
  - a. dumping backfill into an area containing protected vegetation area.
  - b. excavating soil from a protected area.
  - c. falling trees into a protected area.
  - d. parking in or driving through protected areas.
  - e. stacking or storing supplies or equipment in protected areas.
  - f. changing site grading to cause drainage into a protected area.
  - g. locating temporary construction buildings in a protected area.
  - h. disposing of toxic materials anywhere within the property.



3. Protection of Lakes and Preserves: A silt barricade is required at all lots that back onto a preserve or lake area. All preserved areas must be clearly marked and barricaded to avoid any damage either by clearing, fill/dirt or by construction vehicles.
4. Property Lines: Mesh barricades must be located along all the property lines but must be located outside of any natural area.
5. Barricade Colors: Perforated plastic barricades/fences are permissible, but all barricades must

be of dark earthtone colors (green, brown, and black). Orange barricades are not permitted. Silt fence type barricades are required around saved vegetation and natural areas.

#### C. CONSTRUCTION DAMAGES

Any damage to vegetation, Common Area facilities, or the golf course property caused by the owner, its contractor, sub-contractors, agents, or employees must be corrected immediately to the satisfaction of the DRC, or the DRC may repair such damage and assess the costs of repair to the owner.

#### D. CONDUCT

The owner must ensure that all contractors and subcontractors control the conduct of their employees while working in Bonita Bay. Loud music, profanity, drug and alcohol use and other behavior which is a nuisance or harassing will not be tolerated. Employees, agents, and suppliers shall comply with all traffic and parking rules within Bonita Bay. Employees, agents, or others violating these policies may be removed from Bonita Bay and may be denied access at the construction entrance.

#### E. WORK HOURS

1. Normal Work Hours: Normal work hours for construction-related work and maintenance are Monday-Friday from 7 a.m. - 5 p.m. and Saturdays from 7 a.m. - 3 p.m. Construction-related work may not be conducted on Sundays and holidays. Neighborhoods may have more restrictive times.
2. After Hours Work: The DRC must approve all after-hours work. All requests for after-hours work need to be requested before 4:00 p.m. Monday-Friday. Working beyond normal workdays and hours should be the exception and not the rule. Maintenance and cleaning work may be extended beyond those times permitted for construction-related work and shall be approved on a case-by-case basis. All work performed outside of normal working hours must comply with the following.
  - a. Work performed after normal work hours may not produce excessive noise. Excessive noise for this purpose should be noise that is above the existing noise levels when work is not present.
  - b. All vehicles must be parked on the construction site first before being parked on the roadway.
  - c. Radios are not permitted.
  - d. Please note that upon any legitimate complaint from ~~the~~ residents, the proposed work request will be terminated for that day and the contractors will be requested to leave.
  - e. Emergency work must be scheduled through the gatehouse.
3. Subcontractors: Subcontractors may not schedule requests through the DRC and instead must

schedule through the contractor.

#### F. POST CONSTRUCTION

When construction or remodeling of a home is completed and the landscaping has been installed, the owner must request a final field review by the DRC to ensure conformance with the approved final plans.

All debris must be removed from the site and surrounding areas. Any stains or damage to the adjacent road must be removed by the owner.

### APPROVALS

The Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner. Prior to submitting plans or information for review, you should read and understand this disclaimer. If you do not understand it, please ask a representative of the Design Review Committee to explain it to you.

A DRC representative will conduct periodic field reviews to ensure compliance with approved plans, Design Guidelines, the Declaration, Neighborhood Restrictions, and general construction site etiquette requirements. In the event of any violation the DRC may take any action set forth in the Declaration and By-Laws of the Bonita Bay Community Association, including the levy of a specific assessment. The DRC may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, a Notice of Violation may be recorded in the Lee County records. The DRC shall be entitled to recover all costs incurred in enforcing compliance and/or impose a fine against the home upon which such violation exists.

### SUPPLEMENTAL DESIGN GUIDELINES FOR MARINA POINTE SINGLE FAMILY HOMES

This Supplement to the Design Guidelines for Bonita Bay has been prepared to help homebuyers understand the uniqueness of the Marina Pointe subdivision and to help them design and construct their homes. All other requirements of the Design Guidelines, not specifically superseded by this supplement, shall also apply to Marina Pointe.

#### A. FRONT PRIVACY WALL

Owners in Marina Pointe will all be required to construct an 8' high front privacy wall, according to the following specifications:

##### 1. Location and Layout:

- a. The wall must be located outside of the 10' utility easement and a maximum of 15' inside the lot. The location must be shown accurately on the site plan and must be approved by the DRC. Columns must be provided at the entry gate and at the property corners. The top of the wall must be at elevation 15.0 NGVD.

- b. Side lot line walls will be allowed to add enclosure to the courtyards but must be no closer than 6' to the side lot line to avoid the drainage easement.
  - c. The first homeowner to begin construction is responsible for building a column on one corner of their property. On the other corner they must build the front wall to within one foot of the side property line.
- 2. Design Detail Options and Colors: All wall sections are required to conform to the wall and column details as specified herein, and as further defined by Bonita Bay Community Association, Keystone color must match the color originally provided.
  - 3. Entry Gate: Design of an entry gate must be submitted to the DRC for approval. The colors of the gate must be dark green, verdigris or bronze.
  - 4. Lighting: No lighting is allowed to be mounted on the entry columns. However, ground mounted landscape lighting is allowed on either side of the entry. Lighting must be shown on the landscape plan and cut sheets of the lighting must be submitted for review and approval.

#### B. MAILBOX AND GATE OPENER

- 1. Mailbox: A mailbox is required and must be approved by the DRC.
- 2. Gate Opener Keypad: The standard mailbox must provide a space for a small security/gate opener keypad to be attached. The owner is responsible for providing a stub up connection to the gate opening device Address Plaque: Two street address number plaques have been provided by the Bonita Bay Community Association. Any repairs are the homeowner's responsibility.

#### C. STREET SIDE LANDSCAPING

- 1. Design and Installation: All landscaping from the wall to the street will be designed and installed by the Bonita Bay Community Association.
- 2. Maintenance: Street side landscaping and the outside wall maintenance will be the responsibility of the Bonita Bay Community Association. Landscaping and maintenance inside the wall will be the responsibility of each individual owner. The structural integrity and maintenance of the wall will be the responsibility of the owner.
- 3. Additional Landscaping: The owner may be required to plant certain trees at specified locations behind the wall, to serve as backdrop, in keeping with an overall primary-designed streetscape.

#### D. DRIVEWAY

All driveways will be maintained by each individual owner and must be of concrete pavers or brick pavers, compatible in color to the roadway concrete pavers. Submit samples to the DRC for approval.

#### E. ARCHITECTURAL ISSUES

1. Theme: The architectural theme will be a “Charleston-Bermuda” feel with a traditional flavor; stately with a diversity of styles tied together with compatible colors, materials, landscaping and the front wall and entry gates.
2. Colors: Color selections for all exterior material shall be from an approved color palette that could change from time to time.
3. Roofs: A minimum of 6” to 12” slope is required. The roof material must be either flat or barrel concrete or clay tile. Roofs must be of mid-tone or light colors, no white, blue, red, black, or bright orange is allowed. No cedar shakes or metal roofs are allowed other than for accents as specifically approved by the DRC.
4. Exterior Materials: Stucco, light brick or cut stone is allowed. No wood siding or vinyl, aluminum or fibrous siding is permitted. Wood accent trim or stucco banding should be included in the design.

#### F. OTHER SITE ISSUES

1. Preserving Existing Trees: Owners are required to save the existing large oak and pine trees along the streetscape. Sable palms within hammock clusters must be relocated along the street view when they conflict with entry walls of driveways.
2. Landscape Theme: The overall landscape theme must project a “tropical-natural” look as established along the streetscape by Bonita Bay Community Association.

REMODEL / RE-LANDSCAPE MODIFICATIONS – BONITA BAY REVIEW APPLICATION

Date: \_\_\_\_\_

Phone: \_\_\_\_\_

Owner: \_\_\_\_\_

Office Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Application Fee: \_\_\_\_\_

A review is hereby requested to make the following modification, alteration, or addition as described on attached pages.

Construction, installation, alterations, and colors shall be in strict accordance with the approved drawings and notes on the drawings. Approval of this request is contingent upon your acceptance of total responsibility for repair of all fences, walls, electrical and electronic lines or equipment and any external portion of your home damaged in the process or because of said alteration or maintenance and completion of the alteration or maintenance and all repair work, which may be necessary within the completion date shown below. Commencement of the alteration or maintenance work constitutes acceptance of these conditions.

Contractor: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

License #: \_\_\_\_\_

Proposed Start Date: \_\_\_\_\_

Completion Date: \_\_\_\_\_

ONE SET OF PLANS WHICH INCLUDE THOSE ITEMS LISTED ON THE ATTACHED CHECKLIST WHICH ARE APPLICABLE TO THE RE-MODELING/RE-LANDSCAPING BEING DONE ARE REQUIRED

Include such details as the dimensions, materials, color, design, location, and other pertinent data. Where appropriate plans should be signed and sealed by a state-registered architect, landscape architect or engineer, as applicable. Allow UP TO thirty (30) days for a written response. Please send all requests to:

Bonita Bay Design Review  
3451 Bonita Bay Boulevard, Suite 200 Bonita Springs  
FL 34134  
Ph: 239-495-8111 Fax: 239-495-8480

I HAVE READ THE ABOVE AND UNDERSTAND MY RESPONSIBILITIES:

Owner: \_\_\_\_\_

Contractor: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

REMODELS / RE-LANDSCAPE MODIFICATIONS  
COLORS AND MATERIAL

(COLOR SAMPLES MUST ACCOMPANY)

<u>SURFACE</u> (Name, No., Mfg.)	<u>MATERIAL</u>	<u>COLOR</u>
Roof		
Fascia		
Soffit		
Walls		
Columns		
Fence/Walls		
Doors (Front/Garage)		
Driveway		
Shutters/Awnings		
Glass		
Patio/Insect Screen		
Railings		
Satellite Dish		
Children's Play Equipment		

REMODELS / RE-LANDSCAPE MODIFICATIONS  
CHECKLIST

IMPROVEMENTS

Survey/Site Plan		
Building		
Landscaping		
Grading/Drainage (marked on site plan)		
Fence		
Wall		
Swimming Pool		
Screen Enclosure		
Mailbox		
Signage		

SAMPLES OF COLOR & MATERIAL ARE REQUIRED.  
SITE PLAN SHOWING EXACT LOCATION & TYPE

Color \_\_\_\_\_ Material \_\_\_\_\_ Dimensions \_\_\_\_\_

LANDSCAPING

Plan		
Street Tree		
Number of Trees		
Irrigation		
Pool-Spa-A/C Screening		
Lighting		
Other		



# REMODEL -- REVIEW FORM

Bonita Bay Community Association  
3451 Bonita Bay Boulevard, Suite 100  
Bonita Springs, FL 34134  
239-495-8111 Fax: 239-495-8480

DATE RECEIVED \_\_\_\_\_  
(BBCA use only)

## GENERAL INFORMATION

Construction Address: _____	Contractor _____
Block _____ Lot _____	Field Contact _____
Subdivision _____	Mobile # of field contact _____
OWNER _____	Address _____
Mailing Address _____	City/State _____
City/State _____	Telephone _____
Telephone _____	Fax _____
Architect _____	Landscape Architect _____
Address _____	Address _____
City/State _____	City/State _____
Telephone _____	Telephone _____
Fax: _____	Fax: _____

The following information must be submitted, including (1) copy of each plan:

Check if submitted at this time:

_____ Preliminary Stake Out	Living Area Sq. Ft: _____
_____ Site Plan with Tree Survey	_____ Wall Section/Stem wall Detail
_____ Overlay and existing grades.	Elevations of Finished Grade, Footer of Wall, Finished Floor
_____ Landscape Plans with existing Vegetation and trees to be saved	_____ Proposed Elevations (all four elevations required) including pool enclosure finished grade
_____ Preliminary Floor Plans	_____ Roof Plan

## EXTERIOR COLORS AND MATERIALS: (Optional currently)

Paint: Manufacturer & Number (Submit Color Chips)

Walls \_\_\_\_\_ Trim \_\_\_\_\_ Doors \_\_\_\_\_ Other \_\_\_\_\_

Chimney Cap \_\_\_\_\_ Railing \_\_\_\_\_ Shutters \_\_\_\_\_

Roofing: Manufacturer & Color (Submit Sample)

Driveway Material: Manufacturer, Color & Style (Submit Sample) \_\_\_\_\_

Screen Enclosure Colors: Structure \_\_\_\_\_ Screen \_\_\_\_\_

Submit catalog cuts on exterior finishes, i.e., railings, medallions.

## REMODEL DEPOSIT FORM

Bonita Bay Community Association  
3451 Bonita Bay Boulevard, Suite 100  
Bonita Springs, FL 34134  
239-495-8111 Fax: 239-495-8480

OWNER \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_ Block \_\_\_\_\_ Community \_\_\_\_\_

### GENERAL INFORMATION

Contractor \_\_\_\_\_

License No. \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

DEPOSITS: NEW CONSTRUCTION OR REBUILD.

Construction Deposit (\$5,000) \_\_\_\_\_

Refundable

Telephone \_\_\_\_\_

Refundable \_\_\_\_\_

Contact \_\_\_\_\_

RE-MODELING ADDITIONS DEPOSIT (\$1,500)

### AGREEMENT:

I, \_\_\_\_\_, as Contractor for the above-described construction project, acknowledge and agree that the above-described deposit is being held by the Bonita Bay Community Association to ensure that the improvements will be constructed in accordance with plans and specifications which have been approved.

I further acknowledge and agree that:

1. I have read and understand the Covenants and Restrictions applicable to the property and the Design Review Guidelines and will follow and obey the said Covenants, Restrictions and Guidelines.
2. I completed the project as described by the drawings and specifications approved and any proposed changes will be submitted for approval prior to implementation.
3. I will always maintain a clean construction site and install a job sign, commercial dumpster, and job toilet in conformance with the Design Guidelines.
4. I am responsible for the conduct of all workers always performing services on this project while they are in Bonita Bay.
5. I will notify the office of Bonita Bay Community Association Design Review for field inspections.
6. I understand that the deposit will be returned after completion of the Final Review by Design Review with no interest added.
7. Any fees paid, or charges paid by BBCA for repair of damaged areas, the correction of changes not approved by BBCA Design Review Committee or work contracted to improve the appearance of untidy sites may be deducted from the Deposit.

THIS APPLICATION, Deposit and Agreement made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By \_\_\_\_\_

WITNESSES:

\_\_\_\_\_

CONTRACTOR'S SIGNATURE

Application approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_.

REMODEL DEPOSIT RECEIPT FOR  
BUILDING/LANDSCAPING

I, \_\_\_\_\_ of \_\_\_\_\_  
affirm that the construction deposit in the amount of \$5,000.00 was paid solely by  
\_\_\_\_\_,  
the construction company contracted to construct the on-Lot \_\_\_\_\_ Block \_\_\_\_\_  
\_\_\_\_\_ at Bonita Bay and has not been paid or passed through to the owners of the lot.

I agree that such a deposit, or any part thereof, may be used by Bonita Bay Community Association in  
satisfaction of violations of the Construction Standards by \_\_\_\_\_  
as set out in the Design Review Guidelines. Upon completion of all construction covered by this deposit,  
Bonita Bay Community Association agrees to refund to the contractor the deposit less any amount  
utilized for satisfaction of said violations.

As the deposit will be held in a non-interest-bearing account, I understand that it shall be returned after  
completion of the Final Inspection with no interest added.

Deposit received this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Contractor's Signature

Received this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Bonita Bay Community Association

EXHIBIT A  
BONITA BAY PLANT LIST

Plants listed below are grouped according to the desired overall design objectives established for Bonita Bay. Plants listed in Item 3 below are not allowed within Bonita Bay. Designs will be reviewed and approved by the DRC based upon the use of Xeriscape principles and acceptable horticultural practices. Those plants with an asterisk (\*) are native to Florida. All shade trees must be planted no closer than 10 feet or outside of the utility's easement.

Approved and Recommended

<u>Latin Name</u>	<u>Common Name</u>
<b>Palms</b>	
Acoelorrhaphe wrightii	Paurotis Palm
Phoenix dactylifera	Zahidi Date Palm
Phoenix reclinata	Senegal Date Palm
Roystonea elata	Royal Palm
Sabal Palmetto	Sabal or Cabbage Palm
<b>Canopy Trees</b>	
Bucida buceras "Shady Lady"	Shady Lady Black Olive
Pinus elliottii	Slash Pine
Quercus Virginiana	Southern Live Oak
Swietenia mahagoni	Mahogany
Quercus Laurifolia	Laurel Oak
<b>Small/Flowering Trees</b>	
Bauhinia blakeana	Hong Kong Orchid (seedless)
Cassia surrattensis	Bush Cassia
Clusia rosea	Pitch Apple
Ilex attenuata	East Palatka Holly
Ilex cassine	Dahoon Holly
Ligustrum japonicum	Tree Ligustrum
Magnolia grandiflora	Southern Magnolia
Magnolia virginiana	Sweetbay
Myrica cerifera	Wax myrtle
<b>Shrubs and Ground Covers</b>	
Helianthus debilis	Beach Sunflower
Nephrolepis exaltata	Boston Fern
Chrysobalanus icaco	Cocoplum
Conocarpus erectus	Green Buttonwood
Conocarpus erectus sericeus	Silver Buttonwood
Ixora "Nora Grant"	Nora Grant Ixora
Lantana depressa	Lantana
Liriope "Evergreen Giant"	Evergreen Giant Liriope

Myrica cerifera  
Myrsine floridana  
Myrsine guianensis  
Raphiolepis indica  
Schefflera arburicola  
Spartina bakeri  
Tripsacum dactyloides  
Viburnum odoratissimum  
Capparis cynophallophora  
Eugenia axillaris  
Zamia Floridana

Wax Myrtle  
Rapanea punctata  
Myrcene  
Dwarf Indian Hawthorn  
Dwarf Schefflera  
Cordgrass  
Fakahatchee Grass  
Sweet Viburnum  
Jamaica Caper  
White Stopper  
Coontie

## Other Native and Optional Vegetation

### Palms

Carpentaria acuminata  
Chamaerops humilis  
Phoenix roebelenii  
Raphis excelsa  
Ravenea rivularis  
Rhapidophyllum hysrix  
Serenoa repens  
Thrinax morrisii  
Thrinax radiata  
Wodyetia bifurcata  
Bismarckia Nobilis

Carpentaria Palm  
European Fan Palm  
Pygmy Date Palm  
Lady Palm  
Majesty Palm  
Needle Palm  
Saw Palmetto  
Key Thatch Palm  
Thatch Palm  
Foxtail Palm  
Bismarck Palm

### Shade Trees

Chrysolphyllum oliviforme  
Coccoloba diversifolia  
Koelreuteria elegans  
Tabebuia is a species flowering

Satin Leaf  
Pigeon Plum  
Golden Shower Tree  
Tabebuia

### Small/Flowering Trees

Cassia sp.  
Cordia sebestena  
Lagerstroemia indica  
Persea borbonia  
Piscidia piscipula  
Clusia rosea

Cassia  
Geiger Tree  
Crepe Myrtle  
Red Bay  
Jamaica Dogwood  
Pitch Apple

### Shrubs and Ground Cover

Bougainvillea spp.  
Carissa Macrocarpa  
Crinum americanum  
Cycas revoluta  
Galphimia gracilis

Dwarf Bougainvillea  
Natal Plum  
String Lily  
King Sago  
Thryallis

Hamelia Patens  
 Hibiscus rosa sinensis  
 Hymenocallis latifolia  
 Ilex vomitoria Nana Schellings  
 Jasmine multiflower  
 Juniperus c. parsonii  
 Pittosporum tobira  
 Pittosporum t. variegata  
 Philodendron "Xanadu"  
 Podocarpus spp.  
 Psychotria nervosa  
 Viburnum 'Awaduki  
 Viburnum obovatum  
 Viburnum suspensum  
 Yucca aloifolia  
 Zamia furfuracea

Firebush  
 Hibiscus  
 Spider Lily  
 Dwarf Holly  
 Downy Jasmine  
 Parsons Juniper  
 Green Pittosporum  
 Variegated Pittosporum  
 Xanadu Philodendron  
 Podocarpus  
 Wild Coffee  
 Awabuky Viburnum  
 Walters Viburnum  
 Sandankwa Viburnum  
 Spanish Bayonet  
 Cardboard Plant

#### **Special or Accent Trees**

Bursera simaruba  
 Coccoloba uvifera  
 Piscidia piscipula

Gumbo Limbo  
 Sea Grape  
 Jamaican Dogwood

#### **Turf**

St. Augustine species (Floritam, and Seville) are required as a lawn for residential property.  
 No Bahia is allowed as lawn grass.  
 Other species such as Zoyzia may be approved by DRC on a case-by-case basis.

**Vegetation Not Permitted** The following plants are listed on the Lee County List of Invasive Exotic Plants and are not permitted and must be removed:

Acacia auriculiformis  
 Casuarina species  
 Melaleuca species  
 Rhodomyrtus tomentosus  
 Schinus terebinthifolius

Ear leaf Acacia  
 Australian Pine  
 Punk Tree, Cajeput Tree, Paperbark Tree  
 Downy Rose myrtle  
 Brazilian Pepper, Florida Holly

**Other Plants Not Allowed in Bonita Bay** the following plants are also not permitted and must be removed.

Araucaria heterophylla  
 Ficus species (except "Green Island")  
 Cupaniopsis anacardiopsis

Norfolk Island Pine  
 Ficus Trees and Shrubs  
 Carrotwood

## Native Florida Plants Tolerant of Occasional Saltwater Flooding

### Large Trees

<u>Common Name</u>	<u>Scientific Name</u>	<u>Height</u>	<u>Light Requirements</u>
Black Mangrove	<i>Avicennia germinans</i>	20'-40'	full sun to part shade
Cinnamon Bark	<i>Canella winterana</i>	20'-30'	full sun to light shade
Green Buttonwood	<i>Conocarpus erectus</i>	20'-30'	full sun to part shade
Gumbo Limbo	<i>Bursera simaruba</i>	up to 40'	full sun to part shade
Jamaica Dogwood	<i>Piscidia piscipula</i>	40'	full sun to part shade
Mahogany	<i>Swietenia mahoganii</i>	30'-50'	full sun to part shade
Mastic	<i>Commersonia bartramia</i>	up to 50'	full sun to part shade
Red Mangrove	<i>Rhizophora mangle</i>	50'	full sun to part shade
Sea Grape	<i>Coccoloba uvifera</i>	50'-70'	full sun to part shade
Shriver Buttonwood	<i>Conocarpus erectus</i> Silver'	30'-40'	full sun to light shade
Southern Red Cedar	<i>Juniperus virginiana</i>	25'-30'	full sun to light shade
White Mangrove	<i>Laguncularia racemosa</i>	20'-30'	full sun to part shade
		25'-50'	
		30'-40'	

### Small Trees & Shrubs

<u>Common Name</u>	<u>Scientific Name</u>	<u>Height</u>	<u>Light Requirements</u>
Bay Cedar	<i>Suriana maritima</i>	10'-15'	full sun to part shade
Blackhead	<i>Pithecellobium keyense</i>	up to 20'	full sun to light shade
Cats Claw	<i>Pithecellobium unguis-cati</i>	10'-15'	full sun to part shade
Cinnecord	<i>Acacia choriophylla</i>	8'-10'	full sun to light shade
Inkberry	<i>Scaevola plumieri</i>	2'-5'	full sun
Jamaica Caper	<i>Capparis cynophallophora</i>	10'-15'	full sun to part shade
Joewood	<i>Jacquinia keyensis</i>	10'-20'	full sun to full shade
Lignum Vitae	<i>Guaicum sanctum</i>	up to 25'	full sun to light shade
Necklace Pod	<i>Sophora tomentosa</i> variety <i>truncata</i>	8'-10'	full sun to light shade
Pitch Apple	<i>Clusia rosea</i>	to 30'	full sun to part shade
Seven Year Apple	<i>Genipa discolor</i>	8'-10'	full sun to part shade
Thompson's Stopper	<i>Myrcianthes fragrans</i>	15'-25'	full sun to part shade
Spanish Bayonet	<i>Yucca aloifolia</i>	8'-15'	full sun to part shade
White Indigo Berry	<i>Randia aculeata</i>	8'-10'	full sun to part shade
Wild Olive	<i>Forsteria segregata</i>	6'-15'	full sun to part shade

## Palms

<u>Common Name</u>	<u>Scientific Name</u>	<u>Height</u>	<u>Light Requirements</u>
Cabbage/Sabal Palm	<i>Sabal palmetto</i>	50'-60'	full sun to part shade
Silver Saw Palmetto	<i>Serenoa repens</i> 'Silver'	6'-8'	full sun to part shade

## Wildflowers & Groundcovers

<u>Common Name</u>	<u>Scientific Name</u>	<u>Height</u>	<u>Light Requirements</u>
Ambrosia	<i>Ambrosia hispida</i>	up to 1'	full sun
Bay Bean	<i>Canavalia rosea</i>	will spread/ climb 10'	full sun
Beach Morning Glory	<i>Ipomoea imperati</i>	6-12 inches	full sun
Camphorweed	<i>Heterotheca subaxillaris</i>	up to 2'	full sun
Dune Sunflower	<i>Helianthus debilis</i>	18 inches-2'	full sun
Railroad Vine	<i>Ipomoea pes-caprae</i>	will spread 10'-15'	full sun
Sea Coast Marsh Elder	<i>Iva imbricata</i>	2'-3'	full sun
Sea Oxeye Daisy	<i>Borrchia frutescens</i>	up to 3'	full sun to part shade
Sea Purslane	<i>Sesuvium portulacastrum</i>	6-12 inches	full sun to part shade

## Grasses

<u>Common Name</u>	<u>Scientific Name</u>	<u>Height</u>	<u>Light Requirements</u>
Bitter Panic Grass	<i>Panicum amarum</i>	1'-4'	full sun
Salt Meadow Cordgrass	<i>Spartina patens</i>	2'-3'	full sun to light shade
Sea Oats	<i>Uniola paniculata</i>	3'-5'	full sun



## COLOR PALETTE ADDENDUM

Pages 1, 2, and 3 are selections for the exterior color of homes  
to note, these colors may also be used as trim colors

Page 4 are selections for exterior trim colors only

The Design Review Committee must use its color sense & judgement  
as home renovations are different than new home construction

SW 0055  
**Light French Gray**  
*Expert Pick*

**H**

SW 6252  
**Ice Cube**

SW 6385  
**Dover White**

SW 7004  
**Snowbound**  
*Sep. 2022 Color of the Month*

SW 7005  
**Pure White**

**1**

SW 7008  
**Alabaster**

SW 7009  
**Pearly White**

SW 7011  
**Natural Choice**

SW 7012  
**Creamy**

SW 7014  
**Eider White**  
*Aug. 2021 Color of the Month*

SW 7029  
**Agreeable Gray**  
*Expert Pick*

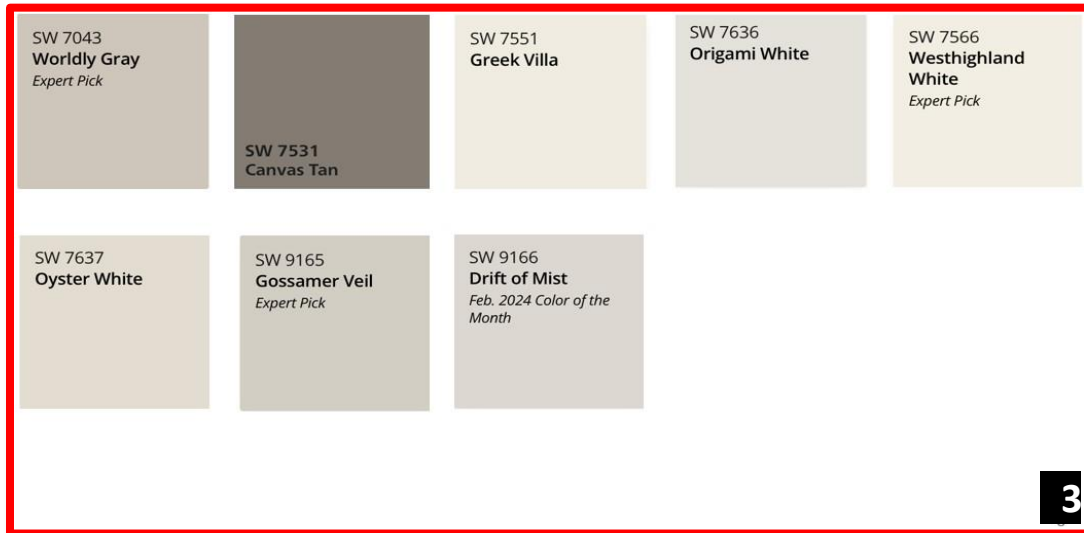
SW 7030  
**Anew Gray**

SW 7035  
**Aesthetic White**

SW 7036  
**Accessible Beige**  
*Expert Pick*

SW 7042  
**Shoji White**  
*Aug. 2022 Color of the Month*

**2**



## APPROVED FLAGS



**BONITA BAY COMMUNITY ASSOCIATION INC.  
GUTTER GUIDELINES FOR HOMES AND HOAS  
NOT ADJACENT TO LAKES OR SWALES**

**1. New Roof/Gutter Projects:**

- a. Submit plans showing all gutter/downspout locations.
- b. Downspouts must direct water away from neighboring properties.
- c. Finished work must not harm neighboring properties or cause erosion.
- d. Site photos with notes may be required to verify conditions and compliance.

**2. New Construction/Significant Remodels:**

- a. Submit a property survey with topography.
- b. Submit plans showing all gutter/downspout locations.
- c. Downspouts must direct water away from neighboring properties.
- d. Finished work must not harm neighboring properties or cause erosion.
- e. Site photos with notes may be required for verification.
- f. Include a grading plan showing:
  - i. Site sections from the house to property edges, ensuring on-site stormwater retention.
  - ii. Proposed slopes and stormwater flow direction.
  - iii. Spot elevations throughout and at property lines.
  - iv. Confirmation that improvements do not impact neighboring properties.
  - v. Coordination with landscaping to manage stormwater and swales.
- g. Ensure the first 1" of runoff is retained on-site.

**BONITA BAY COMMUNITY ASSOCIATION INC.**  
**GUTTER GUIDELINES**  
**FOR HOMES BORDERING LAKES & SWALES**

**GUTTER GUIDELINES**

The Bonita Bay Community Association (BBCA) is repairing lake banks affected by surface water run-off between buildings (see Exhibit 1 in Appendix "F"). To prevent future erosion, gutters must be installed on the rear and sides of homes and condominium buildings adjacent to lakes. These gutters will intercept roof water, which has worsened erosion.

These guidelines apply to any substantial reroofing (over 25% of the roof) or remodeling (increasing square footage by over 5%) requests for homes or condominiums adjacent to lakes. Buildings without gutters must install them, and existing gutters must be brought into compliance with these guidelines.

**Guidelines for homes/condominiums adjacent to lakes:**

- a. Gutters: minimum 6" wide.
- b. Color: match surface.
- c. Material: seamless aluminum recommended; copper acceptable.
- d. Downspouts: minimum 3 x 4".
- e. Use 6" diameter Schedule 40 PVC for connection to supplied point (see Exhibits 2 and 3 in Appendix "F").
- f. Rear and sides facing lakes/swales must be guttered.
- g. Attachments to contractor's instructions.
- h. Contractors will specify appropriate sizes.
- i. Homeowner is responsible for drainpipe connection if gutters are installed before lake repairs.
- j. After lake bank repairs, the lake contractor will connect to existing drainpipes.
- k. Failure to install gutters after lake bank repair will make the homeowner responsible for future erosion repairs.

**(Refer to Exhibits 1-3 for further details).**

EXHIBIT 1, 2 & 3

ENGINEER'S DRAWINGS

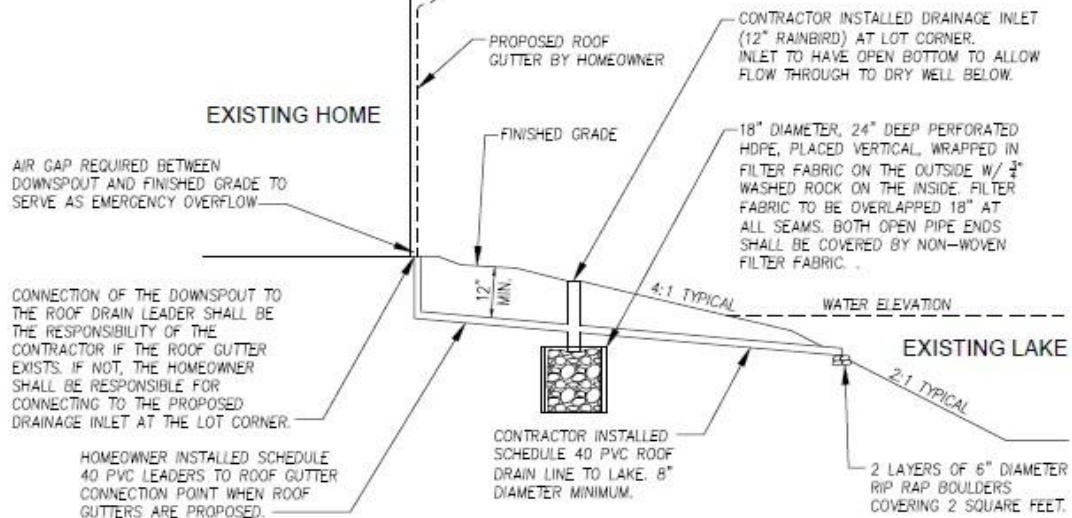
Exhibit 1 – Lake Erosion Samples





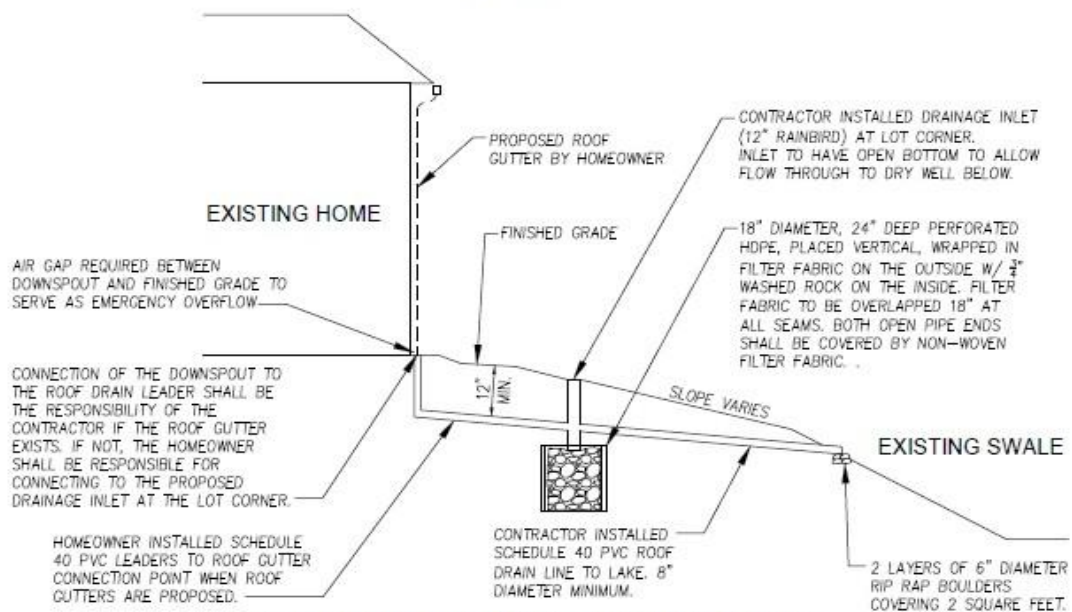
## Roof Drain Cross Section View

### EXHIBIT 2



### ROOF DRAIN TO LAKE - SECTION VIEW

NOT TO SCALE

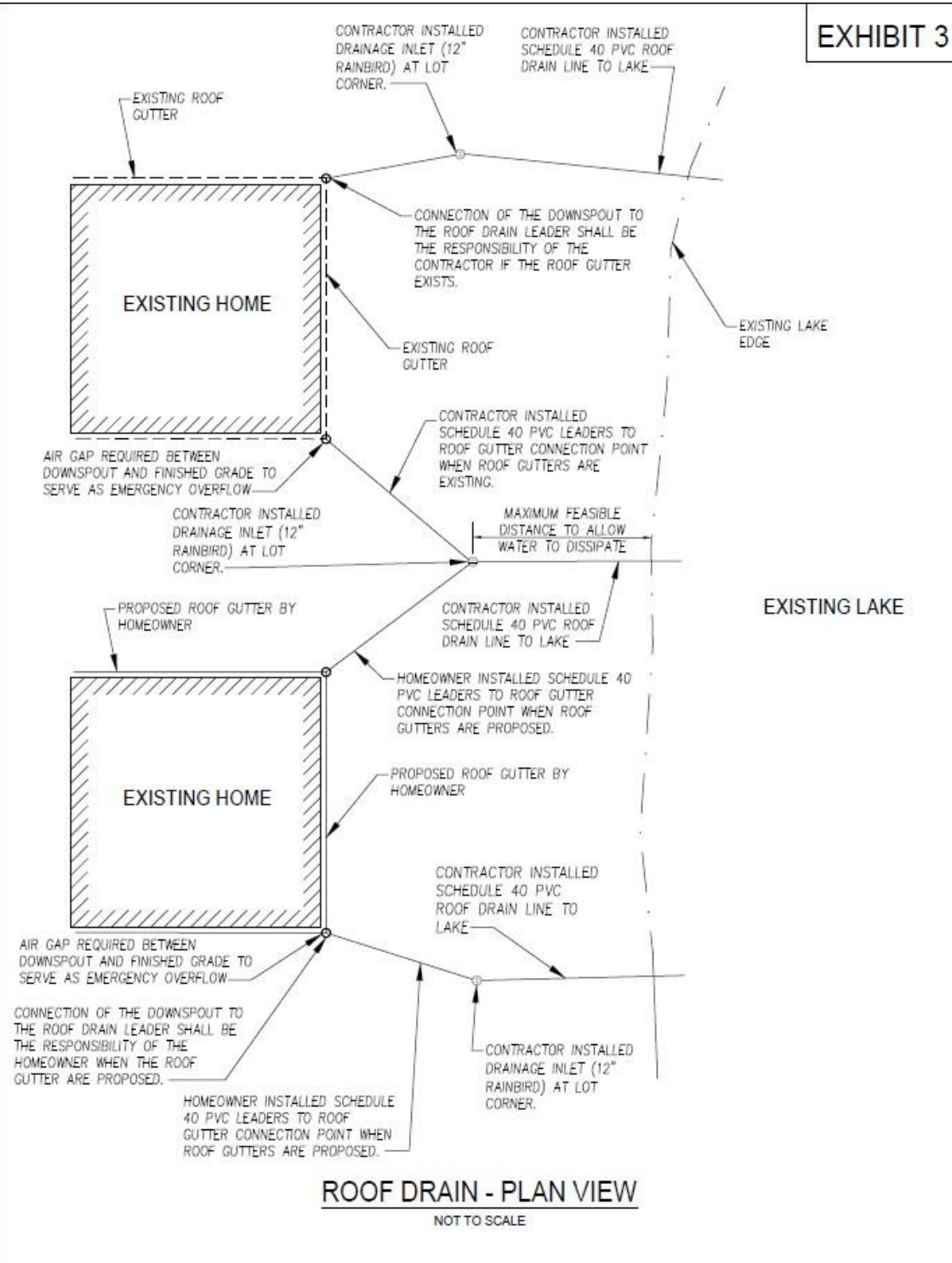


### ROOF DRAIN TO SWALE - SECTION VIEW

NOT TO SCALE

# Roof Drain Plan View

EXHIBIT 3





# Design Review Guidelines

## Supplemental Resiliency Issues for BB Homes

The following resiliency elements should be considered for remodeling and rebuilding of Bonita Bay homes. Some of these considerations may not apply to all homes, and BBCA does not warrant the items below as to flood resistance or avoidance.

- **Full House Generator** - This can apply to both single-family homes and patio/villa homes. The full or partial house generators must be at or above flood elevation, per city and FEMA requirements. Note that some residents have experienced generators shut down (inoperable) when the gas regulator serving the generator is submerged. The solution is to raise the regulator or have a “snorkel” arrangement such that the regulator is not submerged. Note that both the generator and the gas service tank must meet BBCA buffer requirements.
- **Hurricane Resistant Impact Windows and Doors** - If you are replacing your windows or wish to eliminate the shattering of windows and doors before an impending storm, impact-resistant rated windows and doors should be given thoughtful consideration. Hurricane wind-resistant garage doors are also available. These features may also provide a level of flood/wind insurance reduction.
- **Hurricane Shutters** – Many of the older homes in Bonita Bay still have hurricane shutters. The Design Review Guidelines address the looks and time requirements.
- **Flood Barriers** – See addendum on the last page of the Supplemental Resiliency.
- **Roof Materials** – Many publications rate metal (standing seam) roofs as the most storm resistant. This deserves consideration by the homeowner as to plans for re-roofing.
- **Solar Panels** – Many advances are being made as to solar panels, battery bank storage and LED and/or low voltage lighting. The Design Review Guidelines currently provide the following guidance as to Solar Panels:  
*Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the home and every effort should be made to minimize visibility from the street. Solar panels shall be located on the rear or side roof of a home whenever possible. Additional landscape buffering may be required to soften the appearance of solar panels.*

- **Screen Enclosures** – Many of our homes have been built with inadequate screen enclosure frames and screen, as compared to current codes and newer products available. Now, many new homes utilize “super screen” material and engineered structural frames, which can withstand high winds. This is highly recommended.
- **Repairs, Improvements** – Note that most local codes provide that if a home is below FEMA flood level, that the permitted work cannot exceed 50% of appraised value of the structure itself. Make sure this is reviewed prior to major remodeling or repairs after a storm. Bonita Bay has hundreds of homes, built during prior FEMA elevation requirements, which are now below the current 100-year flood elevation, where this might come into play.
- **Rebuilding of Homes** -All rebuilds must comply with the latest FEMA and City Codes/Criteria, especially relative to elevation and additional “freeboard” above the FEMA 100-year Flood Elevation. This will normally require stem wall construction, such that the home does not appear to be on a mound. Also, the garage elevation normally is below flood elevation, to reduce the driveway slope and provide curb appeal. This will require steps or ramps from the garage level to the home level.
- **Landscaping** - Refer to the main Design Review Guidelines as to resilient and native landscape requirements. Native and salt tolerant plants are more drought tolerant and can be more resistant to heavy storms which can bring flooding of lawns and streets. The key is the right plant at the right location, relative to sun, shade, limited moisture, or heavy moisture. For those homes along the Imperial River, Spring Creek or Estero Bay, mangroves along the shoreline can provide erosion protection as well as some level of storm surge wave action dissipation.

## Native Florida Plants Tolerant of Occasional Salt Water Flooding

### Large Trees

Common Name	Scientific Name	Height	Light Requirements
Black Mangrove	<i>Avicennia germinans</i>	20'-40'	full sun to part shade
Cinnamon Bark	<i>Canella winterana</i>	20'-30'	full sun to light shade
Green Buttonwood	<i>Conocarpus erectus</i>	20'-30'	full sun to part shade
Gumbo Limbo	<i>Bursera simaruba</i>	up to 40'	full sun to part shade
Jamaica Dogwood	<i>Piscidia piscipula</i>	30'-50'	full sun to part shade
Mahogany	<i>Swietenia mahogani</i>	up to 50'	full sun to part shade
Mastic	<i>Sideroxylon foetidissimum</i>	50'-70'	full sun to part shade
Red Mangrove	<i>Rhizophora mangle</i>	30'-40'	full sun to part shade
Sea Grape	<i>Coccoloba uvifera</i>	25'-30'	full sun to part shade
Silver Buttonwood	<i>Conocarpus erectus</i> 'Silver'	20'-30'	full sun to light shade
Southern Red Cedar	<i>Juniperus virginiana</i>	25'-50'	full sun to light shade
White Mangrove	<i>Laguncularia racemosa</i>	30'-40'	full sun to part shade

### Small Trees & Shrubs

Common Name	Scientific Name	Height	Light Requirements
Bay Cedar	<i>Suriana maritima</i>	10'-15'	full sun to part shade
Blackbead	<i>Pithecellobium keyense</i>	up to 20'	full sun to light shade
Cat's Claw	<i>Pithecellobium unguis-cati</i>	10'-15'	full sun to part shade
Cinnecord	<i>Acacia choriophylla</i>	8'-12'	full sun to light shade
Inkberry	<i>Scaevola plumieri</i>	2'-5'	full sun
Jamaica Caper	<i>Capparis cynophallophora</i>	12'-15'	full sun to part shade
Joewood	<i>Jacquinia keyensis</i>	10'-20'	full sun to full shade
Lignum Vitae	<i>Guaicum sanctum</i>	up to 25'	full sun to light shade
Necklace Pod	<i>Sophora tomentosa</i> variety <i>truncata</i>	8'-10'	full sun to light shade
Pitch Apple	<i>Clusia rosea</i>	to 30'	full sun to part shade
Seven Year Apple	<i>Genipa clusiifolia</i>	8'-10'	full sun to part shade
Simpson's Stopper	<i>Myrcianthes fragrans</i>	15'-25'	full sun to part shade
Spanish Bayonet	<i>Yucca aliofolia</i>	8'-15'	full sun to part shade
White Indigo Berry	<i>Randia aculeata</i>	8'-10'	full sun to part shade
Wild Olive	<i>Forestiera segregata</i>	6'-15'	full sun to part shade

## **Flood Barriers**

Residential homes within the BBCA are encouraged to incorporate visually appealing and structurally compliant flood barriers as part of flood resilience measures. While FEMA's criteria for "dry-floodproofing" apply exclusively to commercial properties below flood elevation, similar waterproof barrier systems, such as panel-based installations for doors, windows, and garages, can be used in residential settings.

### **Standards and Requirements:**

1. **Height Limitation:** Flood barriers should not exceed a structural support threshold of 6 feet, aligning with commercially available products.
2. **Aesthetic Integration:** Flood barriers must harmonize with the home's exterior style, minimizing visual impact and maintaining neighborhood aesthetic standards.
3. **Approved Materials and Colors:** Barriers should use materials and colors that blend with or complement the existing structure, avoiding industrial or commercial aesthetics.
4. **Temporary Installation:** Flood barriers may be installed when a named storm is approaching the area and must be removed within 10 days after the storm has passed.
5. **Seasonal Installation:** In case the Flood Barrier for the property has been approved by the Design Review Committee, it may remain in place during hurricane season, provided they maintain the aesthetic integrity of the property.

**Approval Process:** Any proposed flood barrier system requires approval by the Design Review Committee to ensure compliance with both aesthetic and structural standards.