GOEDE / DEBOEST / CROSS
ATTORNEYS AND PROFESSIONAL COUNSEL
INFO@GADCLAW.COM / WWW.GADCLAW.COM

AUG 24 2022

Reply to:
Jean M. Morningstar,
Paralegal
Goede, DeBoest & Cross, PLLC
2030 McGregor Blvd.
Fort Myers, FL 33901
Phone (239) 333-3922
Email: jmorningstar@gadclaw.com

August 22, 2022

Board of Directors
SILVER LAKES – GATEWAY
HOMEOWNERS ASSOCIATION, INC.
c/o Scarlett Milano, CAM
Compass Rose Management
1010 NE 9th Street
Cape Coral FL 33909

Re: Recorded Amended Community Standards Exterior Appearance of Homes Silverlakes at Gateway Homeowners Association, Inc.

Dear Board Members:

Enclosed is the original, recorded Certificate of Recording of Amended Community Standards Exterior Appearance of Homes – Silverlakes at Gateway Homeowners Association, Inc. This was recorded in the Lee County Public Records on August 19, 2022, as Instrument #2022000267198. As this is the original recorded instrument, please take care to store it with the Association's official records in a safe place.

If you have any questions, please do not hesitate to contact me.

Very truly,
GOEDE, DEBOEST & CROSS, PLLC

Jean M. Morningstar

Jean M. Morningstar
Paralegal
Signed electronically to avoid delay

/jmm

Enclosure as stated

PREPARED BY:
KRISTIE P. MACE, ESQ.
ATTORNEY AT LAW
2030 MCGRREGOR BLVD.
FORT MYERS, FL 33901

INSTR. # 2022000267198, Pages 4
Doc Type: RES, Recorded: 8/19/2022 at 1:10 PM
Kevin C. Karnes Lee County Clerk of the Circuit Court
Rec Fees: $35.50

Deputy Clerk TSHARRIS
#2

CERTIFICATE OF RECORDING OF AMENDED COMMUNITY STANDARDS EXTERIOR APPEARANCE OF HOMES- SILVERLAKES AT GATEWAY HOMEOWNERS ASSOCIATION

THE UNDERSIGNED being the President of SILVER LAKES-GATEWAY HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, does hereby certify that the attached Amended Community Standards, Exterior Appearance of Homes- Silverlakes at Gateway Homeowners Association, as referenced in the Declaration of Restrictive Covenants for Silverlakes-Gateway originally recorded in O.R. Book 2520, Page 485 *et seq.*, of the Public Records of Lee County, Florida, was duly approved, adopted and enacted by the affirmative vote of the required percentage of Board Members at a meeting called for that purpose at which a quorum was present held on the 18th day of May, 2022.

WITNESSES:

(Sign) Lorraine Kriesel

(Print) Lorraine Kriesel

(Sign) Betsy Foreman

(Print) Betsy Foreman

SILVER LAKES-GATEWAY HOMEOWNERS ASSOCIATION, INC.

BY: Lauren Siegel
Lauren Siegel, President of the Association

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11th day of August 2022 by Lauren Siegel as President of Silver Lakes-Gateway Homeowners Association, Inc., on behalf of said corporation. Said person is personally known to me and did not take an oath.

NOTARY PUBLIC: Betsy Foreman
STATE OF FLORIDA (SEAL)
My Commission Expires:

BETSY FOREMAN
MY COMMISSION # HH 023427
EXPIRES: November 18, 2024
Bonded Thru Notary Public Underwriters

Community Standards
Exterior Appearance of Homes
Silverlakes at Gateway HOA

Adopted: August 20, 2002; Revised: 2/20/07; 8/17/11; 5/16/12; 8/15/12; 5/20/15; 07/25/2018; 05/18/2022

Forward

The following Community Standards have been adopted and will be administered by the Silverlakes HOA board of directors and may be changed at any time by the HOA board. These regulations are to be considered as a supplement to and not a replacement for "Exhibit F" in the current Declaration of Restrictive Covenants for Silverlakes.

I. General Item

1. Compliance with all posted signs and regulations in and around the Clubhouse, pool, and on streets is required by all residents in the community.

II. Non-Acceptable Items

1. Personal property stored outside of homes is not permitted, including construction materials such as extra roof tiles and driveway pavers.
2. Gravel and similar sized stone are not permitted to be used in landscape beds due to the danger of it becoming a projectile if contacted by a lawn mower, string trimmer, or other landscape power tools.
3. Backyard fences are not permitted on waterfront properties.
4. Play structures such as swing sets, tree houses, and trampolines are not permitted on waterfront properties.
5. Above ground pools are not permitted.

III. Other Items

All material permanent exterior changes to homes or home sites require ACC processing and approval before adoption. Guidelines for specific items are listed below.

1. **Signs:** No signs, other than home security signs, are permitted on any home site exterior without the approval of the ACC. For Sale signs that conform to the Gateway Design Manual do not require prior ACC approval.

2. **Mailboxes and Posts:** All mailboxes and mailbox posts must be white and be regularly maintained. The "style" of mailboxes and mailbox posts must not deviate from the original as installed by the Developer (an example is located next to the main entrance to the Clubhouse). The "style" of mailboxes and posts shall mean: 1) a square vertical post; 2) a horizontal post no wider than the vertical post to which the

mailbox is attached; 3) a 45-degree angled brace, no wider than the vertical post, that is attached to the vertical and horizontal posts; and 4) an arched mailbox. Acceptable materials include wood, PVC or similar material, composite, fiberglass, or metal. Incidental detail elements such as coffered ends, angled ends, beveled ends, end caps, routed details, and small finials are acceptable. Mailbox covers are permitted but must be kept in good condition. It is the owner's responsibility to ensure that mailbox installations meet U.S. Postal Service standards.

3. **Lamp Posts:** Lamp posts should not exceed 6 ft. in height, Exterior lamp posts must be metallic bronze, black, or white in color and be constructed of wrought iron, aluminum, fiberglass, composite, or PVC or similar material.

4. **Driveways:** Due to the cracking problems with the original concrete driveways in our community, the concrete may be replaced with brick or stone pavers, may be stained/painted, or may be coated/tiled after a request is submitted and approved by the ACC. Homeowners must submit their request along with a drawing detailing exact size and material to be used to modify their driveway. Driveway extensions will be permitted if the extension matches the existing driveway in material and color. **For homes with two car garages, driveways shall not extend more than 4.5 feet from either side of the inner frame of the garage door, limited to a maximum driveway width of 24 feet. Driveways for homes with three car garages shall not extend beyond the width of the garage.** Homeowners are responsible for obtaining any necessary waivers for encroachment on easements, required permits, and confirming compliance with building code property line setbacks.

5. **Fences:** Backyard fences are permitted on non-waterfront home sites. Fences can be no closer to the street than the midpoint of the house. Only white PVC or Rod Aluminum fences will be approved by the ACC. Fences cannot exceed six feet in height. Wood fences are no longer permitted due to the constant maintenance required. Homeowners are responsible for obtaining any necessary waivers for encroachment on easements and required permits.

6. **Play Structures :** Material play structures may be placed in the backyards of non-waterfront properties. Homeowners must receive written approval from the ACC before placing a play structure in the backyard. All approved play structures should be placed in an area of the backyard that is not clearly visible from the front of the house. Homeowners are responsible for obtaining any necessary waivers for encroachment on easements and required permits.

7. **Sports Equipment:** Portable basketball hoops must be stored between halfway up the driveway to the garage. All other sports equipment must be stored where it is not visible from the street. Sports equipment must not be stored in the backyards of waterfront properties. Small sports items (balls, soccer goals, etc.) must be stored inside of the home when not in use.

8. **Garbage Containers:** Garbage, recycling, and yard waste containers, or other similar articles shall not be stored on a home site where clearly visible from the street. Waterfront homeowners may not store garbage cans in the rear of their homes. These containers may be placed along the curb the afternoon before their scheduled pick-up date.

9. **Paint Colors:** All paint colors for the exterior of a home or driveway/walk areas must be approved by the ACC prior to painting. Guidelines for base, trim, and door paint colors are included in the ACC application.

10. **Garage Door Screens:** Garage door screening systems are permitted only upon prior approval of the ACC.

11. **Roof Replacement and Repairs:** All roof tile profiles and colors must be approved by the ACC prior to the total replacement of a roof. Metal and flat tile or shingle roofs are not permitted. Painting the roof requires ACC approval if the project entails more than a repair. When a repair is needed and damaged roof tile is replaced, there are two options. Replace the tile with the same color and profile as the original tile or paint the tiles being replaced with 100% Acrylic paint that matches the existing roof color. When the repair is complete, the tile that was replaced must match the existing tile color to the extent possible.

12. **Exterior Stucco:** The exterior of our community homes were designed with raised stucco bands or design elements. These stucco bands or design elements shall not be removed, altered, or enhanced without approval of the ACC to maintain the continuity of the community. These bands and design elements may be uniformly painted a contrasting color after the color is approved by the ACC.

13. **Trees:** All tree branches that extend over community streets must be trimmed, by the homeowner, to maintain a 13'6" clearance above the street. This is a requirement of the National Fire Protection Association (NFPA) code and will enhance the appearance of our community.

14. **Decorative items:** Permanent, material decorative garden objects such as large fountains or statues visible from the front of the home are not permitted without prior ACC approval. Normal decorative garden objects such as flowerpots, solar lighting, small garden banners, and small statues that can be easily picked up and removed in the event of a hurricane are acceptable. Benches, tables, chairs, or other objects within screened enclosures or a covered front porch are acceptable.