

## **ARCHITECTURAL CONTROL AND RECONSTRUCTION GUIDELINES** **for Treasure Point Homeowners Association, Inc.**

This document is to provide guidance to the Architectural Review Board (ARB) in performing its duties as per Article VI Section 6.1 “All plans and specifications shall be evaluated as to harmony of external design and location in relation to surrounding structures and topography” and to help guide owners as to what can or cannot be constructed on their property.

1. Prior to any development of a property, a road damage bond shall be posted in an amount sufficient to repair any damage to sidewalks, curbs, roadway and common areas. All repairs to be completed prior to the issuance of an Occupancy Permit.
2. Homes must be concrete block or similar concrete construction such as poured or tilt in place. Exteriors should be finished in stucco with one color and trim painted in an accent color.
3. The street front facade should have at least 3 planes for the front and roof line.
4. The highest roof line must not exceed those of existing homes in Treasure Point.
5. Roofing material style is to resemble barrel tile but can be made of clay, metal or other material as approved by the A.R.B. as long as the design looks like barrel tiles and documentation is provided as to its hurricane resistance.  
Example of what will not be approved: asphalt or fiberglass shingles.
6. Houses must be built within 5% of the maximum allowed under air square footage as per Collier County regulations provided for the Treasure Point subdivision.
7. The homes must have an attached garage able to accommodate at least two cars.
8. Paver driveways must be installed. Example: asphalt will not be accepted.
9. Homes must have a pool enclosed by a pool cage commensurate with the existing homes.

10. One story construction in a style (Mediterranean) exhibited by the existing homes within Treasure Point.
11. Mail boxes shall conform in appearance to the rest of the neighborhood and have a light on top.
12. Landscaping must include a full irrigation system.
13. Hedges are to be installed between lots, and may be installed along the rear boundary at the option of the owner.
14. Landscape must include lawn palms and tropical vegetation commensurate with the quality, quantity and style of the homes in Treasure Point. All vegetation must be maintained in a healthy condition.
15. No physical fences may be installed on the property. Invisible fences for pets are acceptable.
16. All exterior utility equipment such as air conditioners, pool equipment, etc. must be screened from view using plants.
17. Any swing sets or other equipment must be installed at the rear of the house and not visible from the road. Size should be proportional so as not to interfere with your neighbors' view. Example: no giant multi story play sets.
18. All portable items and equipment must be removed from the front of the house each evening. For example: sports or maintenance equipment.
19. No commercial vehicles, boats or RVs may be left over night on the property except within the garage area with the door closed. Vehicles left in driveways over night must be licensed, insured and operable.  
Example: if you have a sign on your vehicle it must be kept in the garage.
20. Garage doors should be kept closed when practical.