



SPANISH WELLS COMMUNITY ASSOCIATION
RULES AND REGULATIONS AS APPROVED BY THE BOARD
February 2023

The SWCA rules below are the minimum rules for Spanish Wells.
Sub HOA's may enact more stringent ones but not more lenient rules.

I. GENERAL INFORMATION FOR SPANISH WELLS RESIDENTS

EXPECTED GUESTS OR VISITORS

Please login into either www.swca.biz or www.spanishwellscommunity.com when you are expecting a visitor to add your guests to your Dwelling Live guest list. You can also download the smartphone app for Dwelling Live to your phone or tablet. If you are unable to login, please contact the SWCA office at 239-319-1288 during normal business hours to have your password reset.

If you do not have access to the internet, you may call the Automated Guest Registration Center at 888-994-4117 to register your guests. If the Automated Guest Registration does not recognize you, you need to register your phone number in the SWCA Office.

The Spanish Wells Main Gate (Spanish Wells Blvd. entrance) is manned 24/7. The Cordova and Marbella Gates are manned as posted. Guest entrance kiosks are available at both the Marbella and Cordova gates and guests can enter by scanning their pass at the kiosk. NOTE: Renters are permitted to provide a pass for a guest for up to 10 days; passes of a longer duration must be approved by the owner. Renters may not utilize the permanent guest list.

BAR CODES

Bar codes may be issued to homeowners, residents, and lease approved renters. Valid proof of residency and vehicle registration information are necessary. Currently, the cost for homeowners is \$25.00 per vehicle. Bar codes are vehicle specific so if you switch vehicles, the \$25.00 fee, subject to change, is charged for the new bar code. A bar code is valid as long as it remains attached to the vehicle for which it was originally issued. A bar code will not be issued unless it is attached to a vehicle. Should a bar code cease to work, it will be replaced at no charge as long as it is on the vehicle for which it was originally issued.

Renters may obtain bar codes for \$50.00 by providing a copy of a valid lease and a vehicle registration form. Renter bar codes expire at midnight on the last day of the lease. If a renter subsequently returns, a reactivation fee of \$50.00 will be charged.

SERVICE, CONTRACTOR, VENDOR, AND DELIVERY HOURS OF OPERATION

SWCA gates are open for service people, contractors, vendors, and deliveries Monday through Friday from 7:00 am to 6:00 pm, Saturday from 7:00 am to 4:00 pm. The Cordova and Marbella gates are manned as posted. No vendors will be allowed on Sunday or holidays with the exception of emergency activities e. g, A/C, electrical, plumbing, etc. or if a state of emergency is in effect. Deliveries from USPS, FEDEX, UPS, and Amazon may be made until 9:00 P.M. every day including Sundays. For emergency entrance call 239-444-0911.

Please register service people, contractors, vendors, deliveries, Uber, or work personnel with Dwelling Live via your computer, tablet, or phone app. If you don't have internet, you may call the Guest Registration Center at 888-994-4117. All vehicles and personnel in these categories, with the exception of delivery services mentioned above, must be off property by 6:00 pm on weekdays and 4:00 pm on Saturdays.

If work needs to be extended after hours or in an emergency, contact the SWCA office at 239-319-1288 Monday to Friday between 9:00 am and 4:00 pm to make arrangements. After those hours and on weekends, call 239-444-0911.

OTHER INFORMATION

Friday ----- Recycle & Trash pickup

Tuesday ----- Horticulture pickup

By special arrangement — large items, electronics, hazardous waste. Call 239-533-8000.

NOTE: LARGE ITEMS MAY ONLY BE PLACED OUT FOR PICK UP 24 HOURS PRIOR.

“When collecting your normal trash pickup, the driver will place an orange sticker on your appliance. This indicates that a special pickup will be scheduled to pick up the item.”

This will normally be done in three business days.

Waste Disposal----- 239-533-8000

Bonita Springs Utilities (Water & Sewage)----- 239-992-0711

TECO Gas----- 239-690-5508

Florida Power and Light----- 239-334-7754

Summit Broadband----- 239-444-0400

Comcast Cable----- 800-266-2278

Main Gate (manned 24/7)----- 239-992-1031

After Hours Main Gate----- 239-444-0911

Spanish Wells Community Association----- 239 319-1288

9:00 am to 4:00 pm weekdays. Closed on Holidays.

II. CONTRACTOR RULES

HOURS OF OPERATION FOR SPANISH WELLS PROPERTY:

Weekdays: 7:00 am to 6:00 pm; Saturdays: 7:00 am to 4:00 pm; Sundays/holidays: No Work will be permitted on Sundays or holidays, with the exception of emergency activities, e. g, A/C, electrical, plumbing, etc. or if a state of emergency is in effect.

Hours of operation will be **STRICTLY ENFORCED**. All personnel must exit by the end of each day's hours of operation.

- Speed limit 25 m.p.h.
- Entrance and Exit Speed Limit is 15 m.p.h.
- Traffic signs and regulations must be obeyed at all times.
- No soliciting.
- No dumping.
- The work site must remain clean and dumpsters must be used for debris.
- Dumpsters may not be placed in the road.
- Port a-potties must be kept off the road and must have the door facing the building under construction or repair.
- The road adjacent to the work area(s) must be kept clean and clear of debris and clear for traffic.
- The contractor must have the street address of where the work is to be performed in order to be granted admittance to Spanish Wells. Subcontractors must have a description of how to get to the work site.
- The contractor and or his workers must be able to communicate in English or have written information describing the job location. Privacy Control will not escort workers to a site. If they do not know where they are going or how to get there, they will be denied access.
- No alcohol or controlled/illegal substances (drugs) are allowed at any time. If they are found on a job site or in possession of a worker, the entire crew will be required to leave immediately regardless of the time of day, or whether or not the job is completed.
- No pets, firearms, or loud radios allowed.
- No fishing or swimming at any time.
- Vehicles are to be parked as close to work site as possible. Do not park on curves, at intersections, across from another vehicle, or in any way that will block or interfere with traffic.
- No persons under the age of 16 years are allowed.
- No equipment shall be left or stored at a work site without prior approval.
- No work site may plug into electricity or obtain water from an adjacent property without the express written permission from the owner of that property.
- Workers are not allowed to roam Spanish Wells property. They are to go directly to and from the work site.
- One Contractor sign may be allowed, if permitted by the sub-associations. The sign shall be removed within 24 hours of the work's completion. A permit board sign is also allowed and must be visible from the street.

FAILURE TO COMPLY WITH THE RULES AND REGULATIONS MAY RESULT INSUSPENSION OF WORK PRIVILEGES AND/OR RESTRICTION FROM SPANISH WELLS PROPERTY.

RULES MAY BE MODIFIED BY THE BOARD AT ANY TIME WITHOUT PRIOR NOTIFICATION.

III. REAL ESTATE SIGN REQUIREMENTS

- A. Real estate signs, for a residence or a lot, shall conform to the following requirements: one "For Sale", "For Lease", or "For Rent" sign. During supervised real estate open houses, one "Open House" sign may also be erected on the lot, subject to all other requirements. These signs may include only the name, address and telephone number of the property, or a real estate broker, Investment Company, or a business firm licensed to sell real estate in the state of Florida, and the name and telephone number of a salesperson. Signs must be only one-sided. "Under contract", "pending", & "sold" signs may be placed on the same post.
- B. One "For Sale," "For Rent," or "For Lease" sign may be placed in the rear of the homeowner's property, only on golf course facing lots, if permitted by the sub-association.
- C. Size — 12 inches by 18 inches.
- D. Maximum height — the sign may not exceed four feet in height from the ground to the top of the sign.
- E. Color — burgundy on beige background. Real estate signs may include a color logo that does not exceed a maximum of 20 percent of the sign face.
- F. Standards — single standard only, not to exceed two inches by two inches. All standards shall be painted beige or black.
- G. Setback — other setback requirements of this section notwithstanding, such signs may be placed in any location on the street side of private property, provided that no portion of the sign shall be closer than 10 feet from a paved roadway.
- H. Builder's signs or model identification signs must be approved in writing by the Sub- HOA's Architectural Committee in advance of their placement or display. No contractor or special services signs of any kind are allowed. No flags, balloons, or other promotional display material is permitted without the express written approval of the SWCA Board of Directors.
- I. "Open House" signs shall not exceed four square feet (2ft. X 2ft.) and no side shall exceed 24 inches. One "Open House" sign may be displayed only when there exists, in fact, an "Open House" and that sign must be removed at the close of the "Open House" period or by 6:00 pm, whichever is earlier. The "Open House" sign must be placed on the lot in front of the "Open House" only. No directional signs are permitted to be placed in Spanish Wells. Any signs found in violation of the rules will be confiscated by security services.
- J. SWCA will place a single community open house sign by each gate each Saturday and Sunday from 12:00 noon to 5:00 pm. No individual open house signs are permitted to be placed near the gates.

IV. GENERAL COMMUNITY RULES

1. Fishing is not permitted from the Golf Course side of any lake, pond, or canal. Catch and release fishing is permitted from common areas and parcels but is subject to rules and regulations that may be adopted by the Sub-Associations. Children under 16 must be accompanied by an adult. Bodies of water present a variety of risks and hazards; especially for small children. The Association has no liability for the safety of the residents and their guests for injuries caused by conditions of the lakes, ponds, canals, and swales.
2. Swimming and recreational watercraft of any kind are prohibited in the lakes. Bodies of water present a variety of risks and hazards; especially for small children. The Association has no liability for the safety of the residents and their guests for injuries caused by conditions of the lakes, ponds, canals, and swales.
3. Walking, biking, or jogging on the cart paths or non-golf activities on the golf course are inherently dangerous and is not permitted.
4. It will be the sole responsibility of the pet owner to pick up and properly dispose of his or her animal's waste at all times. All pets must be leashed and in custody of their owner at all times when off the owner's property. Pets may not be chained or left in a yard at any time without the owner present with the pet at all times. Pets are not allowed on the golf course.
5. No garage or estate sales are permitted.
6. No plantings of any kind are permitted to be installed in any lake. No dock, ramp, or other structure is permitted to be erected in any lake.
7. Any change to the culvert drainage system must be approved by the Sub Association's ARC. It must also comply with SWCA's rule that minimum piping used has at least a 12-inch interior diameter.
8. No plantings are permitted within 4' of the perimeter fencing/walls, unless they are specifically approved by the SWCA Landscaping Committee.
9. No vehicle or trailer shall be parked on any street or service road between the hours of 11:00 pm and 6:00 am.
10. Boats, trailers, recreational vehicles, motor homes, campers, vehicles with missing body parts, vehicles with commercial signage, or expired or missing license plates/registration shall not be parked in or on any property, parking lot, driveway, or street anywhere in Spanish Wells. Any vehicles found in violation of this rule are subject to being towed at the owner's expense. Motor Homes and boats may be parked in the homeowner's driveway for up to 48 hours at a time, no more than 12 times a year, for the purpose of loading and unloading.

11. All premises must be used for residential purposes only. Signs, vehicles or other declarations of a business are not allowed on any premise. This does not intend to restrict any internet-based business or telecommuting required to maintain a current job status.
12. It is recommended that garage doors remain closed when access to the garage area is not required. This is to prevent animals from entering. Owners and occupants are requested to close all garage doors at nightfall. Failure to do so will prompt a telephone call from the guard staff informing you of the occurrence.
13. Door to door solicitation is not permitted.
14. Moving, storage containers, and dumpsters that will remain on the property more than 24 hours must be approved by the appropriate sub-association.
15. No chemical, solvent, or material of any kind is to be dumped into any lake, pond, or drainage ditch or culvert.
16. Do not leave food out that wildlife, other than birds, would eat. No feeding of bears, alligators, etc.
17. Under no circumstances will obscene or offensive language by security personnel or by members, residents, guest and service providers be tolerated. If a guest or a resident is involved in an incident with security personnel or has a complaint about security service/personnel, they should make a complaint to their sub-association president and the community association manager.
18. Lawns, Landscapes, and Xeriscapes must comply with the requirements set forth in 6.2 of the Declarations of Protective Covenants. Additionally, grass lawns and vacant lots cannot exceed six inches (6") in height. Astro turf and other artificial lawn coverings, and gravel or asphalt driveways are not permitted.
19. The driver of any vehicle that damages an entry/exit gate or any other community property is responsible for the cost of repairs.
20. A person must be a member, or guest of a member, of the Golf and Country Club in order to use any club facilities.
21. Speed Limits: 25 m.p.h. in the Community and 15 m.p.h. at the Entrance and Exit