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PREPARED BY:
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Fort Myers, FL 33901

CERTIFICATE OF ADOPTION
OF THE RULES FOR
SPANISH WELLS UNIT TWO HOA, Inc.

THE UNDERSIGNED, being the President and Treasurer for SPANISH WELLS UNIT TWO HOMEOWNER'S ASSOCIATION, INC., a Florida non-profit corporation, do hereby certify that the attached Rules for Spanish Wells Unit Two Homeowner's Association, Inc. were duly approved and adopted by the Board of Directors, at a meeting held on the 6th day of January 2020 for which proper prior notice had been given to the members. The original Declaration of Restrictions, Reservations and Covenants for Spanish Wells Unit Two was recorded in Official Records Book 1392, at Page 1801, *et seq.* of the Public Records of Lee County Florida.

Dated this 12 day of February, 2020.

WITNESSES:

(Sign) [Signature]
(Print) Debra Vok

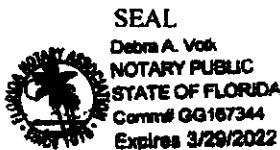
SPANISH WELLS UNIT TWO HOMEOWNER'S,
ASSOCIATION, INC.

By: [Signature]
Donald C. Meek,
President of the Association

(Sign) [Signature]
(Print) JANET KERNAN

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me this 12 day of February, 2020, by Donald C. Meek, President, Spanish Wells Unit Two Homeowner's Association, Inc., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced _____ as identification and did take an oath.




NOTARY PUBLIC:
[Signature]
STATE OF FLORIDA

My Commission Expires: 3/29/2022

Attested to:

By:


Frank Schwartz
Treasurer of the Association

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me this 12 day of February, 2020, by Frank Schwartz, Treasurer, Spanish Wells Unit Two Homeowner's Association, Inc., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced _____ as identification and did take an oath.

SEAL



Debra A. Volk
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG167344
Expires 3/29/2022

NOTARY PUBLIC:


STATE OF FLORIDA
My Commission Expires: 3/29/2022

"RULES" for Spanish Wells Unit Two HOA

1. **Paint colors for exterior of homes** — Submissions to the Architectural Review Committee must include the color name and color code from a manufacturer's color chart (such as Sherwin Williams or Behr), and a physical sample of the color (such as a manufacturer paint chip card or other physical sample).
2. **Lawns, Landscapes, and Xeriscapes** — Lawns, Landscapes and Xeriscapes must comply with the requirements set forth in 5.1 of the Declarations. Additionally, grass lawns and vacant lots cannot exceed six inches (6") in height.
3. **House numbers** — To ensure prompt emergency response per local safety requirements, address identification numbers are required to be in a contrasting color, at a size of at least 4 inches (4") tall, and face the street.
4. **Mailboxes** — Mailboxes are to be maintained and replaced by the homeowner at their own expense. As noted in the Declarations, 5.6, mailboxes must be uniform. The board may require a specific style and/or manufacturer for mailboxes.
5. **Signs, placards, banners** — No sign of any kind shall be displayed to public view on any lot except for the following:
 - (A) **Real Estate signs:** One "For Sale" sign shall be permitted. During supervised real estate open houses, one "Open House" sign may also be erected on the lot. Inside or outside window signs are not permitted. No real estate sign shall be of a size exceeding 24 inches by 24 inches (24" x 24") and may not exceed four feet (4') in height from the ground to the top of the sign.
 - (B) **Contractor signs:** Must conform to the requirements as to number, size, and location that apply to real estate signs as described above. Contractor signs must be taken down within 24 hours of the work's completion.
 - (C) **Political signs:** Signs supporting political candidates are allowed, but they must conform to the requirements as to size and location that apply to real estate signs as described above. Only one sign per candidate may be displayed, beginning 30 days before the election for which the candidate is running, and ending 48 hours after that election is over.
 - (D) **Security signs:** Signs indicating an operating security system on the premises may not be larger than 12 inches tall by 24 inches wide (12" x 24") and may not exceed three feet (3') from the ground to the top of the sign.

6. **Lease/Rental Advertisements and Offerings** — Offerings of a property for lease or rent, whether in print, on a website, or other venue, must note that the minimum allowable lease period is 30 days.
7. **Roofs** — may be replaced with tiles or metal roofing resembling tile. New construction must be a tile roof or metal resembling tile. Standing seam metal roofs are never allowed. Asphalt/shingle roofs are only allowed when replacing an asphalt/shingled roof. All roof replacements require approval by the Architectural Review Committee. Roofs need to be kept clean and free of mold.
8. **Noise-free Days** — To assure a period free of noises, no mowing, power washing, leaf blowers or similar power equipment may be used before 12 noon or after five PM on Sunday. This includes use by the homeowner.

NOTE: Conformance with these rules does not exempt a homeowner from complying with all other requirements as defined in the Declarations, including the ARC (Architectural Review Committee) application and approval process.