

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION

www.spanishwellshoa2.com

User password: unit2

Here are some reminders for Unit Two Homeowners regarding some of the rules and regulations governing our Association. More detailed versions of these rules, as well as all of all our governing documents can be found on the Spanish Wells Unit Two website at:

<https://www.spanishwellshoa2.com/governing-documents>

ARCHITECTURAL COMMITTEE RULES

1. No building, structure, enclosure or other improvement shall be erected or altered, nor shall any grading, excavation, landscaping, change of exterior color, or other work which in any way alters the exterior appearance of any structure or lot, shall occur unless and until the plans, specification, and location of same shall have been submitted to, and approved in writing by, the Board of Directors. Contact the Chairman of the Architectural Compliance Committee (ACC), **Frank Schwartz** at fjs0947@gmail.com for application forms or to get answers to any questions. All the necessary application forms can also be found on our website at:

<http://spanishwellshoa2.com/acc-master>

2. You are required to apply for permission to *alter* the front of your house in any way, including changing or replacing windows, front doors, garage doors, driveways and roofs. This includes changing their colors.
3. If you plan to do extensive landscaping, you must apply in writing for approval of the changes. Similarly, if you plan to change or enlarge your cage or lanai, you must apply for approval.

4. You must apply in writing to temporarily have a storage container (such as “PODS”) or a dumpster in your driveway or elsewhere on your property. We ask that you keep these units for no longer than 30 days or less. You can find the form on our website at under “Construction.”

<http://spanishwellshoa2.com/acc-master>

COMPLIANCE COMMITTEE RULES

1. One responsibility of your Architectural Compliance Committee is to determine if any houses in our unit need to have their roofs, walls, or driveways power-washed, and to make sure that their mailboxes are in good repair. Members of the compliance committee make regular tours of Unit Two for this purpose, and owners whose houses are deemed in need of work will receive notices to that effect. Lee County also requires homeowners to power-wash to remove mold on the surface of their roofs, driveways and/or lanai cages. Late fall is the best time to power wash as the rainy season should be finished by then. Contact **Frank Schwartz** at fjs0947@gmail.com with any questions you may have.
2. Though not a Unit Two rule, ***Lee County has established lawn-watering restrictions.*** Owners at odd-numbered addresses may water on Wednesdays and/or Saturdays while those at even-numbered addresses may water on Thursdays and/or Sundays. Watering is allowed only between 5 PM and 9 AM. The county sends code enforcement staff to communities throughout the year to see that all owners are complying. They will issue citations for infractions to the code, which can include fines. *These restrictions also apply to well water.*