BENT CREEK PRESERVE HOMEOWNER'S ASSOCIATION, INC.
c/o SEACREST SOUTHWEST
1044 Castello Drive, Suite 206, Naples, FL 34103
Phone: (239) 261-3440

RESALE APPLICATION CHECK OFF SHEET

☐ Completed application and Owner Information Update forms.
*Please note we **cannot** accept incomplete or partial applications.*

☐ $150.00 Application Processing Fee; please make check or money order payable to: **Bent Creek Preserve**
Separate applications & fee must be completed for co-applicants (excludes married couples and dependent children).

☐ Signed and dated "NO OVERNIGHT PARKING" form.

☐ Signed Rules and Regulations Page 4 - Clubhouse Page 11

☐ Signed Acknowledgment of the Bent Creek ACC Guidelines

☐ Legible copy of complete Sales Contract signed by both parties

☐ If you have pet(s), provide full description on the application:

- Type, breed, age and weight.
- A picture of each pet
- A copy of the rabies shot record

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RESALE APPLICATION FORM

Date of Application: _____

Property Address: _____

What are your intentions with this residence? Check all that applies.

☐ Reside Full-Time; ☐ Part-Time or ☐ Lease the Unit (Tenants must be approved by the Association prior to occupancy.)

Applicant(s) Full Name: _____

Telephone Number: _____ Cell Number: _____

Email Address: _____

List of Occupants

Name _____ Relationship _____

Name _____ Relationship _____

Name _____ Relationship _____

Name _____ Relationship _____

Pets, How many? _____

Type _____ Breed _____ Age _____Weight _____

Type _____ Breed _____ Age _____Weight _____

Type _____ Breed _____ Age _____Weight _____

MUST INCLUDE PICTURE OF EACH PET AND COPY OF RABIES SHOT RECORD

Attach a copy of the Sales Contract

In case of emergency, notify: _____

Phone Number: _____Relationship: _____

Number of Vehicles: _____

1. Make/Model _____Year _____ License PL # _____ St_____

2. Make/Model _____Year _____ License PL # _____ St_____

3. Make/Model _____Year _____ License PL # _____ St_____

Purchaser(s) agree to park their vehicle(s) only in the garage or driveway of their unit; and that they have received a copy of, and will abide by, Declarations, By-Laws and all HOA rules and regulations.

_____ _____ _____

Purchaser Signature Purchaser Signature Date

Bent Creek Preserve Homeowners' Association, Inc.

c/o SEACREST SOUTHWEST
1044 CASTELLO DRIVE, SUITE #206
NAPLES, FLORIDA 34103-1900
(239) 261-3440
Email: csr@swpropmgt.coM

OWNER INFORMATION UPDATE

Dear Owners:

Please complete the following information promptly and return by fax, e-mail or mail. This information is needed to update our records so we can provide you with the best service possible. Thank you.

Owner Name: _____ Phone Number: _____
***Note: please list the phone number that you want to be used for the gate tele-entry system.**

Email: _____

Owner Name: _____ Phone Number: _____
***Note: please list the phone number that you want to be used for the gate tele-entry system.**

Email: _____

Lot #: _____ Local Street/Unit Address: _____

Alternate Mailing Address: _____

Alternate Telephone: _____

Are you a Part-Time Resident? ☐ No ☐ Yes
If yes, indicate months of local residence: From: _____ To: _____

Which address should we use for mailing? _____ Naples _____ Alternate

Is your unit currently leased? ☐ No ☐ Yes If yes, is the lease annual or seasonal? _____

Term _____ / _____ to _____ / _____ **Rental Agent** _____ **Phone** _____
Month Year Month Year

Person(s) to be notified in case of an emergency *(relative, friend or neighbor)*:

_____
Name Phone Number(s)

VEHICLE INFORMATION:

Make: _____ Model: _____ Year: _____ License PL # _____

Gate Transponder #: _____
(For Management Use Only)

VEHICLE INFORMATION:

Make: _____ Model: _____ Year: _____ License PL # _____

Gate Transponder #: _____
(For Management Use Only)

VEHICLE INFORMATION:

Make: _____ Model: _____ Year: _____ License PL # _____

Gate Transponder #: _____
(For Management Use Only)

Electronic Consent:

_____**Yes**, I hereby agree and consent to receive electronic communications, including but not limited to, my account statements, notices, and other announcements as permitted by law. By checking "Yes" I consent to Seacrest Southwest utilizing any or all the above information for communication purposes.

_____**No**, I prefer statements and other notices via mail only. I acknowledge that it is my responsibility to update the mailing address at which I want to receive correspondence. I understand it is my responsibility to submit the update in writing via email, mail, or fax and confirm the receipt. I understand that my failure to do so may result in missed communications. I understand any email address I provided on this form, may still be used for general communication purposes including Appfolio portal invitation(s).

I, the undersigned, am the owner of the unit listed above. All information provided is accurate. I understand that it is my responsibility to provide SeacrestSouthwest, in writing (via mail, fax, or email) with any updates to the above information.

Signature: _____ Date: _____

Please complete & return to Seacrest Southwest VIA mail, or email: csr@swpropmgt.com

BENT CREEK PRESERVE

HOMEOWNER'S ASSOCIATION, INC.

NO OVERNIGHT PARKING ON THE STREET IS ALLOWED.

****

CARS PARKED AFTER 11PM ARE SUBJECT TO BE TOWED AT THE OWNER'S EXPENSE

Please sign that you have read and understand.

Signature: _____

Date:_____

RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Association properties, the common elements, the limited common elements and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The owners shall, at all times, obey such **Rules and Regulations** and use their best efforts to see that they are faithfully observed by their families, guests, visitors, lessees and persons over whom they exercise control and supervision. Said **Rules and Regulations** are as follows:

USE, APPEARANCE AND MAINTENANCE

18.5 Commercial Activity – Homes are for residential purposes only. There shall be no retail sale of materials, goods, or products on the premise.

Open House style showings for resale are not allowed. Homes must be shown by appointment only.

Garage Sales are not allowed.

18.32 Parking - No maintenance or mechanical repairs of vehicles or boats is permitted on the properties outside of garages except in an emergency.

18.18 General Use Restrictions - The streets, sidewalks, walkways, must not be obstructed or encumbered or used for any purpose other than ingress or egress. Nor shall any carriages, bicycles, skateboards, scooters, wagons, shopping carts, chairs, benches, tables, or any other objects be left out on sidewalks, walkways, or common areas.

18.30 Nuisances - No immoral, improper, offensive, or unlawful use shall be made of Association property or any part thereof, and each Owner shall, at his own expense, comply with all city, state, and federal laws, statutes, ordinances, regulations, orders or requirements affecting his home. No unit owner, lessee, guest, or visitor shall operate in such a manner causing unreasonable annoyance, or disturbance to others.

18.33 Personal Property - Personal property of owners/lessees **shall not** be stored outside their units. Personal Property such as but not limited to Bicycles, Toys, Sports Equipment, Basketball Hoops etc shall be stored within the homes/garages when not in use. **Personal property must not be left out front at night.**

~~Car covers are prohibited.~~

18.42 Signs & Flags No political, campaign, commercial, or advertisement, signs shall be permitted. This includes but not limited to: **For Sale" and/or real estate signs.**

It's a Boy/Girl and Happy Birthday lawn signs are permitted for 48hrs only.
Graduation/Class of - signs can be displayed for 1 week only.

18.17 Garbage Cans - All homeowner's garbage cans must be stored **in the garage**.

Garbage cans are not to be out before 6pm the night before trash pick-up and **should be put away by** 7pm on the day of trash pick-up.

DO NOT OVER-FILL Trash Bins located in the mailbox or other common area.

~~**18.8 – Outdoor grilling** - Outdoor grilling is only permitted in the rear of the home. No grilling is allowed in front of home or on sidewalks and driveways.~~

18.27 LEASING OF UNITS

THE BOARD OF DIRECTORS or Manager MUST APPROVE ALL RENTALS. All rentals are required to fill out a rental application. This must be accompanied by a check for the processing fee and must be received at least twenty (20) days prior to the lease.
Any owner found leasing their home without HOA approval, will face fines of up to $100 per day or up to $1000.

No unit may be leased more often than two (2) times in any calendar year.
No subleasing or assignment of least rights by the lessee is allowed.
The Association will hold owners responsible for damage to Association's common elements by their tenants, visitors, or guests.

18.34 Pets
Pet owner's - pet must be attended and leashed at all times outside of the house.

Pets are to relieve themselves in the Pet walking areas within Bent Creek.
DO NOT ALLOW YOUR PET TO "USE" RESIDENT LAWNS.
ALWAYS PICK UP YOUR PET'S WASTE.

DO NOT leave your animals unattended on the lanais, they have a tendency to get very vocal and disturb the other residents.

All owners **MUST CLEAN UP** after their pets. This is Collier County Code and a Health Hazard and a violation of HOA.

18.20 Shutters

Storm/Hurricane shutters are not to be in place more than 72hrs prior to an impending storm and should be removed 72 hrs after the storm has passed.

Parking

Street parking is allowed but vehicle must be parked in the direction of the traffic flow for the particular side of the street. Persons shall strive to park all vehicles on the same side of the street when possible; specifically, if there are multiple parties on the same street all guests shall park on the same side of the street to allow for normal traffic flow. Vehicle shall not be parked closer than five feet (5') to a stop sign.

Vehicles shall not be parked to block a neighbor's driveway unless said neighbor as agreed to such.

Parking Violations - Parking is not permitted on the streets between the hours of 11pm-6am.

Vehicles parked on the street after 11pm will be towed at the owner's expense. *(per Florida towing laws)*

I received a copy of the BCP Rules and Regulations

New owners/tenants:

Print *signature.*

Print *signature.*

Date: _____

BENT CREEK PRESERVE CLUBHOUSE

RULES AND REGULATIONS

All initially capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in the Declaration of Covenants, Restrictions and Easements for Bent Creek Preserve recorded in Official Records Book 5038, Page 3810 of the Public Records of Collier County, Florida (the "Declaration").

I. OWNERS, LESSEES AND GUESTS

1. Every Owner and Lessee may use the clubhouse (the "Clubhouse") and related facilities, including but not limited to the pool, pool deck, fitness room, billiard room, tennis courts, fire pit, playground, bocce court, and steam room, subject to the rules and regulations set forth herein. A person shall continue to have a right to use the Clubhouse and related facilities until he ceases to be a tenant legally entitled to possession of a rental home (a "Lessee"), or as long as the Owner continues to own the home in Bent Creek Preserve.

2. A "Guest" is an individual who is invited by an Owner or Lessee to visit his/her home or to use any of the Bent Creek Preserve facilities.

3. An Owner must notify management upon Lessee's move out. Gate access cards will be deactivated upon move out and are not transferable.

II. GENERAL RULES

HOURS: The Clubhouse shall be open during the hours of 10:00 a.m. - 10:00 p.m., every day of the week. Please note hours are subject to change without notice.

a. An Owner or Lessee must execute a General Release and Waiver of Liability prior to use of the Clubhouse or related facilities. Please return to the Clubhouse administrative office.

b. Guests may use the Clubhouse or related facilities only as the Guest of an Owner/Lessee. **The Owner/Lessee inviting a Guest is responsible for informing the Guest of the rules and regulations and of any risks involved in the Guest's use of the facilities.** Residents may have up to four (4) guests per household in the Clubhouse at a time, unless a reservation is made for a party. Reservations for parties shall be made by submitting the Bent Creek Preserve Clubhouse Rental Agreement to the Association together with applicable deposits and fees. All parties shall indemnify and hold the Association harmless against any claims that the Guest may bring against the Association arising from use of the facilities.

c. Guests may not have guests**.**

d. No animals may be brought into the Clubhouse or related facilities.

e. No immoral, offensive or unlawful use shall be made of the Clubhouse or related facilities. All governmental requirements shall also be strictly observed.

f. Commercial advertisements may **not** be posted or circulated anywhere in the Clubhouse or related facilities, nor shall business of any kind be solicited or conducted therein or by use of the Clubhouse's stationery without the prior authorization of the Board of Directors. The Clubhouse may not be used without the prior written approval of the Association for any function or activity involving the attendance or participation of non- Owners/Lessees where a fee is charged for attendance or participation.

g. Swimwear is restricted to the pool area. Swimmers may **not** walk through the Clubhouse, and must use the pool restroom only.

h. No smoking (including e-cigarettes or vaping) is permitted in the Clubhouse or outside by the pool.

i. Proper attire (shirts and shoes) must be worn inside the Clubhouse.

j. All belongings shall be removed from the Clubhouse when leaving. The Association and its Board shall not be responsible for belongings lost or stolen.

k. A Rental Agreement for the use of any portion of the Clubhouse for private functions must be executed prior to use. When portions of the Clubhouse are in use by an Owner who has properly reserved the facility, no other Owner shall be permitted in those areas other than for ingress and egress.

l. Access Fobs: (2 per household with proper registration**)**
► **Access Fobs:** additional fobs with a registration (photo ID with Bent Creek Preserve address) and a charge of $50.00, limited to the amount of people living in the home over the age of 18.

m. The playground is limited to children under the age of twelve (12) and such children shall be supervised by an adult at all times.

n. Rollerblades, skateboards, bicycles and scooters may not be brought into or used in any part of the Clubhouse, including but not limited to, the pool deck, fitness room or tennis courts.

o. Complaints, criticism, or suggestions relating to the operation of the Clubhouse or conduct of the staff should be presented, preferably in writing, to the Clubhouse manager or the Association.

p. Owners, Lessees and Guests may not, verbally or otherwise, abuse or reprimand, or discipline any employee of the Clubhouse, or send any employee off the premises for any reason whatsoever.

q. Children are permitted in the Clubhouse only if they are supervised at all times. Children under 16 must be accompanied by an adult who may not be engaged in aerobics, weight

lifting, cardiovascular exercise, or any other activity that may diminish his/her ability to control the behavior of the child.

r. No parking is permitted in the Clubhouse parking lot during off-hours of operation.

s. Children under the age of 16 or pets shall not be left unattended near the fire pit. No garbage, paper products, or other objects or substances of any kind shall be put into the fire pit. All persons using the fire pit should remain at least five (5) feet away from the fire pit to avoid sparks. User shall not wear flammable or loose-fit clothing while near the pit. The fire pit shall not be used under windy conditions.

III. CLUBHOUSE FACILITIES

BILLIARD ROOM

a. No activity other than billiard playing is permitted in this room. Horseplay, profanity and disruptive behavior are prohibited.

b. Children under 16 may not use the billiard room without supervision. Sitting or standing on the billiard table is prohibited.

c. No liquid or food may be brought into the billiard room.

d. Games shall be limited to two (2) as a courtesy when others are waiting for the use of the table.

e. No items shall be placed upon the surface of the billiard table.

f. Members shall be responsible for any damages to the billiard table or equipment.

FITNESS ROOM

a. All persons using the fitness room should consult their physician prior to the use of any exercise equipment in the fitness room. ALL PERSONS USING THE FITNESS ROOM EQUIPMENT DO SO AT THEIR OWN RISK.

b. Using the equipment in any other manner than it is intended for absolves the Association of liability for injuries should the equipment malfunction or break.

c. Equipment in this room may be used only during hours of 5:00 a.m. - 10:00 p.m.

d. All residents sixteen (16) years of age and older may utilize the fitness room independently but must have an access card and a signed waiver on file. Children under the age of sixteen (16) are prohibited in the fitness room.

e. Suitable attire and footwear must be worn (NO SANDALS). Shirts and shorts must have hemmed edges. Jewelry that may interfere with exercising must be removed prior to exercising.

f. Eating, drinking (except water from spill proof containers) and smoking (including e-cigarettes and vaping) are prohibited, as are horseplay, profanity and disruptive behavior.

g. Equipment must be wiped down after every use.

h. Cardiovascular equipment cannot be reserved. Maximum time limit will be 30 minutes when others are waiting.

i. Do not move or rearrange the equipment and/or exercise machines, unless otherwise permitted by the Association. All equipment is to be returned to its proper location.

j. Individuals shall be responsible for any damage to equipment.

SWIMMING POOL

a. THERE IS NO LIFEGUARD ON DUTY. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. The Association and its Board assumes no responsibility for any accident or personal injury or for any loss or damage to personal property arising out of or in connection with the use of the pool and/or pool deck. Persons using the pool or pool deck agree not to hold the Association or the Board liable for actions of any nature occurring within the pool area.

b. Children under sixteen (16) shall be accompanied and closely supervised by a supervising adult over the age of twenty-one (21).

c. No diving, jumping, dunking, rough play, running, horseplay, profane language, loud music, rafts, bicycles, rollerblades, skateboards and scooters are permitted in the pool area. No balls of any kind, scuba equipment, swimming fins and other play or exercise equipment shall be permitted in the pool or pool deck unless the equipment is used in conjunction with an event or activity scheduled by the Association.

d. The pool will be open Dawn to Dusk and may not be used by any person when not open.

e. The spa may reach temperatures in excess of one hundred degrees Fahrenheit (100ºF). If a permitted user of the spa has a health risk, such user should first check with their physician before using the spa.

f. All persons must shower before entering the pool. No soaps or shampoos shall be used at the pool side shower.

g. **Minors who are not toilet trained must wear swimming attire designed to prevent pool contamination**. Any person causing contamination of the pool will be assessed for

h. the cost of draining and re-treating the pool as may be necessary. They can swim with a water proof diaper on. Regular daily diapers are not permitted.

i. Pool parties, except if organized by the Association, are prohibited in the pool area.

j. No nude swimming shall be allowed at any age.

k. Persons wearing bandages or having colds, coughs, inflamed eyes, infections or open sores shall not use the pool.

l. Absolutely no alcoholic beverages of any kind may be brought into or used in the pool, or pool deck except during scheduled events. Glass and breakables are prohibited. **Residents are to clean the area and dispose of any trash before leaving.**

m. Minors who are unable to swim may use water wings with adult supervision. “Noodles” may be used as well as other floatation devices designed to assist non-swimming minors under adult supervision. No large inflatables/floats are permitted in the pool.

n. Wheelchairs and strollers shall be permitted in the pool area.

o. No radios, tape or CD players or portable televisions shall be permitted in the pool area without the use of headphones.

p. Residents and guests entering the Clubhouse from the pool area must be dry, wear shoes and be properly attired.

q. This is a non-smoking facility. No smoking (including e-cigarettes or vaping) shall be permitted in the pool area.

r. No animals are permitted in the pool or pool area.

s. Towels are to be placed upon all chairs and lounges prior to use and are to be wiped clean of lotion, oil, etc. prior to leaving.

t. Pool furniture shall not be reserved for anyone not in the pool area. Tables are to be wiped clean after use, debris removed, and umbrellas closed prior to leaving and **all pool furniture, if moved, must be returned to original location.**

TENNIS RULES AND REGULATIONS

HOURS: The tennis courts are open from dawn to 9:00 p.m.

a. Proper tennis etiquette should be observed at all times. Excessive noise, racquet throwing, profanity or other unsportsmanlike conduct will not be permitted. Such conduct may result in a player being asked to vacate the court.

b. During morning hours (8:00 a.m. to 12:00 noon), players shall maintain low noise levels.

c. Use of courts is based on a first-come, first-serve basis. If other members are still playing when you arrive, please keep noise and movement to a minimum. Players should be allowed to finish a game in progress whenever possible.

d. Tennis play shall be limited to one and a half (1½) hours for doubles play and one (1) hour for singles play.

e. All belongings shall be removed from the courts when play is complete. The Association and its Board shall not be responsible for lost or stolen belongings.

f. Use of the courts by an organized team (e.g. school teams, municipal recreation league teams, etc.) as a practice or scrimmage court, facilities, field or area is strictly prohibited.

g. The courts may not be used as walkways or thoroughfares. Walking behind or through the courts during play shall be prohibited. Entering or leaving a court shall only occur when the play of other players is stopped. Owners/Lessees should never enter courts through the service/maintenance gates.

TENNIS ATTIRE

a. Shirts and shorts must be worn at all times.

b. Cutoff jeans, tank tops, jogging clothes, swimsuits or bare chests are prohibited.

c. No black soled sneakers or non-athletic shoes of any kind may be worn on the tennis courts.

CHILDREN

Children under 16 are not permitted in the tennis court area unless accompanied and supervised by an adult at all times. They may not use the courts for any purpose other than tennis.

GUESTS

Owners/Lessees may invite guests to play on a court. **A guest may play tennis only with the Owner/Lessee, who must be on the court at all times.**

ABUSE OF COURTS

a. Bicycles, carriages, skates, rollerblades, skateboards and other such extraneous items may not be brought onto the courts. No intoxicants, food or breakable containers shall be permitted on the courts.

b. Owners/Lessees shall be responsible for the repair and/or replacement costs incurred as a result of deliberate or irresponsible behavior resulting in damage to the courts and/or related equipment caused by the Owner, his/her family members, tenants, guests, invitees and others for whom the Owner/Lessee is responsible.

RESERVATIONS

a. Reservations for play shall not be made earlier than the day before the requested time.

b. Names of all players shall be posted with the requested time.

c. Players shall not reserve more than one time slot daily. Any duplicate reservations shall not be honored until all other players have played.

d. Unassigned court time may be signed up for by the same players on the same day.

e. Court time shall be forfeited if players do not show up within ten (10) minutes of the reserved time.

f. If the court loses playability during a reserved time, playing time shall not be extended if other players are waiting or have reservations.

IV. INTERPRETATION OF RULES AND REGULATIONS

Questions concerning the interpretation or applicability of rules and regulations will be answered by the Association whose interpretation shall be final.

V. VIOLATIONS OF RULES AND REGULATIONS

The rights of any person (and the benefits for their Guests) to use the Clubhouse or any related facility may be suspended by the Association in accordance with the Declaration if, in the judgment of the Association, it is determined or found that:

a. the person violates one or more of these rules and regulations; or

b. the person has injured or harmed or threatened to injure or harm any other person within the Clubhouse or related facilities, or harmed, destroyed or stolen any personal property, whether belonging to a third party or the Association; or

c. a person submits false information on a Rental Agreement.

THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGE AT ANY TIME.

I AGREE/ACKNOWLEDGE THAT I HAVE RECEIVED AND READ THE COMPLETE SET OF THE CLUBHOUSE RULES AND REGULATIONS AND AGREE TO STRICTLY COMPLY WITH SUCH RULES AND REGULATIONS.

[ALL PERSONS RECEIVING A CARD MUST SIGN BELOW]

By: _____ By: _____
Print Name: _____ Print Name: _____
Date: _____ Date: _____

By: _____ By: _____
Print Name: _____ Print Name: _____
Date: _____ Date: _____

ADDRESS: _____

FOB INFORMATION – Replacement/Lost Access Fob- $50.00

Clubhouse Card Number (Residents Only-No exceptions)

Name_____Card number _____

Name_____Card number _____

Name_____Card number_____(additional $50.)

Name_____Card number_____(additional $50.)

Must be over the age of 18 to have card access. Minors must be accompanied by an adult.

BENT CREEK PRESERVE HOA, INC.

c/o Seacrest Southwest, 1044 Castello Drive, Suite 206, Naples, FL 34103

By signing this page, We/I acknowledge that I have read and received a copy of the Bent Creek ACC Guidelines and list of approved plants.

We/ I understand that modification without ACC approval is not allowed. _____
Initial here

We/ I understand that trash/recycle bins are to be stored INSIDE the garage. _____
Initial here

We/ I understand that trash/recycle bins are only allowed out 6pm the night before pick-up and must be returned to the garage by 6pm the day of pick-up. _____
Initial here

We/ I understand that use of the Bent Creek Community Pool/Spa after the sun goes down is not allowed. _____
Initial here

Date: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

BENT CREEK PRESERVE ACC STANDARDS

The intent of the governing documents is to assure residents that the standards of design quality within the community will be maintained. This in turn, protects property values and enhances the community's overall environment.

These standards serve as a guide to aid members of the ACC and residents in maintaining and enhancing BCP designed environment in accordance with the governing documents. The guidelines address improvements for which homeowners must commonly submit applications to the ACC Committee. They are not intended to be all inclusive or exclusive, but rather serve as a guide to what may or may not be done.

SCOPE OF CONSTRUCTION ACTIVITIES GOVERNED BY THE ACC (Sec. 26)

No building, dwelling, accessory building, outdoor lighting, pool, roof, fence, deck, patio, porch, canopy, wall, walk, terrace, storage building, driveway, or other structure shall be erected, placed, remodeled, replaced, repainted, modified, or altered on any lot or parcel within the property until all plans and specifications are submitted to and approved in writing by the Bent Creek Preserve Architectural Control Committee.

Failure to follow these Standards and obtain ACC written approval or failure to follow the plans as approved by the ACC may result in the HOA imposing significant fines and a notice to stop construction and/or legal action by the HOA or other property owners to remove or alter the offending item, if the owner(s) fails to voluntarily do so.

Architectural standards means design and development guidelines and review procedures prepared and promulgated by the Architectural Control Committee ("ACC") on behalf of the Board of Directors.

ITEMS THAT DO NOT REQUIRE ACC APPROVAL

Decorative/Seasonal door wreaths
Front door Welcome Mats/Signs
Gutter installation on back of home *(must match existing gutter colors)*
Gutter screen guard *(must match existing gutter colors)*
2 ceramic pots *(restrictions set forth below)*

SCREENS

Screen doors are to be installed flush with the concrete entrance door frame of villa or home and must be 1 of the 2 approved screen door styles, in dark brown matching window frame.

POOLS (Sec. 18.35)

Construction of POOLS must be completed within four (4) months from the date construction commences unless otherwise extended, in writing, by the ACC~~. Fee for extended POOL construction is an additional $250.~~ All swimming pools and spas are required to be enclosed by a screen enclosure or fence.

You must submit an ACC request for POOLS and the following:

- Survey depicting locations of proposed pool/spa and ancillary equipment on lot.
- Architectural rendering of proposed pool/spa.
- Identify pool deck type, color, and pattern and elevated spa areas.
- Identify coping material and color.
- Provide color and pattern samples (for above items 3 and 4).
- Identify proposed rock formations and water features associated with pools and spas.
- Built-in-slides and grotto/cave structures are deemed to be obtrusive features and therefore are not permitted. No diving boards, slides or above ground pools permitted.

Owners are responsible to ensure all contractors perform their work in accordance with BCP ACC Standards.

Owners are responsible for obtaining all necessary permits and insurances All contractors must provide proof of license and insurance prior to starting the job and must name Bent Creek Preserve as an additional insured. All work . must comply with current local, county and state codes and regulations.

(Sec 18.23.2 & 18.36) While homeowners are not required to use our current contracted irritation and landscaping vendors, final inspection of any relocation, removal or replacement of irrigation and landscaping will require an approval of same by our current vendors to ensure the work is done correctly and is compatible to BCP standards and irrigation systems. As always, all modificationsof any kind require licensed and insured vendors with up to date documentation. The cost of any work done incorrectly by an unlicensed vendor or work done by an outside vendor that requires further repairs will be deducted from the homeowner deposit.

LANDSCAPING (Sec. 18.23.2 & 18.36)

The removal or extensive cutting/trimming of trees is also prohibited without the written approvalof the ACC.

All plantings must be in compliance with the "Approved Plant List" and Florida statutes.

LANDSCAPE LIGHTING (Sec. 18.23.3 & 18.28)

- Landscape lighting is permitted on the front and rear of the Lot and/or Home *(i.e.,* up-lights on trees and small walkway path lights) as long as there is no glare on adjacent properties.
- Landscape lighting may not be surface mounted to the Home.
- Lampposts are not permitted.
- Lamps in landscaping lights are to be clear or white color. LED lighting will be permitted. Multi-colored lights are not permitted.
- An ACC Request must be submitted and approved prior to any installation of landscaping lighting.

OUTSIDE LIGHTING (Sec. 18.28)

- No extension cords are allowed in the lighting of any permanent/non-holiday lighting.
- Three (3) solar powered landscaping lights around shrubs and trees is permitted. Three (3) solar path lights are permitted. Lighting may not impact other homes.
- ~~No lights are to be strung from the house or in a pool cage/fenced rear open lanai.~~
- Motions lights must be on a timer for no longer than 5 mins.

GARAGE SCONCES (Sec. 18.28)

Replacement of the garage sconces must have ACC approval. If the exact model is no longer available, the replacement must be black and similar in size and shape to the existing sconce.

BIRD HOUSES, BIRD FEEDERS, & OTHER HANGING OBJECTS (Sec. 18.9)

No hanging objects shall be permitted **due to potential danger caused by hurricane and high winds creating air born projectiles.** To prevent the attraction of rodents and other animals, no feeders of any kind shall be permitted.

LAWN DECORATIONS & ORNAMENTAL OBJECTS ON FRONT/ SIDE OF PROPERTY (Sec. 18.9)

- Yard decorations including but not limited to statues, sculptures, figurines and bird baths must comply with ACC Standards. No more than three (3) decorative items are allowed. Items may not impede landscape maintenance.
- Decorative features must not exceed 36 inches in height and 24 inches in width.
- Plastic flamingos or other such plastic ornamental objects are not permitted. No artificial flowers and vegetation are permitted.
- No more than two (2) flowerpots may be visible from the street and these must not impede with landscape maintenance.
- Flowerpots must not exceed 36 inches in height, 24 inches in width and must match the color scheme of the house.
- A combination of decorative features (3) and flowerpots (2) that are visible from the street cannot exceed a total number of five (5).
- No more than one (1) bench can be visible from the street.

SIGNS (Sec. 18.42)

Political, campaign and commercial business signs are not permitted.

"For Sale" and/or real estate signs are NOT permitted.

The following signs are permitted for 48hr period only:

- It's a Boy/Girl
- Happy Birthday

Graduation signs can be displayed for only 1 week.

EXTERIOR WALL DECORATIONS AND PLAQUES (Sec. 18.42)

- Exterior wall decorations and plaques are only permitted in the covered lanai.
- Exterior wall decorations and plaques are not allowed at the main/front home entrance or the front of the garage area.
- Wall decorations and plaques in the covered lanai of the home must be properly secured to prevent wind damage.

FOUNTAINS (Sec. 18.23.1 & 18.42)

- No permanent water fountains/features are permitted in front/side/rear lawns or flower beds.
- Portable Water fountains are allowed in the entry vestibule if plugged into an existing outlet that does not require separate electrical wiring.
- ***Portable Fountain size is not to exceed 36 inches in height and 24 inches in width***

FLAGS (Sec. 18.42)

Only the flags listed below are permitted in BCP. Flags must be displayed from a flag-pole mounted on the house or freestanding pole no taller than 8ft.

- United State flag not larger than 4 ½ ft x 6 ft.
- State flag of Florida not larger than 4 ½ ft x 6 ft.
- Flags of the US Armed Forces including POW-MIA flag not larger than **4 ½ ft x 6 ft.**
  Seasonal flags, which can only be hung during the holiday month and must be removed within five (5) days of the end of the month of the holiday, are permitted.
- Political and commercial business flags are not allowed.

OUTSIDE STRUCTURES (Sec. 18.1 & 18.44)

Permanent structures are not permitted, including, but not limited to storage sheds, dollhouses, greenhouses, shacks, tiki bars, tiki torches, barns, carports, tents, canopies, awnings, swing sets, playhouses, playsets, sandboxes, gazebos, pergolas, faux wells, and doghouses. No structures other than pool cage or fence may be mounted to the home.

Nothing other than approved plants or shrubs are permitted outside the cage or fence area of the home.

FIRE PITS, BBQ's AND SMOKERS (Sec. 18.8)

- No wood burning firepits ~~or smokers~~ are permitted. Only propane firepits are allowed. The flame portion of the firepit is not to exceed 2ft x 4ft or 2 feet in diameter.
- Firepit flames cannot be on when unattended.
- Tiki torches, fire bowls, propane heaters, or any other source of flames are not permitted.

- Barbeques must remain inside lanai area and not outside of cage or fence when not in use. ~~Barbecues cannot be used in front of a dwelling.~~

EXTERIOR RECREATION (Sec.18.43)

Trampolines are not permitted.

- Inflatable children's bounce houses/water slides are allowed in back yard only for parties for a period of no-more than 12 hours.
- Permanent in ground or mounted basketball hoops are not permitted.
- Portable basketball hoops are permitted and must be placed inside the garage when not in use and **may not be left out** overnight.

HURRICANE SHUTTERS (Sec. 18.20)

- Galvanized shutters, clear shutters, accordion shutters and roll down shutters are approved.
- New roll down shutters and exposed housing parts must be white, beige, bronze or painted to match the home's exterior wall color.
- All new hurricane shutter or impact window installations must be installed per current Collier County applicable building codes.
- An ACC Request shall be submitted and approved prior to any installation, with drawings and color scheme.
- Removable shutter panels must be stored within the home when not in use per existing rule covenants.

FENCES, INVISIBLE FENCES and CLOTHES LINES (Sec. 18.14 & Amendment 3)

- Fences are only permitted straight back from the home. No fences are permitted on either side of the home. Walls, invisible dog fences, etc., are not permitted. No fences are allowed on drainage easements or land easements. Fences shall not exceed 48" in height and must be bronze in color with open picket design.
- For villas, fences and screen enclosures cannot be installed in the center point of the shared wall, but rather must be installed/mounted on the respective owner's portion of the shared wall and may not encroach on attached villa property. Fences are to be separate on each villa and may not share any portion thereof.

- Fences are required around a pool or spa if no screen enclosure is used and proper landscaping from our approved plant list shall be planted around the outside perimeter of the fence.
- Child safety fences at swimming pools are permitted per local, county, or state laws and local building codes providing that the pool area is enclosed within a screened cage.
- Clothes lines are not permitted.

FRONT ENTRY DOORS AND SIDELIGHTS/GARAGE DOORS (Sec. 18.1)

- Front entry door size shall not be modified without ACC approval.
- Any alteration, repair, or replacement of the front entry doors or sidelights requires an ACC request submission and approval prior to alteration, repair, or replacement.
- Front entry door shall be properly maintained and painted/stained as often as necessary in the same current paint scheme as the home.
- Replacement garage doors must be the same type and style as the original doors installed by the original builder and requires ACC approval. Screens are not permitted on garage entry.

PAINT (Sec. 18.31)

- All home repainting requires ACC approval. If a homeowners property requires repainting, the home must be painted using Sherwin Williams paint to closely match the original or current color(s) (house, trim, garage door, front door, gutters and downspouts), but no more than 2 shades darker or 2 shades lighter.
- Garage doors must match the house trim.
- No other colors are acceptable.

SOLAR PANELS

Solar panels are permitted per FL statute but still require proper documentation and ACC approval as to placement. Such panels are permitted only on the roof of the home. Solar panels must be compliant with Collier County standards.

GENERATORS (Sec. 18.19)

- Generators are permitted but still require proper documentation and ACC approval.

- All generator equipment must be installed on a concrete pad.
- Generator must meet Collier County Noise Control Ordinance.
- The owner is responsible to provide adequate landscaping screen to make equipment unobtrusive from the street.

APPEAL PROCEDURES

1. The initial appeal is required to be in writing with a full explanation including supporting drawings, plans, etc., and signed by the owner. If the appeal is prepared by the contractor or architect, it must be countersigned by the owner and shall be mailed or delivered to the Bent Creek Manager's office at 9350 Bronwood Place, Naples FL 34120
2. The initial appeal will be considered by the entire ACC at a rehearing. The results of the ACC's review will be forwarded in writing to the owner within 30 days from the date of the rehearing. (Sec. 26.8.5)

APPROVED PALM LIST

Bent Creek 2020

PALMS:					
Acoelorrhaphe wrighti	Paurotis Palm	Multi-Trunk/ Thrones	20 ft tall		Susceptible to Ganoderma
Bismarckia nobills	Bismark Palm		20-50' tall 20' wide	Full Sun	
Butia capitata	Pindo Palm Jelly Palm		15-18' tall	Full Sun	Susceptible to Ganoderma/ bud rot
Carpentaria aciminata	Carpentaria Palm		30-40' tall	Specimen tree/Full Sun	
Caryota mistis	Fishtail Palm		10-30' tall	Specimen/Full Sun	
Chamaedorea cataractarum	Cat Palm		5-8' tall 8-10' spread	Specimen for Shade/ Lowlight	
Chamaerops humilis	European Fan Palm		8-10' tall 6-8' spread	Full Sun	
Chrysalidocarpus lutescens	Areca Palm	Multi-trunk	15-20' tall 10-15' Spread	Full Sun to light Shade	Susceptible to Ganoderma/ bud rot/Smut
Coccothrinax argentata	Silver Thatch Palm			Specimen Palm/Full Sun Slow Grower	
Coccothrinax crinita	Old Man Palm		15' tall	Specimen/ Very Slow Grower	
Cocos nucifera	Coconut Palm		50-60' tall	Many Varieties/Fruiting/ Trimming 1x year	Susceptible to Lethal Yellow/ Ganoderma
Hyophorbe lagenicaulis	Bottle Palm	Bottle Shaped Trunk	10-15' tall	Specimen/ Slow Grower	
Livistona chinensis	Chinese Fan Palm		20-25' tall 15-20' spread	Full Sun	
Neodypsis decaryi	Triangle Palm	Fronds grow in Triangle Shape	15-20' tall 15' spread	Specimen/Full Sun	
Phoenix canariensis	Canary Island Date Palm		35' tall	Specimen/ Slow Grower Expensive	Susceptible to Lethal Yellow/ Ganoderma/ bud rot/Smut
Phoenix dactylifera	Medjool Date Palm		50'tall	Specimen/Full Sun/' Expensive	Susceptible to Lethal Yellow/Smut
Phoenix Reclinata	Senegal Date Palm	Clustering Palm	25' tall 20-30'	Full Sun	Susceptible to Ganoderma/Palm

Phoenix roebelenii	Pygmy Date Palm		spread 10-12' tall		Weevils Specimen/ Full Sun to Part Shade
Phoenix sylvestris	Sylvester Palm	35' tall		Specimen/ Full Sun Expensive	
Ptychosperma elegans	Solitaire Alexander Palm		20' tall	Specimen/Full Sun	
Rhapis excelsa	Lady Palm	Clustering Palm	7-10' tall	Specimen/ Low light Palm/ Shade Only	
Roystonea elata	Florida Royal Palm		50-70' tall	Specimen/ Border/Full Sun	Susceptible to Ganoderma/Royal Palm Bug/ Bud Rot
Roystonea regia	Cuban Royal Palm		50-70' tall	Specimen/ Border/Full Sun	Susceptible to Ganoderma/Royal Palm Bug/ Bud Rot
Sabal palmetto	Cabbage Palm; Sabal Palm		30-40' tall	Border/Accent/ Screen/Full Sun	Susceptible to Ganoderma
Serenoa repens	Saw Palmetto	Silver or Green Color	3-6' tall	Accent/Durable/ Slow Growing	
Thrinax radiata	Florida Thatch Palm		20' tall	Slow growing specimen	
Veitchia merrillii/ Adonidia	Christmas Palm		15-20' tall	Specimen Palm/ Full Sun	Susceptible to Lethal Yellow/ Cold
Wodyetia bifurcata	Foxtail Palm		30' tall	Fast Growing	Nutritional Issues

APPROVED TREE LIST

Bent Creek 2020

TREES:			
Acer rubrum	Red Maple	30' tall	Specimen/ Defoliates in Winter
Bauhinia blakeana	Hong Kong Orchid	35 ft tall 20-85' spread	Specimen/ Color Messy/Drops ton of refuse/Weak/ Many Varieties
Bucida buceras	Black Olive	40' tall 20-25' spread	Shade Tree/Messy/ Will stain paved surfaces
Bucida buceras	Shady Lady Black Olive		Tighten Growth/ Smaller leaves/Will stain paved surfaces
Bursera simaruba	Gumbo Limbo	45' tall 20-25 ' spread	Specimen/Shade/ Attractive Bush/Weak
Calliandra haematocephala	Powder Puff Tree	15-18' tall 12-15' spread	Specimen/ Color/Flowering Tree/ Many Varieties
Callistemon rigidus	Bottlebush Tree	15-20'tall 12-15' spread	Specimen/Color/ Flowers in Spring
Callistemon viminalis	Weeping Bottlebush	15-20' tall 12-15' spread	Specimen/Color/ Flowers in Spring
Clusia rosea	Pitch Apple	25-30' tall 15' spread	Shade/Specimen
Coccoloba diversifolia	Pigeon Plum	35' tall 15' spread	Small Native Tree
Coccoloba uvifera	Sea Grape	20' tall 20' spread	Small Tree/Native
Conocarpus erectus	Buttonwood Tree/Silver Buttonwood	30-35' tall 15-20' spread	Shade/Native
Cordia sebestena	Geiger Tree	20' tall 15' spread	Flowering Tree/ White and Orange Color
Cupressus sempervirens	Italian Cypress Tree	50' tall Thin Spread 5'	Formal Tree
Delonix regia	Royal Poinciana/ Flame Tree	35' tall 30' spread	Flowering/Shade/Weak/ Messy/ Need lots of room
Duranta repens	Golden Dewdrop	15' tall 10' spread	Specimen/Small Flowering Tree/ Flowers most of year
Ilex cassine	Dahoon Holly	25' tall 15' spread	Small Shade Tree/ Native
Ilex vomitoria	Yaupon Holly	20' tall 10' spread	Small Accent Tree/Red Berries/ White Flowers in Spring & Summer/ Many Varieties
Jacaranda mimosifolia	Jacaranda	40' tall 30' spread	Flowering/Shade/ Need lots of Room/Flowers Spring &

			Summer
Juniperus silicicola	Southern Red Cedar	25' tall 15' spread	
Lagerstroemia indica	Crape Myrtle	20' tall 15' spread	Small Flowering Tree/Must Be Hand Trimmed in Spring/Flowers in Summer/ Many Varieties/ Colors
Lagerstroemia speciosa	Queen Crape Myrtle	30' tall	Grows Much Taller/ Flowers in Summer
Ligustrum lucidum	Glossy Privet	25' tall 15-20' spread	Small Tree
Magnolia grandiflora	Southern Magnolia	50' tall 25-30' spread	Specimen/ Flowering Tree/ Many Varieties
Magnolia virginiana	Sweet Bay Magnolia	40' tall 15' spread	Flowering Tree
Myrica cerifera	Wax Myrtle	20' tall 10' spread	Small Native Tree
Pinus elliottii	Slash Pine	65' tall 30' spread	Native Shade Tree/ Drops Needles
Plumeria alba	Frangipani	20' tall 15' spread	Small Flowering Tree/ Drops lots of Leaves/ Flowers in Summer
Podocarpus gracilior	Weeping Podocarpus	40' tall 30' spread	Shade Tree/ Very Underused Tree
Psidium littorale	Cattley Guava	20' tall 10' spread	Small Accent Tree/ Beautiful Bark
Quercus laurifolia	Laurel Oak	50' tall 30' spread	Shade Tree/ Drops Leaves in early Spring
Quercus virginiana	Live Oak	50' tall 30' spread	Shade Tree/Drops all Leaves in Early Spring
Tabebuia caraiba	Silver Trumpet Tree	25' tall 15' spread	Flowering Tree/Flowers in Spring/Weak Rooted/ Many Varieties/ Colors
Taxodium ascendens	Pond Cypress	60' tall 20' spread	Shade Tree/Drops Needles in Winter
Taxodium distichum	Bald Cypress	60' tall 20' spread	Shade Tree/Drops Needles in Winter

APPROVED GROUND COVER LIST

Bent Creek 2020

Ground Covers:			
Cuphea hyssopifolia	False Heather	2' tall 1' spread	Flowering Groundcover/Life span of 1.5 years
Dianella tasmanica	Flax Lily	2' tall 2' spread	Groundcover
Dietes vegeta	African Iris	2' tall 2' spread	Flowering Groundcover
Euphorbia milii	Crown of Thorns	2' tall 1.5 ' spread	Flowering Groundcover
Evolvulus glomeratus	Blue Daze	1' tall 1' spread	Flowering Groundcover/Life span of 1.5 years
Hippeastrum hybridum	Amaryllis	2' tall 1' spread	Flowering Groundcover/ Bulbs that flower in Spring
Ilex vomitoria	Dwarf Schillings	3.5' tall 3' spread	Groundcover/ Variety
Juniperus chinensis	Juniper	2' tall 3' spread	Spreading Groundcover
Lantana camara	Lantana	3' tall 3' spread	Flowering Groundcover/ Many varieties and colors to choose from/ Short lived
Liriope muscari	Liriope	2' tall 1' spread	Groundcover/ Many Varieties
Muhlenbergia capillaris	Muhly Grass	3' tall 2' spread	Flowering Groundcover/ Flowers in Spring
Ophiopogon japonicus	Mondo Grass	10" tall 6" spread	Groundcover/ Shade area only
Pentas lanceolata	Penta	3' tall 2' spread	Flowering Groundcover/Life span of 1-2 years
Polypodium scolopendria	Wart Fern	2' tall 1' spread	Spreading Groundcover
Rhoeo spathacea	Oyster Plant	1.5 ' tall 1 ' spread	Spreading Groundcover
Ruellia brittoniana	Mexican Petunia	4' tall 1' spread	Flowering Groundcover/ Sterile Varieties only
Russelia equisetiformis	Fire Cracker	4' tall 3' spread	Flowering Groundcover
Setcreasea pallida	Purple Queen	1' tall Wide Spread	Spreading Flowering Groundcover
Trachelospermum asiaticum	Asian Jasmine	10" tall Wide Spread	Spreading Groundcover
Tulbaghia violacea	Society Garlic	2' tall 1' spread	Flowering Groundcover/ Heavy Garlic Smell
Zebrina pendula	Wandering Jew	10" tall Wide Spread	Flowering Groundcover

Approved Medium and Tall Shrubs

Bent Creek2020

Latin Name:	Common Name:		
Agave Atrovirens	Agave	5' Tall 4' wide	Accent/Thorns at Tips/Many Varieties
Alocasia	Alocasia	5' tall 4' wide	Accent/Many Varieties
Aplinia Sanderae	Varigeated Ginger	2'-3' tall 2' wide	Accent color/flowers most of year/Many varieties
Beaucarnea Gracilis	Ponytail	15' tall 8-10' wide	Specimen
Bougainvillea Spectabilis	Bougainvillea	15' tall 10' wide	Specimen/color blooms in winter only/tree /shade vine
Brunfelisa Australis	Yesterday,Today, & Tomorrow	10' tall 5' wide	Flowering specimen/flowers most of year
Calliandra Haematecephala	Powederpuff	15' tall 8-10' Wide	Flowering specimen/flowers heavily in winter/Many varieties
Capparas Cynophellophora	Jamaican Caper	9' tall 5' wide	Flowering accent/flowers in spring
Chrysobalanus icaco	Cocoplum	15' tall 6' wide	Hedge material/native shrub
Clerodendrum Minahassae	Clerodendrum	10' tall 6-8' wide	Flowering shrub/hedge/ flowers in summer/fall
Clusia Rosea	Pitch Apple	20' tall 10' wide	Hedge Material
Coccoloba Uvifera	Sea Grape	20' tall 10' wide	Hedge Material
Codiaeum Variegatum	Croton	6' tall 3' wide	Color plant/ accent/many varieties
Conocarpus Erectus	Buttonwood	15' tall 5' wide	Hedge material/native/ silver & green colors
Cordyline Terminalis	Ti Plant	6' tall 5' wide	Accent Color/many varieties
Crinum Asiaticum	Crinum Lilly	5' tall 5' wide	Flowering accent specimen/ many varieties
Dietes Vegeta	African iris	2'-3' tall 2' wide	Flowering accent / Many varieties
Dracaena Deremensis	Dracaena	8' tall 4' wide	Color Accent/ many varieties
Duranta Repers	Golden Dewdrop	12'-14' tall 5' wide	Hedge Material
Euphorbia Milii	Crown of Thorns	3' tall 2' wide	Flowering shrub/ many varieties
Ficus Green Island	Green Island Fig	4' tall 2' wide	Rabbits love to eat these
Galphrmia Gracilis	Thryallis	5' tall	Flowering Shrub

		3' wide	
Gardenia Jasmineoides	Gardenia	10' tall 6-8' wide	Flowering Specimen/Very fragrant
Hamelia Patens	Firebush	10' tall 5' wide	Flowering Hedge/ Specimen/Dwarf and Standard varieties
Hibiscus Rosa Sinensis	Hibiscus	10' tall 3-5' wide	Flowering hedge/Accent/ Many varieties
Ilex Vomitoria	Ilex Schililngs	4' tall 3' wide	Shrub
Ixora Hybrids	Nora Grant/Maui/Superking Ixora	5' all 5' wide	Flowering Shrub
Jasminimum Nitidum	Star Jasmine	5' tall 3' wide	Flowering shrub/Hedge
Jasminimum Volubile	Wax Jasmine	3' tall 3 Wide	Shrub
Jatropha Multifida	Coral Plant	12' tall 6' wide	Flowering Shrub/Hedge
Leucophyllum Frutescens	Texas Sage	5' Tall 3' Wide	Flowering Shrub
Pennisetum Setaceum	Fountain Grass	3' Tall 3' Wide	Flowering Shrub/ Many Varieties
Phildedendron Selloum	Philedendron	8' tall 6-8' wide	Hedge/Accent
Pittosporum Tobira	Pittosporum	6' Tall 5' Wide	Flowering Shrub/Many Varieties
Plumbago Auriculata	Plumbago	5' Tall 4' Wide	Flowering Shrub
Podocarpus Macrophyllies	Podocarpus	20' tall 3-5' Wide	Hedge/Shrub
Psychotria nervosa	Wild Coffee	5' Tall 3' Wide	Flowering Shrub
Schefflera Arboricola	Dwarf Schefflera	10' Tall 3-5' wide	Shrub/Hedge/ Foliage/ Many Varieties
Strelitzia reginae	Bird of Paradise	5' tall 5' spread	Flowering Accent/ White Varieties Also
Tripsacum Dactyloides	Fakahatchee Grass	2-3' Tall 3' Wide	Shrub/ Groundcover
Viburnum Odoratissum	Sweet Viburnum	8' Tall 4' Wide	Hedge Material
Viburnum Suspensum	Sandankwa Viburnum	8' Tall 4' Wide	Hedge Material
Zamia maritima	Cardboard Palm	5' tall 5' spread	Accent Plant

Fund Balance Sheet

Properties: Bent Creek Preserve Homeowners Association, Inc. - 9350 Bronwood Pl Naples, FL 34120
As of: 12/31/2023
Accounting Basis: Accrual
GL Account Map: Bent Creek Preserve Homeowners Association, Inc.
Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
	ASSETS			
	Cash			
101	Operating bank	361,573.92		361,573.92
101-2	First Horizon Enhancement Acc	57,079.68		57,079.68
106	Escrow Account	11,050.00		11,050.00
160	Reserve Account		200,755.21	200,755.21
162	Reserve Account - BankUnited M/M		100,052.61	100,052.61
162-1	Reserve CD - BankUnited 4.5% 6/22/24		102,599.78	102,599.78
	Total Cash	**429,703.60**	**403,407.60**	**833,111.20**
109-1	Due from Reserves	8,294.24		8,294.24
111	A/R Maintenance	7,673.71		7,673.71
130	Prepaid Insurance	10,527.92		10,527.92
135	Prepaid Expenses	7,187.84		7,187.84
140	Utility Deposit	9,460.43		9,460.43
168-1	Due to Operating		-8,294.24	-8,294.24
	TOTAL ASSETS	**472,847.74**	**395,113.36**	**867,961.10**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	128,122.03		128,122.03
201	Accrued Expenses	1,646.04		1,646.04
215	Prepaid Member Fees	139,170.15		139,170.15
216	ARC - Renovation Deposits	11,050.00		11,050.00
301	Reserves - Clubhouse Roof		38,202.20	38,202.20
302	Reserves - Clubhouse Exterior Paint		79,268.59	79,268.59
303	Reserves - Roads Paving		140,519.64	140,519.64
305	Reserves - Pool		67,213.25	67,213.25
306	Reserves - Exercise Equipment		381.72	381.72
307	Reserves - Recreation Areas		27,758.83	27,758.83
308	Reserves - Sitework		-3,315.83	-3,315.83
309	Reserves - Security Gates		22,117.28	22,117.28
310	Reserves - Fire Protection		3,357.76	3,357.76
311	Reserves - A/C System		19,137.35	19,137.35
	Total Liabilities	**279,988.22**	**394,640.79**	**674,629.01**
	Capital			
390	Fund Balance	6,010.43		6,010.43
	Calculated Retained Earnings	187,321.66	0.00	187,321.66
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00

Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	Total Capital	**193,332.09**	**0.00**	**193,332.09**
	TOTAL LIABILITIES & CAPITAL	**473,320.31**	**394,640.79**	**867,961.10**

Annual Budget - Comparative (new)

Properties: Bent Creek Preserve Homeowners Association, Inc. - 9350 Bronwood Pl Naples, FL 34120

As of: Dec 2023

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Bent Creek Preserve Homeowners Association, Inc.

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Income							
411	Maintenance Assessment	125,366.00	125,367.00	-1.00	1,504,400.00	1,504,404.00	-4.00	1,504,404.00
412	Reserve Revenue	4,147.68	187,600.00	-183,452.32	55,551.12	187,600.00	-132,048.88	187,600.00
415-1	Insurance Claim	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00
417	Owner Late Fees & Interest	50.84	0.00	50.84	3,457.41	0.00	3,457.41	0.00
418	Legal Fees Charged to Owners	360.00	0.00	360.00	13,699.40	0.00	13,699.40	0.00
420	Clubhouse Rental Income	0.00	0.00	0.00	9,105.00	0.00	9,105.00	0.00
422-1	Gate Transponders	0.00	0.00	0.00	740.00	0.00	740.00	0.00
424-1	Key Income	200.00	0.00	200.00	5,735.00	0.00	5,735.00	0.00
440-0	Community Enhancement Fee	9,000.00	0.00	9,000.00	16,500.00	0.00	16,500.00	0.00
471	Application Fees	1,500.00	0.00	1,500.00	8,350.00	0.00	8,350.00	0.00
490	Other Income	0.00	0.00	0.00	740.93	0.00	740.93	0.00
491	Operating Interest	22.50	0.00	22.50	301.68	0.00	301.68	0.00
492	Reserve Interest	2,701.73	0.00	2,701.73	4,145.56	0.00	4,145.56	0.00
	Total Operating Income	**143,348.75**	**312,967.00**	**-169,618.25**	**1,625,226.10**	**1,692,004.00**	**-66,777.90**	**1,692,004.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	9,273.44	8,583.33	-690.11	105,794.02	103,000.00	-2,794.02	103,000.00
504	Water / Sewer	2,362.29	1,875.00	-487.29	30,786.61	22,500.00	-8,286.61	22,500.00
508	Refuse/Recycling	362.38	354.16	-8.22	4,656.88	4,250.00	-406.88	4,250.00
510	Telephone	437.33	375.00	-62.33	5,214.99	4,500.00	-714.99	4,500.00
510-0	Telephone and Internet	531.36	366.66	-164.70	5,603.98	4,400.00	-1,203.98	4,400.00
520	Cable	200.27	208.33	8.06	2,444.14	2,500.00	55.86	2,500.00
530	Propane Gas	226.40	1,333.33	1,106.93	4,921.98	16,000.00	11,078.02	16,000.00
	Total UTILITY EXPENSES	**13,393.47**	**13,095.81**	**-297.66**	**159,422.60**	**157,150.00**	**-2,272.60**	**157,150.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	3,653.07	2,750.00	-903.07	19,436.04	33,000.00	13,563.96	33,000.00
605-6	Janitorial Supplies	-730.70	166.66	897.36	3,243.21	2,000.00	-1,243.21	2,000.00
610	Janitorial Contract	1,625.40	1,500.00	-125.40	19,504.80	18,000.00	-1,504.80	18,000.00
610-0	Power Wash - Common	0.00	1,250.00	1,250.00	3,983.94	15,000.00	11,016.06	15,000.00
612	Pest Control - Interior	294.25	330.00	35.75	3,531.00	3,960.00	429.00	3,960.00

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
613-1	Pest - Cane Toad/ Rodents/Clubhouse Spray	0.00	435.00	435.00	4,280.00	5,220.00	940.00	5,220.00
615	Fire Alarm System	0.00	208.33	208.33	0.00	2,500.00	2,500.00	2,500.00
616	Exercise Room	200.00	583.33	383.33	2,597.89	7,000.00	4,402.11	7,000.00
616-1	HVAC Maint Units	0.00	833.33	833.33	5,326.00	10,000.00	4,674.00	10,000.00
622	HVAC Repairs	0.00	500.00	500.00	2,727.27	6,000.00	3,272.73	6,000.00
660	Pool/Spa Maintenance Contract	1,800.00	1,800.00	0.00	20,700.00	21,600.00	900.00	21,600.00
662	Pool & Spa Repairs	1,035.00	1,500.00	465.00	5,407.95	18,000.00	12,592.05	18,000.00
690	Clubhouse Activities	162.95	191.66	28.71	1,049.45	2,300.00	1,250.55	2,300.00
	Total BUILDING EXPENSES	**8,039.97**	**12,048.31**	**4,008.34**	**91,787.55**	**144,580.00**	**52,792.45**	**144,580.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	15,491.30	15,491.33	0.03	185,895.60	185,896.00	0.40	185,896.00
702-02	Landscape Contract - Homes	32,896.70	32,896.75	0.05	394,760.40	394,761.00	0.60	394,761.00
705-00	Landscape Extras - Common	50.00	1,833.33	1,783.33	1,520.00	22,000.00	20,480.00	22,000.00
706-00	Landscape Extra Homes	255.00	3,916.66	3,661.66	944.87	47,000.00	46,055.13	47,000.00
706-4	Mulch Common Areas	30,375.00	1,875.00	-28,500.00	61,375.00	22,500.00	-38,875.00	22,500.00
710	Tree Trimming	0.00	3,333.33	3,333.33	32,226.00	40,000.00	7,774.00	40,000.00
716	Preserve and Fence Maintenance	0.00	1,183.33	1,183.33	0.00	14,200.00	14,200.00	14,200.00
716-2	Entry Waterfall Repairs	0.00	833.33	833.33	3,149.45	10,000.00	6,850.55	10,000.00
719-1	Hoover Irrigation Pump	0.00	216.66	216.66	0.00	2,600.00	2,600.00	2,600.00
720-3	Tennis/Pickleball Maintenance	1,181.43	1,666.66	485.23	11,705.55	20,000.00	8,294.45	20,000.00
721-1	Bocci Court	0.00	250.00	250.00	0.00	3,000.00	3,000.00	3,000.00
722	Drainage Clearing	0.00	1,125.00	1,125.00	13,500.00	13,500.00	0.00	13,500.00
725-2	Gate Repairs & Maintenance	2,488.46	3,333.33	844.87	20,013.15	40,000.00	19,986.85	40,000.00
734	Seasonal Decorations	0.00	916.66	916.66	10,673.25	11,000.00	326.75	11,000.00
736	Key Fobs & Transponders	0.00	250.00	250.00	3,899.09	3,000.00	-899.09	3,000.00
740	Sign Maintenance	29.24	333.33	304.09	3,310.41	4,000.00	689.59	4,000.00
740-0	Irrigation Maint - Common	3,302.94	833.33	-2,469.61	23,265.44	10,000.00	-13,265.44	10,000.00
740-1	Irrigation Maint - Homes	-403.90	1,416.66	1,820.56	18,430.11	17,000.00	-1,430.11	17,000.00
750	Lake Maintenance	1,050.00	1,666.66	616.66	10,243.24	20,000.00	9,756.76	20,000.00
	Total GROUNDS EXPENSES	**86,716.17**	**73,371.35**	**-13,344.82**	**794,911.56**	**880,457.00**	**85,545.44**	**880,457.00**

Annual Budget - Comparative (new)

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	2,961.00	2,961.08	0.08	35,532.00	35,533.00	1.00	35,533.00
801-1	On-Site Personnel Payroll	1,557.47	8,416.66	6,859.19	98,032.47	101,000.00	2,967.53	101,000.00
805	Office Expense	3,011.45	1,187.50	-1,823.95	12,981.01	14,250.00	1,268.99	14,250.00
807	On-site Security	14,973.98	5,000.00	-9,973.98	84,172.10	60,000.00	-24,172.10	60,000.00
810	Application Fees	450.00	333.33	-116.67	3,975.00	4,000.00	25.00	4,000.00
812	Legal Expense	1,215.58	3,750.00	2,534.42	23,266.83	45,000.00	21,733.17	45,000.00
813	Accounting/Tax Preparation	0.00	483.33	483.33	5,500.00	5,800.00	300.00	5,800.00
815	Corporate Annual Fees	0.00	0.00	0.00	61.25	70.00	8.75	70.00
830	Licenses/Permits/ Fees	325.00	83.33	-241.67	2,500.00	1,000.00	-1,500.00	1,000.00
835	Insurance	5,263.95	4,250.00	-1,013.95	60,024.46	51,000.00	-9,024.46	51,000.00
855	Contingency	0.00	380.33	380.33	4,480.00	4,564.00	84.00	4,564.00
856	Bad Debt Write Off	0.00	0.00	0.00	1,560.93	0.00	-1,560.93	0.00
910	**RESERVE EXPENSE**							
900	Reserve Expense	4,147.68	187,600.00	183,452.32	55,551.12	187,600.00	132,048.88	187,600.00
901	Reserve Interest	2,701.73	0.00	-2,701.73	4,145.56	0.00	-4,145.56	0.00
	Total RESERVE EXPENSE	**6,849.41**	**187,600.00**	**180,750.59**	**59,696.68**	**187,600.00**	**127,903.32**	**187,600.00**
	Total ADMINISTRATIVE EXPENSES	**36,607.84**	**214,445.56**	**177,837.72**	**391,782.73**	**509,817.00**	**118,034.27**	**509,817.00**
999	AUTOPAY	-2,809.75	0.00	2,809.75	0.00	0.00	0.00	0.00
	Total Operating Expense	**141,947.70**	**312,961.03**	**171,013.33**	**1,437,904.44**	**1,692,004.00**	**254,099.56**	**1,692,004.00**
	Total Operating Income	143,348.75	312,967.00	-169,618.25	1,625,226.10	1,692,004.00	-66,777.90	1,692,004.00
	Total Operating Expense	141,947.70	312,961.03	171,013.33	1,437,904.44	1,692,004.00	254,099.56	1,692,004.00
	NOI - Net Operating Income	**1,401.05**	**5.97**	**1,395.08**	**187,321.66**	**0.00**	**187,321.66**	**0.00**
	Total Income	143,348.75	312,967.00	-169,618.25	1,625,226.10	1,692,004.00	-66,777.90	1,692,004.00
	Total Expense	141,947.70	312,961.03	171,013.33	1,437,904.44	1,692,004.00	254,099.56	1,692,004.00
	Net Income	**1,401.05**	**5.97**	**1,395.08**	**187,321.66**	**0.00**	**187,321.66**	**0.00**

Bent Creek Preserve Homeowners Association, Inc.

Approved Budget # of Units: 423

For the Period of January 1, 2024 through December 31, 2024 Date: **12/13/2023**

		2023 Adopted Budget	YTD Actual 7/31/2023	5 Months Projection	2023 Estimated Year End	2024 Approved Budget	Approved Quarterly Budget
401	**INCOME**						
411		1,504,404	877,567	627,837	1,505,404	1,591,815	397,954
412		187,600	42,453	145,147	187,600	277,837	69,459
415	Insurance Claim	-	2,500	-	2,500	-	
417		0	3,488	-	3,488	-	-
418		0	5,953	-	5,953	-	-
420		0	4,230	3,500	7,730	2,115	529
422-1	Gate Transponders/Key Income	0	4,510	1,879	6,389	2,255	564
425-1	Event Income				-		
440-0		0	4,500	1,500	6,000	6,000	1,500
471		0	4,600	3,000	7,600	4,500	1,125
491		0	162	-	162	81	20
492		0	1,003	-	1,003	-	-
	TOTAL INCOME	**1,692,004**	**950,966**	**782,863**	**1,733,829**	**1,884,603**	**471,151**
501	**UTILITY EXPENSES**						
500		103,000	62,844	44,888	107,732	107,899	26,975
504		22,500	14,498	9,255	23,753	25,000	6,250
508		4,250	2,330	1,790	4,120	4,675	1,169
510		4,500	3,035	2,166	5,201	5,357	1,339
510-0		4,400	3,133	2,240	5,373	5,534	1,384
520		2,500	1,443	1,030	2,473	2,547	637
530		16,000	3,536	1,000	4,536	5,000	1,250
	TOTAL UTILITY EXPENSES	**157,150**	**90,819**	**62,369**	**153,188**	**156,012**	**39,003**
601	**BUILDING MAINTENANCE**						
600		33,000	14,252	10,180	24,432	25,000	6,250
605-6		0	2,880	2,060	4,940	2,500	625
608	Electrical Repairs			-		2,500	625
608-4	Plumbing Repairs			-		2,500	625
610		18,000	11,378	8,127	19,505	27,486	6,872
610-0		15,000	-	5,634	5,634	14,342	3,586
612		3,960	1,766	1,471	3,531	3,531	883
613-1	Cane Toad	5,220	2,250	2,345	4,595	4,800	1,200
615		2,500	-	1,540	1,540	2,500	625
616		7,000	1,995	1,000	2,995	7,000	1,750
616-1	HVAC Repairs	0	0	-	-	5,000	1,250
622	HVAC Maintenance Contract	0	1,629	5,976	7,605	5,325	1,331
660		21,600	11,700	9,000	20,700	21,600	5,400
662		18,000	4,373	2,000	6,373	15,000	3,750
690		2,300	887	1,413	2,300	3,000	750
	TOTAL BUILDING MAINTENANCE	**126,580**	**53,110**	**50,746**	**104,150**	**142,084**	**35,521**
701	**GROUNDS MAINTENANCE**						
700		185,896	108,439	77,457	185,896	187,754	46,939
702-02		394,761	230,277	164,484	394,761	398,708	99,677
705-00	Landscape Extras	22,000	1,470	1,000	2,470	22,000	5,500
706-00		47,000	215	-	35,800	-	-
706-4	Mulch	22,500	-	60,750	60,750	60,750	15,188
710		40,000	32,226	-	32,226	74,521	18,630
716		0	-	-	-	14,000	3,500
716-2		10,000	3,149	300	16,500	5,000	1,250
719-1	Hoover irrigation pump	2,600	-	2,590	2,590	2,590	648
720-3		0	6,904	4,333	11,237	10,400	2,600
721-1		0	0	-	-	500	125
722	Drainage cleaning	13,500	13,500	-	13,500	13,000	3,250
725-2		40,000	7,729	7,000	14,729	20,000	5,000
734		11,000	5,337	5,337	10,674	11,000	2,750

736		3,000	3,899	-	3,899	4,000	1,000
740		4,000	1,949	500	2,449	1,000	250
740-0		10,000	5,658	12,000	17,658	10,000	2,500
740-1		17,000	13,625	7,500	21,125	17,000	4,250
750		0	5,765	4,000	9,765	13,300	3,325
	TOTAL GROUNDS MAINTENANCE	**823,257**	**440,142**	**347,251**	**836,029**	**865,523**	**216,381**
801	**ADMINISTRATIVE EXPENSES**						
800		35,533	0	14,805	14,805	35,533	8,883
801-1		101,000	61,375	43,839	95,138	167,076	41,769
805		14,250	8,814	4,000	12,814	14,250	3,563
807		60,000	42,366	35,360	77,726	84,868	21,217
810		0	2,100	1,500	3,600	4,000	1,000
812		0	9,305	12,000	21,305	57,000	14,250
813		5,800	1,500	4,000	5,500	5,800	1,450
815		70	61	-	61	70	18
830		1,000	875	125	1,000	1,000	250
835		51,000	33,737	24,097	57,834	73,550	18,388
855		4,564	4,080	-	4,080	-	-
856	Bad Debt Write Off	-	1,561	-	1,561	-	-
	TOTAL ADMINISTRATIVE EXPENSES	**273,217**	**165,774**	**139,726**	**295,424**	**443,147**	**110,787**
910	**RESERVE EXPENSES**						
900		187,600	42,453	22,400	64,853	277,837	69,459
901		0	1,003	-	1,003	-	-
	TOTAL RESERVE EXPENSES	**187,600**	**43,456**	**22,400**	**65,856**	**277,837**	**69,459**
	Total Operating Expenses	**1,567,804**	**793,301**	**622,492**	**1,454,647**	**1,884,603**	**471,151**
	Net Income	**124,200**	**157,665**	**160,371**	**279,182**	**-**	**-**

Bent Creek Preserve Homeowners Association, Inc.

Approved Reserves For Capital Expenditures And Deferred Maintenance

For the Period of January 1, 2024 through December 31, 2024

	Estimated Replacement Cost	2024 Estimated Remaining Life (Years)	Current Reserve Balance (as of 12-31-23)	Add'l Reserve Funding	Expenditures & Adjustments		Estimated Reserve Balance 12/31/2024	Additional Reserves Required	Annual Funding Required 2024	Quarterly Funding Required 2024
Roofs	196,325	7	37,801		(8,950)		28,851	167,474	23,925	5,981
Painting	77,500	1	78,436				78,436	-	-	-
Pavement	600,897	12	139,078				139,078	461,819	38,485	9,621
Pool & Spa	126,500	3	66,507		(10,756)		55,751	70,749	23,583	5,896
Exercise Equipment	98,050	5	378		(578)		(200)	98,250	19,650	4,913
Recreation Areas	250,500	3	27,467		(14,089)		13,378	237,122	79,041	19,760
Sitework	271,500	7	4,978		(10,787)		(5,809)	277,309	39,616	9,904
Security Gates	126,800	5	21,885		(6,244)		15,641	111,159	22,232	5,558
Fire Protection	20,000	9	3,322				3,322	16,678	1,853	463
A/C System	284,000	9	18,936				18,936	265,064	29,452	7,363
Reserve Interest			1,356				1,356	-	-	-
Total	**2,052,072**		**400,144**	**-**	**(51,404)**	**-**	**348,740**	**1,705,624**	**277,837**	**69,459**

Bent Creek Preserve Homeowners Association, Inc.

Approved Reserve & Assessment Schedule

For the Period of January 1, 2024 through December 31, 2024

Number of Units: 423

	Annually	Quarterly	Monthly
Operating Assessment	3,763.16	940.79	313.60
Reserve Assessment	656.83	164.21	54.74
	$ 4,420.00	**$ 1,105.00**	**$ 368.33**

Seacrest Southwest
1044 Castello Dr., Ste. 206, Naples, FL 34103
(239) 261-3440 Fax (239) 261-2013

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

Bent Creek Preserve Homeowner's Association, Inc. **As of January 1, 2024**
Association Name

Q: What are my voting rights in the Homeowner's Association?

A: One voting interest per home.

Q: What restrictions exist on my right to use my unit?

A: Detailed in Section 18 of the Declaration of Covenant, Restrictions and Easements.

Q: What restrictions exist on the leasing of my unit?

A: Detailed in Section 18:27 excerpt: Unit may be leased only in their entirety. No more than 2 leases in any 12-month period. All leases shall be in writing. A copy of all leases of homes shall be provided to and must be approved by the Association prior to commencement thereof. ***Application required***

Q: How much are my assessments to the Homeowner's Association for my unit type and when are they due?

A: $1,105.00 due quarterly, January 1st, April 1st, July 1st. and October 1st.

$1,500 community enhancement fee due from the buyer at closing.

Q: Do I have to be a member in any other Association? If so, what is the name of the Association and what are my voting rights in this Association? Also, how much are my assessments?

A: No.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No.

Q: Is the Homeowner Association or other mandatory membership association involved in any court cases in which it may face liability in excess of $100,000? If so, identify each such case.

A: No.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.

Request for Estoppel Certificates, Lender Questionnaires, and Association Documents

Starting December 2017, Seacrest Southwest is pleased to announce Its transition to HomeWIseDocs.com, the next generation in document and data delivery for community associations. HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate agents and homeowners from Seacrest Southwest Property managed communities.

Log on to **www.HomeWiseDocs.com** and select the Sign-Up link to register. The many system enhancements geared toward an improved user experience include:

- ☐ **Order by address or association name searches**
- ☐ **Share your order with up to five email addresses**
- ☐ **Hard copy delivery options available**
- ☐ **Email and SMS text completion notices for users**
- ☐ **Rush order requests**
- ☐ **Track your orders online with order confirmation number**
- ☐ **Pay for your orders by credit card, check ore-check**

Seacrest Southwest will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association Information that you require. Please share this important notice with those parties that regularly request Closing Letters, Lender Questionnaires, and other association documents from our company.

HomeWiseDocs.com
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