

# **MOORGATE POINT GUIDELINES March 2022**

**The purpose of these Guidelines is intended to supplement the Declaration of Covenants, Conditions, and Restriction (CC&R's) for the Moorgate Homeowners Association (HOA). This handbook is being supplied to help residents maintain and enhance home values and to provide simple guidelines for living at Moorgate.**

**Homeowners are responsible for the actions of their guests and/or tenants. If you rent your home, we suggest you supply tenants with a copy.**

**These guidelines may be amended, modified, or changed, at the sole discretion of the Board of Directors of the HOA.**

## **Annual and Perennial Flowers**

Annuals and perennials are permitted to be planted within existing beds without prior permission. The primary requirement for these types of plants is that they be promptly removed at the end of their useful flowering period. If the homeowner does not promptly remove them the HOA will have them removed and any costs will be the responsibility of the homeowner. The landscaping company is not responsible for damage done to plants that grow out beyond the edge of the planting beds.

With prior ARB approval, vines may be grown on trellises on individual property. Any resultant stucco or surface damage and required repairs, or any damage done to the vines and trellis to accomplish the maintenance or painting are the sole responsibility of the homeowner. Homeowners are also responsible for keeping the vines trimmed. House numbers may not be obscured.

## **Benches and Chairs**

Benches or chairs are not permitted in the front or side of the home.

## **Cage Re-Screen**

Cage repairs or full re-screen must use black screening

## **Doors**

### **Front Doors**

When replacing the front door with like for like model, no ARB approval is required. A change to the front door, other than a like for like replacement, requires a request and plan to be submitted to the ARB for approval.

The original Fiberglass front door, installed by the Developer, must be stained with a specific color stain: Sherwin Williams Minwax Gel Stain Walnut, Minwax Helmsman Spar Urethan Clear Gloss. No deviation from this color will be allowed in keeping with the uniform color standard for front doors established by the Developer for all of Moorgate.

A front door with a glass insert should have the frame surrounding the glass painted the body color used for the house or the color of the original door itself.

### **Garage Door**

A garage door replacement must be like for like and requires a request and plan to be submitted to the ARB for approval. It is the homeowner's responsibility to check with Collier County to determine if any permits are required.

For the garage door paint color, please see the Moorgate Exterior Color Scheme List on the Moorgate website.

## **Exterior House Painting**

Exterior house painting requires ARB approval. The request must note the original color scheme of the house, which can be found on the Moorgate website. No deviation from the Developer's original color scheme is permitted. If you are going to be painting the gutters/downspouts at the same time, this should also be noted on the request form. Colors for each home can be found on the Moorgate website. Since Moorgate is a Villa development, please notify your roof mate that you are going to paint, perhaps they would want to do it at the same time.

## **Exterior Lighting**

### **Lighting Attached to the Structure: Entrance, Floodlights, Garage Landscape Lighting/Low Voltage Lights for Trees, Shrubs, & Walkways**

Installation of ALL exterior lighting needs prior written approval by the ARB. The intent of exterior lighting should be to enhance the architectural detailing of a home during evening hours without overpowering the streetscape, producing excessive glare, or affecting the properties in your vicinity.

Following are specifics that should be considered when thinking about exterior lights:

Landscaping lighting cannot be installed on the sides of the driveway.

Landscaping fixtures should blend in with the landscape.

Soft white lamps are recommended.

Colored lamps are prohibited except for short term holiday displays (see separate guidelines for Holiday Decorations and Lighting).

A low to medium level of illumination to achieve a soft look or warm glow is recommended.

Landscaping lighting should be low voltage or solar powered.

Spotlights are permitted on corners of the villa or at entrances if equipped with a motion detector with a maximum of five (5) minutes on time once activated. They are not to be directed outside the applicant's property and should not adversely affect the neighboring properties.

Quartz, mercury, vapor, high pressure sodium, metallic halide, white-bluish light emitting lamps, or similar products are not permitted.

In the event an approved light installation produces excessive glare or light spillage after installation, the owner will be required to correct the situation by reducing the wattage, and/or taking other measures to mitigate the impact. The ARB shall be responsible for determining whether exterior lighting is an annoyance or unreasonably illuminate's another owner's property or the common area.

Low-voltage and solar powered landscape lighting including low voltage up floodlighting, is permitted along walkways and in planting beds and other landscaped areas, so long as all wiring is buried and/or concealed from view. No lighting is permitted in the lawn area.

Landscaping lighting should be attached to a dedicated outlet, protected by a ground fault interrupter. They must not be connected to the same circuit as the irrigation system.

## **Exterior Modification**

Any alteration to the outside structure of one's home requires an application to be submitted to the ARB for review and approval. For example, this includes items such as, Skylights, Solar Light Tubes which require removal of roof tiles and cutting of roof panels for installation.

## **Fences, Walls, and Decorative Permanent Planters**

All fences, walls, and decorative permanent planters are prohibited.

## **Flags and Poles**

No Flags shall be displayed or hung in any area of a homeowner's lot without the prior written approval of the ARB.

**Exception:** a homeowner may display one portable, removable United States flag or official flag of the State of Florida, United States Army, Navy, Air Force, Marine Corps, Coast Guard, POW-MIA.

A portable flagpole, suitable for displaying a flag not larger than 4 ½ feet by 6 feet, may be attached with brackets to the exterior of the wall below the soffit of the garage. The bracket should be white or painted in the wall color.

The flag displayed should be maintained in good to excellent condition. Ripped or torn flags must be replaced as well as a faded colored flag.

Permanent flag poles may not be installed in the ground on any lot.

## **Flowerpots**

No pots or lawn ornaments on the front or side of your property, visible from the street and sidewalk are permitted.

Pots may be placed in the alcove by your front entrance.

If you are thinking about placing pots into your landscape design, an ARB Request must be submitted.

## **Garage/Vehicles**

Parking at individual residences, other than in enclosed garages, shall be limited to guests and authorized service vehicles. Residents' vehicles shall be garaged at all times. Therefore, an owner's third vehicle may not be parked in the driveway or on the street.

All garage doors must remain closed except upon entering or exiting the garage. Because of the importance of keeping vehicles within garaged areas, no Owner may convert any garage area for any other use.

## **Boat, Truck, Motor Home, Jet Skis**

There shall be no outside storage or any permanent placement of recreational vehicles or equipment of any kind including motor homes, camper, motorcycles, boats, canoes, kayaks, waverers, jet skis, wind surfers, etc.

## **Gutters & Downspouts**

If replacing gutters, must be like for like. If refurbishing or painting, the color must be Sherwin Williams Royal Brown. Color specifics can be found on the Moorgate website.

## **Holiday Decoration & Lighting**

Homeowners may display a reasonable number of holiday decorations and lighting, beginning no more than 30 days prior to a publicly observed holiday or religious observance and remaining up for no more than 10 days thereafter. No ARB applications shall be required for the installation of the display, however, if the ARB determines the decorations and/or lighting are:

- Excessive in number, size, or brightness

- Unreasonably interfere with the use and enjoyment of the common areas and/or adjacent properties; or cause a dangerous condition to exist

The Homeowner must immediately remove the decorations or lighting within 24 hours after receiving written notice from the HOA.

No holiday displays may include music.

Decorations must not sit on lawn areas, nor should they deter landscape maintenance activities. Any decorations that are determined by the ARB or BOD to interfere with or complicate lawn and garden maintenance must be removed by the homeowner immediately upon notice.

## Hurricane Shutters

Homeowners must submit an ARB Request for any change to the home's hurricane shutters. Hurricane shutters are for the purpose of storm protection and are not meant to be used on a daily permanent basis. Lexan panels will not be approved.

## Irrigation

Irrigation systems are separate from your homes water supply. Our landscaper has an irrigation crew dedicated only to inspection and repair of sprinklers heads, filters, and control clocks. Under our bylaws the landscaper can repair broken sprinkler heads, timer clocks, etc. up to \$300 without the approval of the homeowner. Those charges will be billed to the owner. All areas controlled by your irrigation clock zones, is the homeowner's sole responsibility.

## Landscaping and Landscape Enhancements

Written ARB approval is required for any planned improvements, change or additions to existing landscaping. Replacement of dead or diseased plants and trees require ARB approval. An ARB application should be submitted. This application can be found on the Moorgate website.

The ARB reserves the right to review any work done that materially changes the landscaping and to act accordingly.

The addition of new planting beds or trees outside of an existing bed, must be preapproved by the ARB before work is commenced. This application, Request for Approval Form, can be found on the website.

**Annuals and Perennials:** Annuals and perennials are permitted to be planted within existing beds without prior permission. The primary requirement for this type of plants is that they be promptly removed at the end of their useful flowering period.

**Trees and Shrubs:** Like for like replacement of trees and shrubs does not require ARB approval, provided you are using our current landscaper, Stahlman. All other replacements/additions do require ARB approval.

Any landscape work, changes, improvements done by an outside contractor requires ARB approval.

When choosing new/additional landscaping or replacement landscaping, it is best to choose plants that are already in the community. If trees or shrubs may be seen to have a negative impact on a neighbor's view or the communal area, it is necessary to get prior ARB approval.

All plants, whether put in by the developer or owner, must be replaced by the owner at their expense after they no longer look healthy. If the owner does not promptly remove and/or replace them after notification, the HOA will have them removed and/or replaced at the owner's expense.

Owners may have trees trimmed on their property, at their expense, without prior permission.

**Other Enhancements:** In general, enhancements such as fountains, birdbaths, bird feeders, bird detractors, i.e., owls, reflective discs, sculptures, "garden art" are not permissible in/on the front of the home, or side if visible from the street and sidewalks.

## **Lanai Floors**

Replacement of lanai flooring does require a prior ARB Request and approval.

## **Mailboxes**

All mailboxes and their supporting structures must conform to the standards established for Moorgate.

New mailboxes shall be purchased by the Owner from a vendor(s) approved by the BOD.

Mailboxes must be maintained in good and proper condition. The BOD from time to time may notify the homeowner when their mailbox needs refurbishment. If the work is not performed in a timely fashion the BOD has the discretion to have the refurbishment completed. The homeowner will be billed for the work.

## **Mailbox Decorations**

Should only be seasonal and timely. Items can be put up a week before the holiday and must be removed no later than 10 days after the holiday. The only exception to this is Christmas, items may be put up on December 1 and must be taken down no later than January 10.

## **Natural Gas Generator**

Permanent propane generators need to have a plan submitted to the ARB for approval, as well as, securing the appropriate permits from Collier County. All tanks must be buried in accordance with Florida/Collier Codes. Landscaping around the tank must be restored to its original condition. The generator unit itself must not be visible from the street, therefore appropriate hedges must be installed.

Temporary gasoline powered generators may only be used during a power outage. Once used during a power outage, they must be returned to the homeowner's garage within 3 days of power restoration.

## **Pets**

No pets shall be kept other than two (2) general household domestic pets, being cats, dogs, canaries, budgies (parakeet), or other similar caged birds, or an aquarium of goldfish or tropical fish. No exotic animals (e.g., snakes, reptiles) shall be kept or allowed in any home or on the common area.

Dogs and cats must be under the control of their owner while on the common areas.

No attack dogs shall be kept or allowed in any home or the common area.

No animal declared to be a nuisance by the BOD in their absolute discretion may be kept or allowed by any owner or resident. Nuisance may include but is not limited to (i) continued or excessive barking, (ii) repeated defecation on the common areas not being cleaned up by the owner, (iii) the BOD considering the animal to be a danger to residents or others (iv) the BOD considering the animal to have the potential to cause undue fear to residents or others.

## **Play Equipment**

Temporary portable play equipment is permitted in yards and driveways and shall be removed daily. No permanently installed play equipment is allowed on any property including, but not limited to, basketball goals, play complexes, tents, tree houses, skateboard ramps, soccer goals, and trampolines.

## **Ponds**

While the HOA encourages owners to enjoy the nature that surrounds their homes, it is never advisable to feed wildlife including birds and ducks. Feeding can be dangerous for both humans and wildlife as it can spread diseases and throw off their natural pattern. Some wildlife leaves a trail of droppings and can become territorial, destructive, and aggressive. Feeding wild animals is illegal in Florida and can carry a fine.

Fishing is not permitted in either of the ponds in Moorgate.

## **Rental**

Units may be leased or rented by owners no more than 4 times during any calendar year and no less than 30 days per rental. A rental application and fees **must** be submitted to the management company at least **30** days prior to lease approval. A rental application can be downloaded from the Moorgate website or obtained by contacting the management company.

## **Rocks, Boulders, Stones, and Gravel**

Gravel or small stone is permitted under soffits to help water runoff only. The gravel/stone should be earth tone (brown, beige, gray) and blend with the color of the home.

Stones, gravel, and boulders are not permitted in place of mulch or as edging for landscape beds. Earth tone steppingstones which blend with the color of the home are permitted within landscape beds; they are also permitted between homes in low areas to provide access from the front to rear of the home. When used between homes, both neighbors must agree to their placement and, they may not interfere with landscape maintenance. Additionally, they must not be significantly visible from the front of the home or street.

## **Roof Cleaning**

Power washing your roofs is not recommended since it can remove the glaze protecting the roof tile and lead to expensive repairs.

Therefore, the BOD contracted with Algae Free, owned and operated by Sean Gilliam, to clean, treat and maintain all roofs in Moorgate.

The HOA will bill each homeowner upon completion of the service with their quarterly HOA dues.

The BOD concluded this is in the best interest of every homeowner in Moorgate and avoids any conflicts that have and can arise concerning roof cleaning and maintenance.

## **Roof Tile Replacement**

The original tile, used by the developer, is no longer available. Currently the BOD has approved the following material for roof tile replacement.

Manufacturer: Boral  
Style: Villa 900  
Color: South Beach Blend  
SKU: 1MPSSD700

An application must be submitted to the ARB for review prior to replacing roof tiles. To maintain consistency both adjacent Villa homeowners must replace their roof at the same time.

## **Satellite Dishes**

A satellite dish may be installed only with prior written approval of the ARB. Please note there are restrictions on the size and location of satellite dishes.

## **Signage**

No person may post or display a sign anywhere within Moorgate other than:

One "For Sale" and/or "Open House" or other similar signs when said sign is used for the purpose of actively marketing the home for sale. Signage is strictly regulated by Lely Master Development as to size, color, font, materials, content, and duration of time of display. Please consult our property managers, Beachside Property Management, for guidelines and details.

One Home Security sign if placed within 6 feet of the home's exterior is acceptable.

## **Screen Doors**

Screen doors of any type are not allowed on the front door or the exterior garage door.

## **Solar Pool Heating Systems**

Solar heating systems require ARB approval prior to installation. A plan must include the proposed location and means of securing the system. A solar system must be affixed securely to the home to cover all aspects of weather. It is the homeowner's responsibility to follow Collier County's requirements for permits. Solar panels visible to the homeowner's neighbor(s) requires an approval in writing from those neighbors.

## **Wall Hangings**

Should be made from natural looking materials, such as wrought iron, bronze, copper etc. They are to be maintained at all times with no evidence of rust. Wall hangings are not permitted at the front or side of the home and must not be visible from the street or sidewalks in the front of the home. ARB approval is required.



## **Windows**

When replacing house windows with either like for like windows or impact glass, the exterior trim needs to match the existing. It is the homeowner's responsibility to secure the appropriate architectural plans and submit to the ARB for approval, as well as arrange for Collier County permits and regulations before starting the project.

## **Window Tinting**

Unless it was a window or glass door that was installed initially in the home construction, windows may only be tinted light grey, smoke, or light bronze to match the other windows in the home. No reflective film, leaded glass look, adhesive material or glass, or other glass or plastic material appearing different from the exterior of the structure may be used.

## **Window Treatment**

Window treatments shall consist of drapery, blinds, shutters, decorative panels, or other tasteful window covering. No newspaper, aluminum foil, sheets, or other temporary treatments are permitted, except for the initial period of occupancy by the new owner, or when permanent window treatments are being made, cleaned, or repaired. All draperies, curtains, shades or other window or door coverings installed within a property that are visible from the exterior, shall have a white or beige backing unless otherwise approved by the ARB.

## **Woodpecker Deterrent/Flashing Metal Discs**

It is the determination of the BOD that shiny metal discs and fake owls, attached to homes to, theoretically, stop the damage done by woodpeckers who are mating or looking for mates do not work.

The discs do not enhance the esthetics of our neighborhood but in fact detract from it and do not seem to be a consistently effective woodpecker deterrent. Therefore, the installation of shiny metal discs and fake owls are not permitted within Moorgate.

There are other products available to address this problem. One suggestion would be for homeowners to consult their pest control service.

## CONTACT INFORMATION

Management Company: Beachside Property Management  
20 Marco Lake Drive  
Marco Island, FL 34145  
239 331 2495  
[contact@beachsidepm.com](mailto:contact@beachsidepm.com)

Moorgate Website: [Moorgatepointnaples.org](http://Moorgatepointnaples.org)

Board of Directors: Anthony Bottalico, President  
John Taylor, Vice President  
Stephen Barsky, Secretary/Treasurer

Architectural Review Board: Patricia Casanova  
Dick Hill  
Pam Mooney

Landscaping: Stahlman Landscaping  
Supervisor: Tom Sullivan

Contact information for the above individuals can be found on the Moorgate Website.

An ARB request must be submitted for ANYTHING done to the exterior of a home. This request must be approved by the ARB prior to beginning a project.

The ARB Request form can be found on the Moorgate Website and should be submitted to [contact@beachsidepm.com](mailto:contact@beachsidepm.com)

	A	B	C	D	E	F	G	H
1	<b>MOORGATE SHERWIN WILLIAMS EXTERIOR PAINT COLORS</b>							
2	<b>June, 2017</b>							
3								
4								
5		House	Lot	Exterior Base	Exterior Base	Exterior Trim	Exterior Trim	
6		Number	Number	Number	Color Name	Number	Color Name	
7		7598 Moorgate Point Way	1	6102	Portabello	6107	Nomadic Desert	
8		7592 Moorgate Point Way	2	6102	Portabello	6107	Nomadic Desert	
9		7588 Moorgate Point Way	3	6101	Sands of Time	6126	Navajo White	
10		7578 Moorgate Point Way	4	6101	Sands of Time	6126	Navajo White	
11		7568 Moorgate Point Wy	5	6087	Trusty Tan	2859	Beige	
12		7538 Moorgate Point Way	6	6087	Trusty Tan	2859	Beige	
13		7532 Moorgate Point Way	7	6107	Nomadic Desert	6102	Portabello	
14		7528 Moorgate Point Way	8	6107	Nomadic Desert	6102	Portabello	
15		7524 Moorgate Point Way	9	6126	Navajo White	6101	Sands of Time	
16		7520 Moorgate Point Way	10	6126	Navajo White	6101	Sands of Time	
17		7516 Moorgate Point Way	11	2859	Beige	6087	Trusty Tan	
18		7512 Moorgate Pointd Way	12	2859	Beige	6087	Trusty Tan	
19		7500 Moorgate Point Way	13	6102	Portabello	6107	Nomadic Desert	
20		7496 Moorgate Point Wy	14	6102	Portabello	6107	Nomadic Desert	
21		7492 Moorgate Point Way	15	6101	Sands of Time	6126	Navajo White	
22		7488 Moorgate Point Way	16	6101	Sands of Time	6126	Navajo White	
23		7484 Moorgate Point Way	17	6087	Trusty Tan	2859	Beige	
24		7480 Moorgate Point Way	18	6087	Trusty Tan	2859	Beige	
25		7476 Moorgate Point Way	19	6107	Nomadic Desert	6102	Portabello	

	A	B	C	D	E	F	G	H
5		House	Lot	Exterior Base	Exterior Base	Exterior Trim	Exterior Trim	
26		7472 Moorgate Point Way	20	6107	Nomadic Desert	6102	Portabello	
27		7468 Moorgate Point Way	21	6126	Navajo White	6101	Sands of Time	
28		7460 Moorgate Point Way	22	6126	Navajo White	6101	Sands of Time	
29		7446 Moorgate Point Way	23	2859	Beige	6087	Trusty Tan	
30		7416 Moorgate Point Way	24	2859	Beige	6087	Trusty Tan	
31		7406 Moorgate Point Way	25	6102	Portabello	6107	Nomadic Desert	
32		7400 Moorgate Point Way	26	6102	Portabello	6107	Nomadic Desert	
33		7394 Moorgate Point Way	27	6101	Sands of Time	6126	Navajo White	
34		7390 Moorgate Point Way	28	6101	Sands of Time	6126	Navajo White	
35		7386 Moorgate Point Way	29	6087	Trusty Tan	2859	Beige	
36		7382 Moorgate Point Way	30	6087	Trusty Tan	2859	Beige	
37		7377 Moorgate Point Way	31	6107	Nomadic Desert	6102	Portabello	
38		7381 Moorgate Point Way	32	6107	Nomadic Desert	6102	Portabello	
39		7385 Moorgate Point Way	33	6126	Navajo White	6101	Sands of Time	
40		7389 Moorgate Point Way	34	6126	Navajo White	6101	Sands of Time	
41		7393 Moorgate Point Way	35	2859	Beige	6087	Trusty Tan	
42		7397 Moorgate Point Way	36	2859	Beige	6087	Trusty Tan	
43		7401 Moorgate Point Way	37	6102	Portabello	6107	Nomadic Desert	
44		7405 Moorgate Point Way	38	6102	Portabello	6107	Nomadic Desert	
45		7409 Moorgate Point Way	39	6101	Sands of Time	6126	Navajo White	
46		7413 Moorgate Point Way	40	6101	Sands of Time	6126	Navajo White	
47		7417 Moorgate Point Way	41	2859	Beige	6087	Trusty Tan	
48		7421 Moorgate Point Way	42	2859	Beige	6087	Trusty Tan	

	A	B	C	D	E	F	G	H
5		House	Lot	Exterior Base	Exterior Base	Exterior Trim	Exterior Trim	
49		7425 Moorgate Point Way	43	6107	Nomadic Desert	6102	Portabello	
50		7429 Moorgate Point Way	44	6107	Nomadic Desert	6102	Portabello	
51		7433 Moorgate Point Way	45	6126	Navajo White	6101	Sands of Time	
52		7437 Moorgate Point Way	46	6126	Navajo White	6101	Sands of Time	
53		7441 Moorgate Point Way	47	2859	Beige	6087	Trusty Tan	
54		7445 Moorgate Point Way	48	2859	Beige	6087	Trusty Tan	
55		7449 Moorgate Point Way	49	6102	Portabello	6107	Nomadic Desert	
56		7453 Moorgate Point Way	50	6102	Portabello	6107	Nomadic Desert	
57		7457 Moorgate Point Way	51	6101	Sands of Time	6126	Navajo White	
58		7461 Moorgate Point Way	52	6101	Sands of Time	6126	Navajo White	
59		7465 Moorgate Point Way	53	6087	Trusty Tan	2859	Beige	
60		7469 Moorgate Point Way	54	6087	Trusty Tan	2858	Beige	
61		7473 Moorgate Point Way	55	6107	Nomadic Desert	6102	Portabello	
62		7477 Moorgate Point Way	56	6107	Nomadic Desert	6102	Portabello	
63		7485 Moorgate Point Way	57	6126	Navajo White	6101	Sands of Time	
64		7495 Moorgate Point Way	58	6126	Navajo White	6101	Sands of Time	
65		7499 Moorgate Point Way	59	2859	Beige	6087	Trusty Tan	
66		7503 Moorgate Point Way	60	2859	Beige	6087	Trusty Tan	
67		7507 Moorgate Point Way	61	6102	Portabello	6107	Nomadic Desert	
68		7511 Moorgate Point Way	62	6102	Portabello	6107	Nomadic Desert	
69		7515 Moorgate Point Way	63	6101	Sands of Time	6126	Navajo White	
70		7519 Moorgate Point Way	64	6101	Sands of Time	6126	Navajo White	
71		7523 Moorgate Point Way	65	6087	Trusty Tan	2859	Beige	

	A	B	C	D	E	F	G	H
5		House	Lot	Exterior Base	Exterior Base	Exterior Trim	Exterior Trim	
72		7527 Moorgate Point Way	66	6087	Trusty Tan	2859	Beige	
73		7531 Moorgate Point Way	67	6107	Nomadic Desert	6102	Portabello	
74		7535 Moorgate Point Way	68	6107	Nomadic Desert	6102	Portabello	
75		7539 Moorgate Point Way	69	6126	Navajo White	6101	Sands of Time	
76		7543 Moorgate Point Way	70	6126	Navajo White	6101	Sands of Time	
77		7547 Moorgate Point Way	71	2859	Beige	6087	Trusty Tan	
78		7551 Moorgate Point Way	72	2859	Beige	6087	Trusty Tan	
79		7555 Moorgate Point Way	73	6102	Portabello	6107	Nomadic Desert	
80		7559 Moorgate Point Way	74	6102	Portabello	6107	Nomadic Desert	
81		7563 Moorgate Point Way	75	6101	Sands of Time	6126	Navajo White	
82		7567 Moorgate Point Way	76	6101	Sands of Time	6126	Navajo White	
83		7571 Moorgate Point Way	77	2859	Beige	6087	Trusty Tan	
84		7575 Moorgate Point Way	78	2859	Beige	6087	Trusty Tan	
85		7579 Moorgate Point Way	79	6107	Nomadic Desert	6102	Portabello	
86		7583 Moorgate Point Way	80	6107	Nomadic Desert	6102	Portabello	
87		7587 Moorgate Point Way	81	6101	Sands of Time	6126	Navajo White	
88		7591 Moorgate Point Way	82	6101	Sands of Time	6126	Navajo White	
89		7595 Moorgate Point Way	83	2859	Beige	6087	Trusty Tan	
90		7599 Moorgate Point Way	84	2859	Beige	6087	Trusty Tan	
91								
92		no longer have paint sample, however # is valid		2859	Beige	6087	Trusty Tan	
93				6102	Portabello	6107	Nomadic Desert	
94				6101	Sands of Time	6126	Navajo White	

## Frequently Asked Questions (FAQ)

### The following summary, in part, was taken from the Moorgate Point Declaration of Covenants and By-Laws

#### Leasing Your Home

I am going to lease out my home at Moorgate Point. Are there any restrictions for leasing homes?

A home may not be leased for a period of less than thirty (30) days, nor more than four (4) times in any 12 month period. No individual rooms may be rented, and no transient tenants may be accommodates. All leases must be in writing and a copy of the lease delivered to the Board not less than three (3) days prior to the commencement of the Lease. Leases should be sent to Beachside Property Mgmt., 20 Marco Lake Dr. #9, Marco Island, FL 34145.

#### Exterior Changes, Additions, Removals

We would like to make some changes to the outside of our home, such as fresh paint, new/additional light fixtures, and adding to or removal of some landscaping. Are there any restrictions?

No improvements, exterior change or structure of any kind, including without limitation, any building, gazebo, wall, fence, pond, fountain, shutters, swimming pool, screened enclosure, additional landscaping or change in paint colors or roof colors shall be erected, placed or maintained and no addition, alteration, modification, removal or change to any such improvement, landscaping or structure shall be made without the prior written approval of the Moorgate ARB (Architectural Review Board). If you wish to make any exterior changes or modifications, please contact Safe Harbor for the ARB form to submit your request.

## **Satellite Dish**

I wish to install a satellite dish. May I do so?

Yes, a satellite dish may be installed only with prior written approval of the ARB. Please note there are restrictions on the size and location of satellite dishes.

## **Signage**

My Home is For Sale. May I place a sign out front or in my window to help sell it?

No sign shall be placed on or allowed to be placed on a Lot by an Owner without the prior written approval of the ARB and the Master Association. Please note that the signage must adhere to certain size and design criteria.

## **Equipment**

We would like to install a basketball hoop and playground equipment on our lot. May we do so?

There shall be no outside storage or permanent placement of recreational equipment of any kind including volleyball nets, basketball goals, swing sets, lawn care equipment, toys or play equipment. Items that remain outside for a period of more than twenty-four (24) consecutive hours will be deemed to be "stored" or permanently placed. Play equipment may be approved, in writing, on an individual basis, by the ARB.

## **Garage/Vehicles**

I have 3 vehicles but only a two car garage. May I park my third vehicle in the driveway?

Parking at individual residences, other than in enclosed garages, shall be limited to guests and authorized service vehicles. Residents' vehicles shall be garaged at all times. Therefore an owner's third vehicle may not be parked in the driveway or on the street.



May I park or store my boat, truck, motor home or jet skis at Moorgate Point?

There shall be no outside storage or any permanent placement of recreational vehicles or equipment of any kind including motor homes, camper, motorcycles, boats, canoes, kayaks, waverers, jet skis, wind surfers, etc.

May I leave my Garage door open during the day?

All garage doors must remain closed except upon entering or exiting the garage. Because of the importance of keeping vehicles within garaged areas, no Owner may convert any garage area for any other use.

**Pets**

I am a Homeowner and I have a pet, or want to get a pet. Are there any restrictions?

Normal household pets shall be permitted, subject to the rules and regulations established by the Association. No other animals shall be permitted upon the Lot.

**Association Dues**

When are my Association Assessments due, and how can I pay them?

Assessments are due quarterly first day of each quarter: January 1, April 1, July 1, and October 1. Late payment fees will be assessed on the 15th day of the month at 18%.

Payments should be sent to Beachside Property Management, 20 Marco Lake Dr., #9, Marco Island, FL 34145 and be payable to Moorgate Point. You may also sign up for ACH Direct Debit payments by emailing [finance@beachsidepm.com](mailto:finance@beachsidepm.com).

Payments must be made on time regardless of whether you receive any notification from the association. If you need further information regarding payments please contact Safe Harbor.

What are the penalties if someone cannot pay their dues on time?

There are a host of monetary and other remedies allowed under the governing documents and Florida Statutes. These may include the acceleration of Assessments for the remainder of the calendar year, the placement of interest on the account; filing of a lien on the home and the eventual foreclosure of the property. Please contact the Management Company as soon as you believe you may have a payment issue.

## **BOD & Committee's**

### I would like to serve on the Board or on a Committee. How do I do this?

Each year a notice of the date and location of the annual members meeting is mailed to each homeowner of record. At that time, requests for self-nomination to the Board are requested. Simply fill out the form and send it back to the Association via their management company. Your name will then be included on the ballot if an election is necessary.

Should you wish to serve on a committee, please contact any member of the Board of Directors to express your interest. The Board may consider an appointment at any designated Board of Directors Meeting.

### I wish to attend the Board of Directors Meeting. May I do so, and how do I know when it will be held?

The Board of Directors meetings are open to the membership. Meeting notices will be posted on the community bulletin at the Moorgate Point exit gate at least 48 hours prior to the meeting date and time. Notices will also be sent to owner's email address on record. All homeowners are welcome to attend.

### I wish to attend the Committee Meetings. May I do so, and how do I know when they are held?

Committee meetings are open to the membership. Meeting notices will be posted on the community bulletin at the Moorgate Point exit gate at least 48 hours prior to the meeting date and time. Notices will also be sent to owner's email address on record. All homeowners are welcome to attend.

### How do I reach the Board of Directors if I feel I need their involvement on an issue?

Complaints and/or questions regarding the management of Moorgate Point or actions of other Homeowners shall be made in writing to the Association by sending a letter or email to our management agent, Safe Harbor, who is required to forward all homeowners inquiries that request the Board's involvement to the Board of Directors.

How are the Governing Documents of our community enforced when homeowners fail to comply?

The Association's governing documents and the Florida Statutes provide for the use of fines, liens and other legal remedies.

**Mailboxes**

My mailbox is faded, chipped and numbers are missing. What should I do?

One of the focal points at Moorgate is the mailboxes. If your mailbox, post, or numbers are faded, chipped, stained/rusted, broken or in general disrepair call Lykins-Signtek at (239) 594-8494.

Please be reminded that the mailbox and post are to be painted gloss black. Matching replacement numbers can also be obtained through Lykins Signtek. They will re-paint your mailbox and post and apply new numbers, for a fee, if you elect not to do the work yourself.

**MAINTENANCE EMERGENCY**

If I see a common area maintenance emergency after normal business hours, how do I report it?

Moorgate Point's management company, Beachside Property Management, has 24/7 live operators for after hours messages and emergencies. The phone number is 239-331-2495.

**MANAGEMENT COMPANY**

How do I reach the Management Company if I have a problem or questions about home or the community?

Beachside Property Management can be reached Monday through Friday 9:00 AM to 3:00 PM. Questions can be emailed to [contact@beachsidepm.com](mailto:contact@beachsidepm.com). Additionally, they have 24/7 live operators for after-hours messages and emergencies as referenced above.

**RENTAL APPLICATION**

Moorgate Point Homeowners Association

RENTER(S) NAME(S) \_\_\_\_\_ PHONE # \_\_\_\_\_

PHONE # \_\_\_\_\_

RENTER'S PERMANENT ADDRESS \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

RENTER(S) SOCIAL SECURITY # (S) FOR BACKGROUND CHECK:

# \_\_\_\_\_

# \_\_\_\_\_

MGP ADDRESS \_\_\_\_\_ OWNER \_\_\_\_\_

RENTAL AGENT YOU ARE RENTING THIS UNIT FROM (IF APPLICABLE):

NAME: \_\_\_\_\_ TELE: \_\_\_\_\_

CAR MAKE, COLOR & MODEL YOU WILL HAVE AT MGP: \_\_\_\_\_

STATE \_\_\_\_\_ COLOR \_\_\_\_\_ PLATE# \_\_\_\_\_

NAMES OF ALL ADULTS TO OCCUPY UNIT (AGES IF UNDER 21/SUPERVISOR & CONTACT INFO.)

\_\_\_\_\_

NAMES OF CHILDREN TO OCCUPY UNIT (AGES)

\_\_\_\_\_

LENGTH OF LEASE REQUESTING:

FROM \_\_\_\_\_ THROUGH \_\_\_\_\_

I authorize investigation of all statements contained in this application. I understand that any misrepresentations will be cause for immediate termination of any lease signed by me subsequent to submitting this application. I also understand that all rentals must be approved by the Board of Directors acting on behalf of the Association and that all rentals must be for a minimum of thirty (30) consecutive days. If I wish to add a roommate, I will first notify the property management company and then go through the proper procedures of adding the name(s) to this rental agreement before he/she moves into the unit. I (We) will abide by all rules and regulations of Moorgate Point. I (We) understand that if I (we) break any of the rules, my lease at Moorgate Point can be terminated. I (We) explicitly state we understand that no extended or overnight parking is allowed in the driveways.

PRINT YOUR NAME(S) \_\_\_\_\_ DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PRINT YOUR NAME(S) \_\_\_\_\_ DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**APPLICATION FEES: \$75.00 PAYABLE TO MOORGATE POINT PLUS \$53 FOR EACH ADDITIONAL NAME ON THE LEASE) AND \$75.00 PAYABLE TO BEACHSIDE PROPERTY MANAGEMENT. RENTAL APPLICATION, BACKGROUND CHECK AUTHORIZATION FORM AND CHECKS SHOULD BE MAILED OR DELIVERED TO BEACHSIDE PROPERTY MANAGEMENT, 20 MARCO LAKE DRIVE, #9, MARCO ISLAND, FL 34145.**

FOR THE BOARD OF DIRECTORS:

RENTAL APPROVED \_\_\_\_\_ NOT APPROVED \_\_\_\_\_



Investigative Services, Inc.  
Experience ~ Integrity ~ Results

APPLICATION FOR CRIMINAL REPORT

APPLICATION FOR CREDIT REPORT

(Check box for requested reports)

Applicant 1 - Print Name \_\_\_\_\_

Applicant 1 - SSN \_\_\_\_\_ Applicant 1 - DOB \_\_\_\_\_

Applicant 1 - Contact Information \_\_\_\_\_

Applicant 1 - Current Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Applicant 2 - Print Name \_\_\_\_\_

Applicant 2 - SSN \_\_\_\_\_ Applicant 2 - DOB \_\_\_\_\_

Applicant 2 - Contact Information \_\_\_\_\_

Applicant 2 - Current Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

REQUESTING ASSOCIATION: \_\_\_\_\_

FAX REPORT TO: \_\_\_\_\_

E-MAIL REPORT TO: \_\_\_\_\_

I/We certify that having read the above application and agree all information therein is true and correct I/We authorize your agents to obtain a criminal and or credit report for tenancy or ownership.

Applicant 1 - Signature \_\_\_\_\_ Date Signed \_\_\_\_\_

Applicant 2 - Signature \_\_\_\_\_ Date Signed \_\_\_\_\_

**FOR OFFICE USE ONLY**

Type of report requested (check one): SINGLE  JOINT

Submitted By: \_\_\_\_\_ Account #137200

Dina M. Schleifer ~ Dan C. Colarney ~ Donald M. Schleifer, II  
Fl Lic. # A2300138 ~ www.IslandEyesPI.com ~ info@islandEyesPI.com  
848 Bald Eagle Dr., Marco Island Fl 34145  
Office (239) 970-0435 ~ 24hr Line (239) 272-0058 ~ Fax (239) 393-2614

## **Moorgate Point Architectural Standard**

### **Antennas & Satellite Dishes**

Exterior antennas are prohibited. Homeowners may install satellite dishes for the purpose of receiving audio and/or video programming and media reception. A dish that is 36" or less in diameter will be approved. The satellite dish should be mounted to the outside of the house in a location that best minimizes its visibility from the street and from other homes. The dish should be mounted on the back portion of the house or otherwise placed to hide it from street view, and should not extend above the crown of the roof. If reception cannot be obtained from a location mounted on the house, the satellite dish may be located on a pole as unobtrusively as possible on the rear of the property. The pole, including the dish, will be no higher than six feet. Screening with shrubs may be required where appropriate. Such installation requiring a pole is preferable within a garden area.