

Moorgate Standards and Procedures

At-A-Glance

(approved 1/23/25)

The purpose of these Guidelines is to further expand the Declaration of Covenants, Conditions, and Restriction (CC&R's) for the Moorgate Homeowners Association (HOA). This At-A-Glance summary is being supplied to provide homeowners with the set standards for uniform aesthetics and procedures for maintenance and enhancement of our properties.

Not all items are included in this shortened version. Please refer to the full **Moorgate Standards and Procedures 2024** for a more detailed explanation on each of the items below and other items not included here. It can be found under Community Resources on Moorgate Point Way website (www.moorgatepointnaplesfl.org)

ARB Approval is required for the following- unless replacement is like-for-like:

All requests to alter or enhance the exterior of your home or landscaping. Such items are:

- Front Door replacement or glass insert
- Garage Door Replacement
- Exterior House Painting, including gutters and downspouts
- Exterior Lighting
- House Painting
- Hurricane Shutters
- Landscaping Enhancements
- Lanai Floors
- Lanai/Cage extensions
- Natural Gas Generators
- Pool refurbishment or installation
- Roofing- whole house-
- Solar- for pool or whole house
- Window replacement

Items not permitted at Moorgate Point Way, includes the following:

- Any exterior modification, i.e., skylights, or solar light tubes, which requires cutting into the roof and tiles
- Benches or chairs located visible from the street or sidewalk.
- Fences, walls, permanent planters, or wall hangings visible from the street
- Fishing or feeding of wildlife
- Flag poles, unless displaying approved flags
- Flowerpots or lawn ornaments visible from the street and sidewalk
- Holiday decorations on the home and lighting. No lawn decorations
- Outside storage of boats, trailers, trucks, mobile homes, jet skis
- Play equipment
- Signage other than "for sale"
- Screen doors
- Woodpecker deterrents; fake owls, shiny metal disks

General Information:

- Annual flowers can be planted. Once they reach reasonable lifespan, they should be removed
- Cage re-screens- black screening only
- Garage doors should remain closed unless in use
- House numbers should remain visible at all times for emergency purposes
- Mailbox decorations should only be seasonal and timely
- Pets, the number and types are specified in longer document. All pets should be leashed while outside
- Rentals- 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. See specifics in longer document about application requirements
- Rocks, boulders, stones, and gravel are permitted to help with water run-off and not to be used in place of mulch or as edging for landscaping
- Vehicles, all resident vehicles shall be garaged at all times