QUEENS PARK COMMUNITY SERVICES ASSOCIATION, INC.

c/o Vesta Property Services

24301 Walden Center Drive, Ste. 101 Bonita Springs, FL 34136
Phone: 239-947-4552 Fax: 239-495-1519

APPLICATION TO PURCHASE OR LEASE

Updated 9/2026

The Board of Directors has 30 days to approve or disapprove your application. Please have your completed application turned into our office 20 days before closing or occupancy. Please include the following or your application cannot be processed and will be returned to you:

1. **$100.00** Application fee (non-refundable) Payable to **QUEENS PARK COMMUNITY SERVICES ASSOCIATION**
2. **$75.00** Background check -(non-refundable) Payable to **QUEENS PARK COMMUNITY SERVICES ASSOCIATION, INC.** per occupant 18 years old or older.
3. **$75.00** Application processing fee, Payable to **Vesta Property Services.**
4. **If it is a sale** send a copy of the purchasing agreement with your application & HOA disclosure.
5. **If it is a rental** send a copy of the lease with your application.
6. Front COPY OF ID FOR EACH PERSON 18 YEARS OLD OR OLDER & filled out authorization form for each.
7. INITIALED RULES AND RESTRICTIONS (Each applicant over 18 years must initial)

( ) I/We hereby apply for approval to **purchase** property address _____
for membership in the Queens Park Community Services Association, Inc.

I/We are **purchasing** this home with the intention of (must choose one):
[ ] Owner Occupied/Primary Residence
[ ] 2nd/Vacation home
[ ] Investment Property

( ) I/We hereby apply for approval to **lease** property address _____

for the period beginning _____and ending _____

Current Homeowner name:
_____Ph#:_____Email:_____

In order to facilitate consideration of this application, I/we represent that the following information is factual and correct and agree that any falsification or misrepresentation in this application will justify its disapproval. I/We consent to your further inquiry concerning this application, particularly of the references given below.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION

Full name of applicant:_____

Full name of spouse/co applicant: _____

Phone Home: _____ Work: _____

Applicant Email:_____

Co-Applicant Email:_____

Home Address:_____ City, State, Zip_____

Mailing Address: _____ City, State, Zip_____

QUEENS PARK COMMUNITY SERVICES ASSOCIATION, INC.

Applicant Nature of Current or Retired Business or Profession: _____

Company or Firm Name:_____ Phone:_____

Business address _____City_____State _____Zip _____

Co-Applicant Nature of Business or Retired Profession: _____

Company or Firm Name: _____Phone:_____

Business address:_____City _____State _____ Zip _____

Make of car(s) to be kept at the property:

Make	Model	Year	State Car & License #
Make	Model	Year	State Car & License #
Make	Model	Year	State Car & License #
Make	Model	Year	State Car & License #

The documents of Queens Park Community Services Association, Inc., provide an obligation of owners that all units are to be used as single-family residences only. Please state the name and relationship of all other persons who will be occupying the unit on a regular basis.

Name	Relationship	D.O.B.

Name of Current or most recent Landlord if applicable:

Name:_____ Email:_____ Ph:_____

Address:_____ City/State/Zip:_____

Person to be notified in case of emergency:

Name:_____ Email:_____ Ph:_____

Address:_____ City/State/Zip:_____

Mailing address for notices connected with this application.

Name:_____ Email:_____ Ph:_____

Address:_____ City/State/Zip:_____

QUEENS PARK COMMUNITY SERVICES ASSOCIATION, INC.

Realtor Name:_____ Phone:_____ Email:_____

Title Co. Name:_____ Phone:_____ Email:_____

I am aware of and agree to abide by the Queens Park Community Services Association, Inc. Declaration of Covenants, Articles of Incorporation, By-Laws and any and all properly promulgated rules and regulations. A complete copy can be viewed and printed on website (www.queensparknaples.com) under Forms and Documents. I acknowledge receipt of a copy of the Association rules.

Each Applicant Over 18 Please Initial**:** _____ _____ _____

I understand and agree that the Association, in the event it approves a lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, of provisions of the Queens Park Community Services Association Inc., the Association's Declaration of Covenants, and the rules and regulations of the Association.

I am aware that a criminal background and credit check will be done, and I give my approval. There is a $50.00 charge per adult (each person over 18 years old) for the background check. Make the check payable to Queens Park Community Services Association, Inc.

_____ _____

Applicant's Signature Date Co-Applicant's Signature Date

***Owner or Agent to notify with approval: _____

***Email for approval: (owner or agent): _____

*****INCOMPLETE APPLICATIONS CAN NOT BE PROCESSED AND WILL BE RETURNED TO YOU. THIS WILL DELAY THE APPROVAL OF YOUR APPLICATION*****

Application: Approved_____ Disapproved_____

_____ _____

Officer or Director Date

Mail or Deliver your application to:

Vesta Property Services
Attn: Lauren Moretti
24301 Walden Center Drive, Ste. 101
Bonita Springs, FL 34134

Updated 9/2026

Updated 1/2025

QUEENS PARK COMMUNITY SERVICES ASSOCIATION, INC.

QUEENS PARK PET REGISTRATION FORM

Pets/Animals. No more than a total of three (3) normal domesticated household pet dogs, cats and birds are permitted. There is no restriction on the keeping of pet fish. Exotic or exotic hybrid pets that are poisonous and/or dangerous are not allowed. Pets and animals must be carried or leashed at all times when not on the owner's Lot or outside of a Unit. The ability to keep pets is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet or animal that, in its sole and exclusive discretion, becomes a source of annoyance to other residents or endangers the health, safety and welfare of residents. No poultry, swine or livestock may be kept on the properties. Beehives/apiary operations are not permitted. Commercial activities involving pets and animals, including but not limited to breeding for sale, is prohibited. All pets and animals must be licensed by the appropriate State or local authorities. Each homeowner shall immediately remove their pet's or animal's feces from Lots, Common Areas or Condominium Common Elements. Notwithstanding the foregoing, pit bull and pit bull mix dogs shall be prohibited. A pit bull or pit bull mix dog is defined as any dog that, in the sole and exclusive discretion of the Board, has the appearance and characteristics of being predominantly and commonly referred to as a "pit bull" regardless of the opinion of any veterinary doctor.

In addition to complying with the above paragraphs regarding animals and pets, Owners shall be required to comply with all applicable local, state and federal laws, rules and regulations regarding animals and pets. Please initial the following:

_____ I do not currently have any pets. Initial if applicable.

_____I understand that falsification of information or failure to register my pet(s) will result in revocation of my pet privileges.

_____I further understand that I am fully responsible for the actions of my pet(s) and have read Section 8.3 above regarding the pet rules.

_____I understand that this pet registration is only for this pet(s) and expires when the pet(s) is no longer on the property. Any new pet(s) added to the household require a new registration.

Owner Name:_____

Address: _____

Pet owner Phone: _____ Email: _____

Type of Pet: _____ Breed: _____ Weight: _____

Type of Pet: _____ Breed: _____ Weight: _____

Type of Pet: _____ Breed: _____ Weight: _____

Owners Signature_____ Date:_____

24301 Walden Center Drive,
Suite 101 Bonita Springs,
FL 34134
239-947-4552, f 239-495-1518

www.VestaPropertyServices.com/sw

AUTHORIZATION FOR RELEASE OF INFORMATION FOR BACKGROUND SCREENING PURPOSES.

Background Screening Disclosure

I hereby authorize Vesta Property Services and its designated agents and representatives to conduct a comprehensive review of my background through a consumer report and/or an investigative consumer report to be generated for sales applicant screening purposes. I understand that the scope of the consumer report/investigative consumer report may include but is not limited to the following areas: criminal history records (from local, state, federal, international and other law enforcement agencies records), sexual offender's lists, wants and warrants records, credit history, and civil/lawsuit cases. Upon request Vesta Property Services will supply a copy of the completed consumer report along with a copy of an individual's rights under the Fair Credit Reporting Act.

Authorization and Release I_____authorize the complete release of these records or data pertaining to me which an individual, company, firm, corporation, or public agency may have. I hereby release Vesta Property Services and its agents, officials, representatives, assigned agencies, including officers, employees, or related personnel both individually and collectively, from all liability for damages of whatever kind, which may at any time, result to me, my heirs, family or associates because of compliance with this authorization and request to relapse. I certify that all information provided below and on my application is correct to the best of my knowledge. Any false statements provided in this form and my application will be considered just cause for disqualification at any time. This authorization and consent shall be valid in original, fax, or copy form. The following information is required by law enforcement agencies and other entities for identification purposes when checking records. It is confidential and will not be used for any other purpose.

_____

Applicant's Name (**Print Legibly**) Maiden/AKA/Previous Name (s)

_____ _____

Signature Date

_____ _____

Social Security Number Date of Birth

_____

Driver's License Number and State Issued

_____

Current Address

_____

Phone Number

QUEENS PARK RULES & REGULATIONS 2023

Please initial before each section.

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Authorization and Release I_____authorize the complete release of these records or data pertaining to me which an individual, company, firm, corporation, or public agency may have. I hereby release Vesta Property Services and its agents, officials, representatives, assigned agencies, including officers, employees, or related personnel both individually and collectively, from all liability for damages of whatever kind, which may at any time, result to me, my heirs, family or associates because of compliance with this authorization and request to relapse. I certify that all information provided below and on my application is correct to the best of my knowledge. Any false statements provided in this form and my application will be considered just cause for disqualification at any time. This authorization and consent shall be valid in original, fax, or copy form. The following information is required by law enforcement agencies and other entities for identification purposes when checking records. It is confidential and will not be used for any other purpose.

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Driver's License Number and State Issued

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Current Address

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Home; Maximum Occupancy. Each home shall be occupied by only one family at any time. Any occupancy allowed by the owner in the owner's or owners spouse's absence for longer than fourteen (14) days, including but not limited to family members, friends, or tenants, whether consideration is paid or not, shall be deemed a lease and subject to the lease approval requirements in Section 11 of the Declaration. Each home shall be used as a home and for no other purpose. No business or commercial activity shall be conducted in or from any home including but not limited to visitation of the home by clients, customers, suppliers or other business invitees, or door-to-door solicitation of residents. This restriction shall not be construed to prohibit any owner from maintaining a personal or professional library in his or her home, from keeping his or her personal, business or professional records in his or her home, from handling his or her personal, business or professional telephone calls or written correspondence in and from his or her home, or conducting a "no impact" home based business in and from his or her home. Such uses are expressly declared customarily incident to residential use. Examples of businesses which are prohibited and are considered "impact" businesses are businesses or commercial activity or ventures that create customer traffic to and from the home, create noise audible from outside the home, or generate fumes or odors noticeable outside the home, including but not limited to, a home day care, beauty salon/barber, and animal breeding. The maximum number of occupants in a home shall not exceed two (2) persons per bedroom unless approve by the Board in order to avoid undue hardship.

Pets/Animals. No more than a total of three (3) normal domesticated household pet dogs, cats and birds are permitted. There is no restriction on the keeping of pet fish. Exotic or exotic hybrid pets that are poisonous and/or dangerous are not allowed. Pets and animals must be carried or leashed at all times when not on the owner's Lot or outside of a Unit. The ability to keep pets is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet or animal that, in its sole and exclusive discretion, becomes a source of annoyance to other residents or endangers the health, safety and welfare of residents. No poultry, swine or livestock may be kept on the properties. Beehives/apiary operations are not permitted. Commercial activities involving pets and animals, including but not limited to breeding for sale, is prohibited. All pets and animals must be licensed by the appropriate State or local authorities. Each homeowner shall immediately remove their pet's or animal's feces from Lots, Common Areas or Condominium Common Elements. Notwithstanding the foregoing, pit bull and pit bull mix dogs shall be prohibited. A pit bull or pit bull mix dog is defined as any dog that, in the sole and exclusive discretion of the Board, has the appearance and characteristics of being predominantly and commonly referred to as a "pit bull" regardless of the opinion of any veterinary doctor.

In addition to complying with the above paragraphs regarding animals and pets, Owners shall be required to comply with all applicable local, state and federal laws, rules and regulations regarding animals and pets.

Nuisances and Quiet Enjoyment. No owner shall use his or her home, or permit it to be used, in any manner which constitutes or causes an unreasonable amount of annoyance or nuisance to the occupant of another home, or which would not be consistent with the maintenance of the highest standards for a first-class residential community, nor permit the premises to be used in a disorderly or unlawful way. The use of each home shall be consistent with existing laws and the governing documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner. No solicitation will be allowed at any time within the community.

QUEENS PARK RULES & REGULATIONS 2023

Please initial before each section.

Signs, Flags and Banners.

Signs: Except as provided herein no owner may post signs of any type whatsoever in Queens Park. The temporary posting or display of a professional "For Sale", "For Rent", "Open House" or other similar sign shall be permitted . The Board may adopt specifications regarding the size, shape, content, location, number and duration of permissible signs. Lot owners may post security/alarm signs issued by the security/alarm service provider in accordance with Chapter 720, Florida Statutes. Political candidate signs, flags and banners are allowed up to two (2) months prior to and one (1) week after the election for which the sign, flag or banner pertains and shall be limited to two (2) professionally manufactured signs, flags or banners per candidate issued by the candidate or party per Lot including inside the windows of the home visible from the street. The Board may also allow other types of signs as it deems permissible from time to time and adopt specifications regarding same.
Flags and Banners: One official United States flag, one official flag of the State of Florida and two official flags not larger than 4.5 feet by 6 feet which represent any of the official branches of the United States military (including POW-MIA, space force, and First Responder flags) are permitted. Up to two (2) national flags of other countries are allowed. Sports, school or other types of temporary flags or banners are permitted.

No sign, flag or banner containing profanity or hate speech is allowed. The Association has the right to remove any sign, flag or banner not deemed by the Board to be in compliance with this Section 8.4 with prior notice to the Owner.

Garages. In order to maintain a harmonious and aesthetic appearance, all garage doors within Queens Park shall remain closed except when in present active and actual use. Each home shall have an attached garage capable of housing not less than two (2) nor more than three (3) standard sized automobiles. Carports are prohibited. No garage shall be enclosed or converted to other use without the approval of the ARB. Garages shall not be used as bedrooms regardless of the existence of doors and closets.

Motor Vehicles and Boats. No mechanical repairs of vehicles or boats is permitted on the properties outside of garages except in an emergency. No car covers are permitted. No boats, ATV's, swamp buggies, golf carts, dune buggies, go carts, wave runners, jet skis, motorcycles, mo-peds, trailers, motor homes, travel trailers, campers, recreational vehicles or commercial vehicles shall be parked anywhere on the properties outside of garages for more than eight (8) hours unless the vehicle is on the premises to provide services to an owner or the Association or in the case of boats , trailers, motor homes, travel trailers, campers and recreational vehicles, for the purpose of being actively loaded, unloaded or cleaned in preparation for use or after use. As used herein the term "commercial vehicle" means trucks, vans, including but not limited to “panel vans” lacking windows on all sides, and other vehicles which are used for business purposes including but not limited to any vehicle which displays a company name or logo on its exterior, is adorned with signs, flags, advertisements or any type of lettering or graphics of a commercial nature, or any vehicle with racks, ladders, staging, or other equipment or attachments of a commercial nature, including supplies used for commercial purposes, on or visible in the vehicle.

Additionally, and notwithstanding the foregoing, any vehicle, by whatever name designated, which is used for transporting goods, equipment or paying customers shall be considered a commercial vehicle regardless of any definition found elsewhere to the contrary. Further, any vehicle, whether commercial or non-commercial, with body parts such as the hood, door, quarter panel, bumper or bed removed shall be placed completely inside a garage so that it is not visible from any adjacent street or Lot or Unit. All vehicles shall have a current license and registration. No vehicle, trailer, or boat of whatever type described herein shall be parked in a manner blocking a Common Area sidewalk or on the roadways, streets, lawns or other unpaved areas. Law enforcement and other government issued vehicles are excepted from these restrictions.

The Board may make limited exceptions to these restrictions from time to time for appropriate reasons as it deems advisable. Any such vehicle or recreational equipment parked in violation of these or other regulations contained herein or in the rules and regulations adopted by the Association may be towed by the Association, at the sole expense of the owner of such vehicle or recreational equipment, if it remains in violation for a period of twenty-four (24) consecutive hours or for forty-eight (48) non-consecutive hours in seven (7) day period. The Association shall not be liable to the owner of such vehicle or recreational equipment for trespass, conversion, damages, or otherwise, nor guilty of any criminal act by reason of such towing, and neither its removal nor failure of the owner of such vehicle or recreational equipment to receive any notice of said violation shall be grounds for relief of any kind.

Window Coverings & Hurricane Shutters. No reflective film, newspaper, sheets, towels or other temporary coverings are allowed as window coverings. Hurricane shutters may be used on a temporary basis. They may be displayed no earlier than one month prior to and two weeks after hurricane season which runs from June 1-November 30. Roll up type shutters that are affixed to the structure are allowed and may be rolled down as added security when a homeowner is not in residence for short periods of time in and out of the designated hurricane season.

Landscaping. All areas of Lot or Units not covered by structures, walkways or paved parking facilities shall be maintained by their owners as lawn or landscaped areas to the roadways edge of any abutting streets and to the waterline of any abutting lakes, canals or water management areas. As contained in the original Declaration stone, gravel or paving may not be used as a substitute for grass in a lawn. All lawn and landscaping shall be completed at the time of completion of the structure as evidenced by the issuance of a Certificate of Occupancy by the appropriate governmental agency and shall thereafter be kept in good condition by the owner. Lawns must be regularly cut and mulched areas regularly mulched. The landscaping on Lot or Units, including without limitation the trees, shrubs, lawns, flowerbeds, walkways and ground elevations, shall be maintained by the owner thereof in a well-groomed manner as determined in the sole and exclusive discretion of the Board. Lots contiguous to lakes and/or drainage ditches or swales shall extend and maintain their lawns and landscaping to the water's edge or to the opposite side of the drainage ditch or swale as the case may be. Upon ten (10) days written notice to the Lot Owner the Association shall have the irrevocable right to enter upon any Lot and perform lawn, landscaping or other maintenance which the owner has failed to perform. Said action shall not be deemed a trespass. The cost of such maintenance shall be charged to the Lot owner and if said charge is not paid with thirty (30) days shall be secured by a lien against the Lot.

The Association shall not prohibit any Owner from implementing Florida-friendly landscaping in accordance with Section 373.185 of the Florida Statutes. Florida Friendly Landscaping, sometimes referred to as Xeriscape, is one where the right plants are in the right places, watering is done efficiently, mulch is used, wildlife is attracted, yard pests are managed responsibly, fertilizing is done appropriately, yard waste is recycled, storm water runoff is significantly reduced, and any waterfront is protected from pollutants. Florida Friendly Landscaping does NOT mean an Owner can opt to have no grass or plantings on their Lot. Any major landscaping change must be approved by the ARB. In the event an Owner wants to implement a Florida Friendly Landscape, the ARB will:

1. Evaluate any Owner's request to install Florida Friendly Landscaping, which request should include a plan submitted by the owner wishing to implement the Florida Friendly Landscaping, which plan delineates exactly what Florida Friendly Landscaping such owner intends to install and where; and
2. Evaluate the species of Florida Friendly Landscape sought to be planted and maintained are consistent with and conform to those approved by the Association; and
3. Ensure the plan does not disrupt an overall consistent appearance of the community; or cause property values to decline.

No artificial grass shall be placed or maintained upon the visible exterior portion of any lot from the street.

All Owners must comply with the Collier County Fertilizer and Urban Landscape Program guidelines and requirements. See: https://www.colliercountyfl.gov/government/growth-management/divisions/capital-project-planning-impact-fees-and-program-management/watershed-management-plans/collier-county-florida-friendly-fertilizer-ordinance.

Trash, Garbage and Recycling. Trash, garbage, recycling and other waste shall be kept only in sanitary containers which shall be kept in a clean and sanitary condition and screened from view from neighboring homes and the interior roadways except when out for pick-up. Recycle bins and trash shall not be put on the curb for pick-up prior to 6:00 p.m. the night before the scheduled pick-up and shall be removed from the curb no later than 8:00 p.m. the day of pick-up. Placement of trash and recycle bins shall otherwise conform with applicable County regulations. No Lot shall be used as dumping ground for rubbish, trash, waste or natural waste matter (lawn clippings, leaves etc.). No incinerator or outdoor burning is permitted.

All containers, dumpsters or garbage facilities shall be stored inside the garage or screened from view from the street or by adjacent neighbors and be kept in a clean and sanitary condition. materials are not permitted. All screening of garbage or recycling containers requires ARB approval. No noxious or offensive odors shall be permitted. Screening of bins. shall be no higher than 5'. The use of vegetation as screening is encouraged or in combination with other types of screening such as fencing or walls, but under no circumstances is wood screening permitted.

QUEENS PARK RULES & REGULATIONS 2023

Please initial before each section.

General.

(A) No towels, garments, rugs, etc., may be hung from windows, railings, or other parts of the homes. No clotheslines or drying yards shall be located so as to be visible from neighboring homes or from the interior roadways within Queens Park.

(B) No weeds, underbrush or other unsightly weeds, mold or growths shall be permitted to grow or remain upon any part of the premises and no refuse pile or unsightly objects shall be allowed to be placed or remain anywhere thereon. No exotic or poisonous plantings are permitted.

(C) No obnoxious or offensive activity shall be carried on within Queens Park or upon any part, portion or tract thereof, nor shall anything be done which may be or become a source of unreasonable nuisance or annoyance to the Community or its residents.

(D) No antenna of any kind shall be placed or erected upon any Lot or Unit or affixed in any manner to the exterior of any building other than a satellite antenna less than one meter in diameter, an aerial designed to receive over-the-air television broadcast, or an antenna designed to receive multichannel, multi point distribution service which may be installed only at a location on a Lot or Unit recommended by the ARB subject to all height restrictions imposed by Collier County. In approving the installation and location of any antenna the ARB and Board shall comply with all applicable laws, whether state or Federal.

(E) Excessive exterior lighting on any lot is prohibited. The Board, in its sole discretion shall determine whether any exterior lighting is excessive. Lighting requirements may differ between Lots, in different locations. Any exterior lighting shall require ARB approval.

(F) All recreational facilities and improvements constructed or placed on a Lot or Unit, including but not limited to swimming pools, spas, tennis courts, ramps, jungle gyms, playground type structures, playhouses, tree forts, platforms, basketball hoops/backboards, dog houses or any other structure of a similar type, kind or nature shall be allowed only upon written approval of the ARB in advance of placement or construction. All lighting must be approved by the ARB with primary consideration given to the effect of the proposed lighting on the surrounding residences. Any approved structure must be placed in the rear of the property directly behind the house and not visible from the street. In no event shall any above ground pools be permitted.

(G) Storage Tanks. No Above Ground Storage tanks, including but not limited to those used for storage of water, propane gas, gasoline, oil, or other liquid or gas, shall be permitted on the Lot outside of the building. Below ground propane tanks may be allowed with approval of the ARB.

(H) Generators. Whole house permanently installed generators are permitted with ARB approval. Portable generators are permitted for temporary emergency use during prolonged power outages caused by windstorms, other natural disasters or equipment failure.

Driveways. All dwellings shall have a driveway of stable and permanent construction. The driveway shall be at least twelve (12') feet in width. All driveways shall be made of concrete unless otherwise approved by the ARB in advance and in writing. Concrete, brick pavers and/or tile are allowable driveway materials. Asphalt driveways are prohibited.

Water Management and Drainage Areas. The water management and drainage areas (lakes) are not part of the Common Area of the Association. The use of the water management and drainage areas is restricted as provided in this Declaration and by Rule adopted by the Board from time to time. The maintenance, repair and replacement of the water management and drainage areas are the obligation of the Master Association.

QUEENS PARK RULES & REGULATIONS 2023

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Irrigation and Sewer. All homes shall be connected to the municipal sewer system. No septic tanks are permitted. No Owner shall draw irrigation water from any lake or drainage area . Private wells for irrigation are permitted with prior written approval of the ARB.

Lakes. Boats with power motors of any kind are prohibited except as authorized by the Board of Directors for the purpose of lake maintenance. Nonmotorized boats or canoes are permitted on the lake subject to the approval of the Board of Directors. Docks are prohibited. All fishing on the lakes must be catch and release. Owners are prohibited from dumping garbage, landscape debris, pet waste or anything else in the lakes.

Mailboxes and Post Lamps. All mailboxes and post lamps throughout the single-family home neighborhoods must be approved by the ARB. Mailboxes and lamp posts shall be maintained in a good, neat, and clean condition.

Guests. The following shall regulate Owner's Guests:

Occupancy in the Absence of the Owner. If the owner and his or her family who permanently reside with him or her are absent, and are not occupying the home, and the home has not been leased, the owner may permit his or her home to be occupied by his or her guests only in accordance with the following:

Any one person, who is the grandparent, parent or child of the Owner or the unit owner's spouse or significant other, if any, may occupy the home in the absence of the owner without limitation as to the number of occasions or length of stay.

All overnight guests who are not accompanied by the Owners must be registered with the Association office and authorized by written instructions from the owner to avoid having their presence challenged by other owners, security, or management. The Owner shall submit the names of all house guests and the length of their stay in writing to the management office in advance.

1. Exceptions. Upon prior written application by the unit owner, the Board of Directors may make such limited exceptions to the foregoing restrictions as may be deemed appropriate in the discretion of the Board, for the sole purpose of avoiding undue hardship or inequity.

2. Occupancy When Owner is Present. There is no restriction on the number of guests, whether related or unrelated to the Owner, who may occupy the home in the presence of the Owner with the exception of any municipal regulations governing occupancy, Section 1, and no guests may stay longer than 30 days without Board approval.

3. Occupancy When Owner is Present. There is no restriction on the number of guests, whether related or unrelated to the Owner, who may occupy the home in the presence of the Owner with the exception of any municipal regulations governing occupancy, Section 1, and no guests may stay longer than 30 days without Board approval.

Firearms. The term "firearms" includes "B-B" guns, pellet guns and other firearms of all types, regardless of size. Florida Statute 790.15 states (in part); "any person who knowingly discharges a firearm in any public place or on the right-of-way of any paved public road, highway, or street, who knowingly discharges any firearm over the right-of-way of any paved public road, highway, or street or over any occupied premises, or who recklessly or negligently discharges a firearm outdoors on any property used primarily as the site of a dwelling as defined in Statute 776.013 or zoned exclusively for residential use commits a misdemeanor of the first degree."

Fireworks. It is illegal in Collier County to use any fireworks that explode or fly, unless they are being used in a professional demonstration with proper permits. Per Section 791.08, Florida Statutes fireworks are only allowed on designated holidays. (1) As used in this section, the term "designated holiday" means: (a) New Year's Day, January 1; (b) Independence Day, July 4; or (c) New Year's Eve, December 31.

Fences. The Queens Park Homeowners Association, Inc., is committed to balancing the desires for a coordinated, upscale community with the interests of individual residents. The appearance of fences is critical in maintaining this balance.

(A) Fences are prohibited on Lots that are located on lakes except as a privacy buffer between homes and will be limited in length as determined by the Board. Fences are permitted on Lots on canals if the fence is not located within a drainage easement.

(B) A fence may surround the perimeter of a patio provided the patio is attached to or adjoining the dwelling. A fence may surround an inground swimming pool in lieu of a screen enclosure provided the swimming pool area is attached to or adjoining the dwelling. Any fence may not exceed six (6') feet in height and be located within the side or rear setback lines. In no event may a fence be placed in the area between the front of a dwelling and the street at the front of the home on which the dwelling is located.

(C) Fences are to be constructed of wrought iron, steel, aluminum or vinyl and should relate to the main dwelling in terms of location, height, style, material and color. Wood fencing is not permitted.

(D) The ARB will provide the established fence criteria to a homeowner prior to submission of an ARB request form for installation of a fence. All fences must be approved by the ARB prior to the installation. In the event the ARB approves the installation of a fence, it shall also have the right to require a specific type of fencing to blend with adjacent lots, the installation of landscaping, also subject to ARB approval, at the time the fence is approved. The Owner assumes complete responsibility to maintain any fence, including, but not limited to, painting or repairs, and the trimming of grass or other plantings along the fence. Any rust staining from sprinkler irrigation must be removed on a regular basis to maintain neat appearance. The determination of whether an Owner is failing to maintain and properly care for a fence on their Lot shall be determined in the sole discretion of the Board of Directors. Further if an Owner fails to comply with the responsibility to maintain and care for a fence, the Association shall be entitled, but not obligated, to perform such care and maintenance itself and to levy on the offending Owner an assessment equal to the cost of performing such maintenance and if such assessment is not paid by the Owner within 30 days of being levied, it shall constitute a lien against the applicable Lot and dwelling.

(E) All fencing must be in compliance with the setback lines described in Section 8.7. In addition, the installation of any fence placed upon any Lot is subject to easements which run with the land. In the event the grantee of any such easement which runs with the land (i.e., FPL), its successors and/or assigns, requires the removal of any fence upon the Lot, then the owner of such shall, at the Owner's sole expense, immediately remove the fence. The Owner of a Lot in installing any fence upon the Lot shall comply with all valid laws, zoning ordinances and regulations of the city and County governmental bodies including, but not limited to, proper permitting and surveying, in addition to ARB approval.

QUEENS PARK RULES & REGULATIONS 2023

Please initial before each section.

Term of Lease, Frequency of Leasing and Maximum Number of Occupants. No home may be leased more often than four (4) times in any calendar year, with the minimum lease term being thirty continuous (30) days. No new lease can begin until at least thirty (30) days have elapsed since the first day of the last lease. The first day of occupancy under the lease shall determine in which year the lease occurs. No lease may be for a period of more than one (1) year, and no option for the lessee to extend or renew the lease for any additional period shall be permitted. However, the Board may, in its discretion, approve the same lease from year to year. No subleasing or assignment of lease rights by the lessee is allowed. No Lot, Unit or Home may be advertised or offered for lease for a lease term of less than thirty (30) continuous days. The maximum number of occupants in a home shall not exceed two (2) persons per bedroom. In order to avoid undue hardship, the Board may temporarily deviate from these provisions and grant limited exceptions under circumstances the Board shall, in its sole discretion, deem just and appropriate. Any such deviation or exception shall not constitute a permanent deviation or exception and shall be strictly limited as decided by the Board.

Please review the complete Governing Documents for Queens Park at: www.queensparknaples.com under the Forms & Documents Tab.

The undersigned applicants confirm that they have read these rules and regulations (8 pages) and the complete Governing Documents for Queens Park and agree to abide by these documents as a member of the Queens Park Community Association. All 8 pages with applicant initials before each section must be attached to the Queens Park Application for Sale or Lease for submission to the Management Company as directed.

Applicant:_____ **Date:**_____

Applicant:_____ **Date:**_____

Consent to Receive Notices and Documents Electronically and/or Electronic Voting

For: _____ _____

The undersigned, being all the Owners/Mortgagees, or an eligible voter for:

Unit/Address at	Names of all owners/mortgagees or eligible voters:	Designated email address:

hereby consent(s) to:

Consent to Electronic Voting:

[✓] I/We consent to voting electronically at meetings and elections for the Association to the fullest extent permitted by law, pursuant to the provisions of the Board's resolution authorizing electronic voting ("Resolution"), and release and waive any claim against the Association pertaining to such voting, including but not limited to the transmission or placement of "viruses", "malware", "spyware", "cookies", and the like and any claim or challenge to such voting, including but not limited to situations where a Unit Owner vote was not received or counted by the Association due to no fault of the Board of Directors or management.

[✓] I/We designate the email address entered above for electronic voting purposes, which email address and other information (including personal identifying information) may be released to third parties that provide electronic voting services or other third parties to the extent and as may be reasonably necessary to enable the use of electronic voting processes.

[✓] I/We understand and agree that in order to be valid, this consent form must be signed and on file with the Association within the deadlines as established by the Association rules and procedures (if one exists) on electronic voting. These procedures established by the Association may determine the period when electronic voting is open or closed for that meeting or election.

[✓] I/We further understand and agree, that in order to use a different email address for casting votes electronically, I/we must notify the Association within the deadlines as established by the Association rules and procedures (if one exists), and that failure to do so within the deadline period may prevent our eligibility to vote electronically until the next membership meeting and/or election.

[✓] I agree to the terms and conditions governing the GetQuorum Consent Tool (as outlined in GetQuorum's terms of use and privacy policy) and acknowledge that by using the GetQuorum Consent Tool, I am submitting this form as though it were signed and delivered by hand.

Consent Receive Notices and Documents Electronically:

[✓] I/We consent to receiving notice by electronic transmission/ delivery for meetings of the Board of Directors, Committees, and Annual and Special Meetings of the Members of the Association any other written notices, demands or documents required or permitted by the governing documents of the Association (hereinafter referred to as “Notices”).

[✓] I/We hereby waive any requirement that such Notices be delivered by mail or personal delivery and agrees that electronic delivery of Notices shall constitute full compliance with any notice requirements for the same. I/We understand and agree that notwithstanding this consent, the Association may elect to deliver one or more Notices to I / We by mail or by personal delivery (rather than electronically) at any time or times, and such mail or personal delivery of Notices shall constitute full compliance with the requirements of the Declaration, Articles of Incorporation or Bylaws.

[✓] I/We designate the email address entered above for receiving Notices by electronic transmission, which email address and other information (including personal identifying information) may be released to third parties that provide electronic notice transmission services or other third parties to the extent and as may be reasonably necessary to enable the use of electronic notice transmission processes.

[✓] I/We understand and agree to maintain an e-mail address to which the Association can send Notices. I/We further understand and agree to promptly notify the Association if I/We wish to change the email address to be used for receiving Notices by electronic transmission.

[✓] I/We understand and agree that the email address designated for the purposes as defined in this consent form will be an official record of the Association.

[✓] I/We further understand and agree, revocation of this consent may be delivered to the Association by any owner of the property, by electronic mail, hand delivery, United States mail, certified mail, or by other commercial delivery service. Such consent will be deemed revoked when received by the Association. The undersigned bears the risk of ensuring delivery.

[✓] I agree to the terms and conditions governing the GetQuorum Consent Tool (as outlined in GetQuorum's terms of use and privacy policy) and acknowledge that by using the GetQuorum Consent Tool, I am submitting this form as though it were signed and delivered by hand.

Date Completed (yyyy/mm/dd): _____

By: _____ ___

Signed