Alexandra Homeowners Association, Inc.
4802 Airport Road, Naples, Florida 34105
239.263.5068 office@worldtennisclub.net worldtennisclub.net

April 2, 2025

Dear Alexandra Homeowner,

Welcome to our community. Alexandra is one of eight sub-associations of the World Tennis Club, Inc. (WTC). WTC, the Master Association, has its own Rules and Regulations and governing documents that apply to all owners, their family, tenants and/or guests. In cases where the WTC documents differ from those of Alexandra, the more restrictive rule, regulation or restriction will apply.

Alexandra has rules applying particularly to attached villas. This document is intended to summarize and highlight those rules, as well as provide helpful information about our community.

We remind all owners it is your responsibility to review and understand these community rules. You may obtain and review a copy of the Alexandra Governing Documents, ALEXANDRA Architectural Guidelines, WTC Governing Documents, WTC Rules and Regulations, available online at https://www.worldtennisclub.net/media_library/e60b4de424b03b0f48d3b077f1a68e0759eafaf3.

GENERAL INFORMATION FOR ALEXANDRA HOMEOWNERS

Alexandra Board of Directors

Your Board is made up of three members, elected for one-year terms at the Annual Membership Meeting, held in February or March. The Board then elects its officers and meets periodically to conduct community business. Notice of all Board meetings are posted in the community at least 48 hours in advance of the meeting. All Owners and members are invited and encouraged to attend. Your board members, elected in March 2025 and currently serving are:

Jan Wright	President	rwjw814@comcast.net	609.923.1782
Greg Thomason	Treasurer	findglt@hotmail.com	239.298.9193
Joanne Blum	Vice President	joanneblum@comcast.net	301.943.6567

The Alexandra community also elects a representative for a three-year term to the WTC Master Board. Your representative is currently serving through March 2026.

Joanne Blum	WTC Board	joanneblum@comcast.net	301.943.6567

Alexandra Architectural Review Committee (Alexandra ARC)

The Alexandra ARC is authorized by the Alexandra Board of Directors to administer the architectural review process in compliance with the World Tennis Club and Alexandra governing documents and the Alexandra Architectural Guidelines. The committee strives to supervise compliance with the rules in a fair, reasonable, and equitable manner while maintaining the integrity, aesthetic quality, and value of the community.

A copy of the Alexandra Architectural Guidelines can be found at https://www.worldtennisclub.net/media_library/b34d1dd32f9b78f33b6ad1399f99db0a112c2f72 or is available in the office. We encourage Owners to thoroughly read the Guidelines and remember that, in most cases, proposed modifications to the exterior of your home or lot require Alexandra ARC and WTC ARC approval prior to beginning your project.

Owners planning changes to their home or lot must submit a Request for Modification or New Construction form (RFM) available online or from the WTC office. Once approved, requests are passed along to the WTC Architectural Review Committee (WTC ARC) and finally to the WTC Board. Your Alexandra ARC committee members currently serving are:

Jan Wright	609.923.1782	rwjw814@comcast.net
Greg Thomason	239.298.9193	findglt@hotmail.com
Joanne Blum	301.943.6567	joanneblum@comcast.net

Alexandra Exterior Mold Remediation Committee

Florida sunshine and humidity make periodic cleaning of roofs, fascia, soffits, outsides of gutters, hurricane shutters, driveways, sidewalks, mailboxes, and exterior walls necessary to remove black and green mildew. The Alexandra Mold Remediation Committee inspects our community in November and sends a letter to owners who need to power wash or clean parts of their property. If the work is not performed in the time frame provided, the owner will be fined $100 per month and up to $300. If the work is still not done, the owner's account will be sent to an attorney for collection and Alexandra's Board will hire a contractor to complete the work. The owner will be billed for the fines, the work and attorney fees.

A complete copy of the Alexandra Mold Remediation Procedure is available at https://www.worldtennisclub.net/sales-information or it is available in the office.

Quarterly Homeowners Association Dues

Your quarterly assessment is due the first day of January, April, July, and October of each year payable to Alexandra Homeowners Association. The assessment includes our management fee to WTC, D & O insurance, Crime, umbrella and general liability insurance, accounting and legal fees, landscaping and irrigation maintenance and office expenses. The approved quarterly budget is mailed to owners in December of the preceding year.

Your quarterly homeowner's association dues paid to WTC Master Association include your membership in the tennis club, maintaining tennis courts, pickleball courts, two pools and café and your basic cable service and high speed internet. Your master assessment is due the first day of January, April, July, and October of each year.

Billing and accounting for both WTC and Alexandra is managed by Buckmaster Accounting. If you have any questions about your billing and account, contact the WTC management office If you have not yet registered for the portal to pay your dues by ACH, or if you have any questions regarding how to access or use the portal, contact the WTC management office.

Landscaping Maintenance Services*

Regular landscape maintenance to ALEXANDRA lots is essential to maintain the clean, well-kept appearance of Alexandra. Just as important, irrigation systems must be kept in working order to prevent dead or otherwise unsightly landscaping. Alexandra contracts for landscaping and irrigation inspection services and WTC manages them on our behalf. These services are currently provided by Greenscapes (https://greenscapesfl.com) and include:

- Mowing, edging, lawn debris removal – weekly April through November and bi-weekly December through March. Edging and trimming within turf areas with each mowing visit.
- Periodic pruning of ornamentals, shrubs, and hedges.
- Periodic fertilizer applications, insect and disease control and turf and ornamental bed weed control.
- Trimming and maintenance of palm and hardwood trees up to 14 feet bi-monthly.
- Trimming of palms over 14 feet once per year. Any additional trimming exceeding this height will be done at the Owner's expense.
- Hardwoods exceeding 14 feet will be trimmed at the Owner's expense.
- Periodic fertilizer applications, insect and disease control and turf and ornamental bed weed control.

Irrigation Services*

- Bi-monthly maintenance inspection of irrigation systems and adjustment and cleaning of sprinkler heads to ensure proper operation to maintain healthy landscape areas.
- Greenscapes will make minor repairs that become necessary to ensure proper water coverage of the turf and landscape areas. These may include installation of risers, head replacements, nozzle/filter replacements, valve and solenoid replacements. Proposals for any major repairs or modifications to the system will be presented and charged to the Owner.
- Repairs that become necessary to ensure proper water coverage of the turf and landscape areas that are over and above our routine maintenance contract will be done on a time and material basis. These repairs may incorporate the following items, however, are not limited to: valve, solenoid replacements and valve boxes and covers.
- Service calls required between scheduled visits will be billed on a time and material basis.

Service Calendar

Service Calendar	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Service Trips													
Mow, Hard Edge Line Trim	2	2	3	4	5	4	4	5	4	4	3	2	42
Soft Edge	1	1	1	2	2	2	3	2	3	2	1	1	21
Ornamental Pruning	1		1		1		1		1		1		6
Trim Palms/Trees under 14'	1		1		1		1		1		1		6
Trim Palms over 14'					1								1
Ornamental Grasses Structural Cut-Backs			1						1				2
Bed Weeding	Continuous												
Mulch													0
Turf Fertilization	1st Application			2nd Application						3rd Application			3
Ornamental / Ground Cover Fertilization	1st Application			2nd Application						3rd Application			3
Palm / Juvenile Tree Fertilization	1st Application			2nd Application						3rd Application			3
Turf Weed Control	1		1		1		1		1		1		6
Turf Insect & Disease Control	1		1		1		1		1		1		6
Ornamental Shrub/Insect & Disease Control	1		1		1		1		1		1		6
Irrigation Inspections	1		1		1		1		1		1		6
Horticultural Reports/Review	1		1		1		1		1		1		6

* Changes to the timing may occur during the course of the year based on environmental conditions.
See your Client Services Manager for exact dates tailored to your property.

If you have landscape or irrigation service requests, please contact Greenscapes Customer Service at 239.643.4471, email: service@greenscapesfl.com or go to https://greenscapesfl.com/contact-greenscapes/

* For more details, please see the Greenscapes 2025 Contract posted on our website at https://www.worldtennisclub.net/media_library/4c64d3a507d603772d88791ada0ff6e26b655803

Cable Television Service and High-Speed Internet

Basic cable service and high-speed internet, currently provided by Hotwire, are included in your monthly dues paid to WTC. For customer service, contact Hotwire at 800.355.5668. Any additional services, including upgraded cable or internet services, will be billed separately to you by Hotwire.

Trash and Recycling Pick Up

Trash is picked up on Wednesday and Saturday, recycling and yard waste is picked up on Wednesday. Containers may be put at the end of your driveway the evening prior to pick up and must be placed out of view of the street and adjoining properties by the end of the pickup day. Details for yard waste can be found at: Collier County, FL | Home (colliercountyfl.gov). This is an additional opportunity for residents to get rid of yard waste debris at the curbside if it is placed in a container throughout the times that Greenscapes doesn't pick up.

As homeowners, you pay for trash pickup in your annual Collier County property tax bill. For further information on schedules, customer service or pick up of extra-large items, call **Waste Management** at 239.252.2380 or go to http://www.colliergov.net and Trash Collection.

Bulk Pickup

PLEASE LEAVE BULK ITEMS CURBSIDE
(Do not use other association dumpsters which are paid for by those members!)

You must call Collier County Utility Billing and Customer Service 48 HOURS IN ADVANCE of your recycling day to schedule a pick-up of any appliances, electronics, and other bulky items. Call .239.252.2380 to schedule collection and then place the items curbside before 6:00 a.m. on your collection day (no earlier than 6:00 p.m. the night before).
For more information go to Collier County's
https://www.colliercountyfl.gov/government/public-utilities/solid-hazardous-waste

Utilities

Florida Power and Light: 239.262.1322 or FPL.com

City of Naples Water and Sewer: 239.213.1800 or naplesgov.com

Hotwire Internet and Cable: 800.355.5668 or gethotwired.com

HIGHLIGHTS OF WTC AND ALEXANDRA RULES AND REGULATIONS

These highlights are not intended to replace the World Tennis or Alexandra governing documents and should be read in conjunction with same. The pertinent documents are referenced in brackets.

Leases and Rentals [ALEXANDRA Declaration Article X Section 1]

No Alexandra Residence may be leased or rented to a tenant for a lesser term than thirty (30) days, and the tenant shall be first approved by the Board of Directors. *Tenant Registration forms are available at www.worldtennisclub.net/renterguest-information and should be completed at least seven (7) days prior to arrival.*

Pet Restrictions [WTC Rules & Regulations Section 5.1.2]

Renters or guests are not permitted to keep pets in any rental or leased unit upon WTC property, except service and emotional animals as permitted by law.

Owners and visiting families must obtain a Pet Registration Form from the WTC Office. Service and Emotional Support Animals must be registered by the office. Pet owners should see WTC rules for further restrictions regarding pets.

Barbeques (outdoor cooking) [Alexandra Declaration Article VII (m)]

No fuel or gas storage tanks may be permitted on any Lot. Notwithstanding the foregoing, an Owner may keep and maintain a small propane gas tank for gas barbeques and fireplaces, so long as it is located to the rear of the residence.

Bird and animal feeding [WTC Rules & Regulations Section 8.15]

Feeding of wildlife is prohibited under Florida Law. This includes ducks and all other birds, squirrels, raccoons, otters, rodents, alligators and any other wild animal.

Lakes/Fishing [WTC Rules & Regulations Section 8.11]

Fishing is permitted in the lakes and ponds located on property deeded to the World Tennis Club, Inc. (5 feet from the high-water mark of the lake or pond to the rear property line of the adjoining property). Any fish, or any other animal which may inadvertently be snagged by bait, must be immediately released back into the same body of water from which it was caught.

Preserve Areas [WTC Rules & Regulations Section 7.3]

Preserve areas are protected by Florida law. Alterations, planting and/or removal of plants or other plant matter is prohibited in preserve areas.

Contractors [WTC Rules and Regulations Section 8.1]

Any contractor doing work on or in an Owner's home that is expected to take more than one working day must submit a completed Contractor Registration Form to the WTC Office prior to beginning work. Workmen are restricted from using saws, drills or other noisy tools between 6:00 p.m. and 8:00 a.m. or on Sundays or holidays. Emergencies are an exception. Additional information may be obtained from the WTC Office.

Garage Sales [Alexandra **Declaration Article VII (n)]**

No garage sales or other similar commercial activities will be permitted to be held on a Lot.

Garage Doors [WTC Rules & Regulations 8.7]

Garage doors should be closed except when entering or exiting the garage or residence.

Parking Restrictions [WTC Rules & Regulations Section 4.1]

1. Vehicles are <u>not</u> to be parked in the following areas or overnight on streets:

- Tennis courts and surrounding areas
- Vacant lots (NOTE: these lots are private property and not common ground.)
- Grassy areas or lawns
- In fire lanes (marked NO PARKING)
- Or overnight on streets between the hours of 12 a.m. – 6 a.m.

2. Bicycles should be placed in your garage.

3. Owner's vehicles are to be parked in their own private driveways or garages.

4. Vehicles of guests and service people may be parked <u>temporarily</u> on the street and not overnight, in guest parking spaces provided on the parking lots or in the main parking lot.

5. Only automobiles, in operational condition and bearing current license and registration tags are allowed to park on-site, except when parked inside a garage.

6. Commercial vehicles or vehicles with signage are permitted to be kept overnight on-site only in a garage with the garage door closed at all times.

7. Owners and renters must register their cars at the WTC office.

WARNING: According to Florida Statutes Section 715.07, the Board of Directors is empowered to <u>tow</u> any vehicle at any time or in any place if it is parked in violation of parking restrictions. Towing will be done at the owner's expense.

1. No mechanical work (repair) shall be performed on driveways, lawns, streets or parking lots.
2. Repairs to motor vehicles must be done inside of the owner's private garage.
3. Oil or other fluids spilled on driveways, parking lots or streets must be removed immediately.
4. Leaking vehicles must be repaired to prevent future spills.

Boats and Other Recreational Vehicles [WTC Rules & Regulations Section 4.5]

Boats, trailers, vans, campers, golf carts, personal watercraft, motor homes and other recreational vehicles, or any vehicle not considered an automobile by the State of Florida are permitted to be kept on-site only at residences that have a garage and only if said vehicles are parked inside the garage. The garage door must be able to close, completely, when these vehicles are stored inside.

Hardwood Trimming and Diseased Palms [WTC Rules and Regulations Section 7.4]

All trimming above 14' of any hardwood tree within the WTC complex (including those individual lots in Alexandra and Corinthian Gardens) must be done by a licensed and insured professional.

1. Prior to the trimming above 14' of any hardwood tree within the WTC complex (including Alexandra and Corinthian Gardens) a permit must be obtained from the WTC Management Office.

2. Billing for Trimming (Alexandra and Corinthian Gardens):

   a) Each Owner will be responsible for the cost of their respective hardwoods trimming which will be billed to them directly from the contractor.
   b) Each Owner will be given 30-day notice in which they will have the opportunity to either perform the work themselves or hire another licensed and insured contractor to perform the work. In either case the owner must notify World Tennis Club, Inc. in writing after the work has been performed.
   c) The World Tennis Club will determine if any such hardwood tree requires pruning.

3. On-going Hardwood/Palm Tree Maintenance (Alexandra and Corinthian Gardens):

   a) All hardwood and palm trees located on the individual lots located in Corinthian Gardens and Alexandra must be kept free of any dead branches.
   b) All hardwood and palm trees located on the individual lots in Corinthian Gardens and Alexandra determined by a licensed professional to be dead or to have contracted a disease or fungus which may be detrimental to the surrounding landscaping must be removed immediately by a licensed and insured professional at the respective lot Owner's expense.
   c) If this is not done, World Tennis Club, Inc. after 15 days written notice, will enter the property to perform the necessary maintenance and bill the Owner the cost as a special assessment.