



# WELCOME TO THE HARBORAGE

A Community Guide

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The information in this document has been extracted from the various governing documents. It is not intended to be a legal document, nor is it the comprehensive, detailed rules of the Harborage. The complete documents are posted to the web site and should be consulted if clarification is required. In any case, the governing documents will take precedence over this booklet.

## Introduction

We are glad that you decided to join The Harborage community. We hope this resource will make your transition easier and help you get the most out of your new community.

The Harborage is a fresh-water lake and Gulf access community of single-family homes. The centerpiece of this up-scale gated community is its two pristine lakes which total 106 acres. In addition to their scenic beauty, the lakes offer residents and their guests many recreational opportunities including paddle boarding, kayaking, sailing, swimming, waterskiing, and catch and release fishing (large-mouth bass and bluegills). Community boat ramps give residents access to both lakes. A third ramp, in the boat yard, offers access to the canals which lead to Estero Bay and the Gulf beaches. No other community in Lee County offers the quality of our recreational lakes and salt water access. The Harborage is a unique, active and vibrant waterfront community which also offers quiet enjoyment of beautiful scenery. Whether it is the majestic glide of a bald eagle, or a perfect sunset looking across the lakes, The Harborage offers it all in abundance, to be enjoyed 365 days a year.

Owners of The Harborage are assured of a beautiful and private residential community. Comprehensive deed restrictions and aesthetic controls result in a variety of well-designed homes in beautifully landscaped settings. Privately owned streets, a security gate, and a 24-hour security staff protect the privacy of the grounds and lakes.

A variety of social events are planned throughout the year. These activities are posted at the gazebo, and on our web site [www.harborage.net](http://www.harborage.net). The homeowner's area of the web site contains important community updates and announcements as well as other useful information. Please send an e-mail to [webmaster@harborage.net](mailto:webmaster@harborage.net) in order to obtain your Community Registration Code.

We hope you will find this community information guide helpful as you make your new home here. On behalf of all your neighbors...WELCOME TO THE HARBORAGE!

## The Harborage Owners' Association

The Harborage Owners' Association (HOA) is a not for profit corporation that manages the common areas of the community including the front gate, the lakes, the gazebo, etc. The HOA provides for many common area services including security guards, lawn maintenance for the front entrance and other important services for keeping our community beautiful. As a property owner, you are automatically an HOA member which entitles you to use of all amenities owned by the Harborage and requires you to follow all the rules and conditions laid out in the governing documents. You should have received a copy of the governing documents upon purchase of your property. These documents are currently available on our web site.

Declaration of Covenants

<https://www.harborage.net/index.php/documents/document-list/355-2017-declaration-of-covenants-revitalized/file>

<https://www.harborage.net/index.php/documents/document-list/357-2018-declaration-of-covenants-amendmemt>

## The Harborage Board of Directors

The Harborage is a self-governed body which means that we have an elected Board of Directors (BOD) which is comprised of homeowners who serve on a volunteer basis to govern the HOA. The Board of Directors is responsible for the day to day operations and management of the community. We rely on a group of volunteers (the Board of Directors) to set and implement policy, hire and fire employees, award and verify performance of contracts, insure that the day-to-day maintenance of the common areas is performed, and manage the finances of the organization. The Board of Directors is elected by the property owners each year at the annual members meeting held in January.

The Board of Directors meets monthly. All board meetings are open to Harborage residents and all are encouraged to attend to stay up on current issues and activities of the community. If a resident wishes to speak at a Board of Directors meeting, they will need to show up 15 minutes prior to the start of the meeting to register and then they will be allowed 3 minutes to speak. Notice of each of these meetings will be posted in advance at the guardhouse, the gazebo, and on the web site. Minutes of the meetings are available on the web site.

The Board wants to keep all residents informed. The Board always seeks your input. If you have any questions or observations, please email your Board of Directors at harborage@gmail.com or leave a voicemail at (239) 214-0118. This number is an unattended voice mailbox which is monitored daily.

Declaration of Covenants and Bylaws

<https://www.harborage.net/index.php/documents/document-list/385-2017-declaration-of-covenants-and-bylaws-and-articles-of-incorporation-revitalized>

<https://www.harborage.net/index.php/documents/document-list/357-2018-declaration-of-covenants-amendmemt>

## Architectural Review Board

The Architectural Review Board (ARB) consists five voting members which includes one architect, one ARB director and three residents (at least one must have knowledge of construction). These members help to ensure that the Harborage deed restrictions are applied fairly and consistently.

The Committee meets to review plans which are submitted to the board. When building a house or making any repairs, alterations or additions to your property; plans must be submitted to the ARB You can obtain an ARB Request Form from the guardhouse and directly from the web site.

The committee meets on the 1st and 3rd Wednesday of the month. Fully completed applications with fees, deposits and drawings in compliance with ARB rules must be submitted the Friday

before the meeting to be considered.

Architectural Guidelines

<https://www.harborage.net/index.php/documents/document-list/388-architectural-guidelines-1>

ARB Modification Form - Fees and Deposits

<https://www.harborage.net/index.php/documents/document-list/69-2011-arb-modification-form-fees-and-deposits>

ARB Online Approval Form

<https://www.harborage.net/index.php/documents/arc-form-approval-to-make-home-changes>

## The Harborage Web Site

The Harborage web site can be accessed at [www.harborage.net](http://www.harborage.net). This web site is a great resource for all information pertaining to the community. The web site functions as an online library containing various community documents. There are also several useful community forms on the web site.

Updated resident lists, community rules, and Board meeting minutes can all be found on the web site. To gain access to the member's area, please send an e-mail to [webmaster@harborage.net](mailto:webmaster@harborage.net) to obtain your Community Registration Code.

The Board of Directors has a single e-mail address for residents to communicate with the Board. The address is [harborage@gmail.com](mailto:harborage@gmail.com) and all mail sent to this address will be forwarded to the appropriate board member.

## Boat Ramps & Boat Yard

Two boat ramps are available that provide access to the East & West Lakes. Each lake has its own launch ramp and swimming raft. The West lake has a beautiful sandy beach to enjoy. All vessels operated on the lakes or trailered into the Harborage must have a current Harborage Decal. A copy of the Lake Use Rules is posted on the web site. The ramps are located on the road between the lakes just past the playground.

A ramp is also located in the boat yard which provides access to the canal. The canal provides direct access to the Estero Bay and on to the Gulf of Mexico. There is a marina located at Mullock Creek which sells fuel and bait.

The Harborage boat yard is located on the left side of Harborage Drive just before the gazebo. The boat yard is available for use as available to Harborage property owners for boat, jet ski, trailers, and motor home storage for a yearly fee. Any item stored in the Harborage Boatyard Storage Area (HBSA) must have a current color-coded HBSA Decal. These Decals must be registered by and obtained from Harborage Security. All decals will be issued on a first come, first served basis in accordance with Harborage Owners' Association's (HOA) rules and regulations as adopted and amended from time-to-time by the Board. Please contact the Harborage guard gate for more information.

Boat Storage Form

<https://www.harborage.net/index.php/documents/document-list/389-2018-boat-storage-forms>

## Jogging and Bike Trail

The Harborage jogging and bike trail runs from the gazebo, between the lakes and around the North side of the West Lake. The trail is one-half mile and is great for exercising, bike riding, or just taking a casual stroll. There are several park benches located along the trail as well which are great for relaxing or watching a beautiful sunset. Please keep dogs leashed when using the trail and pick up any pet waste.

## Swimming Pool

Looking for a refreshing escape from the summer heat? The Harborage swimming pool is located next to the gazebo and is open year-round. Pool rules and hours are listed on the gate at the entrance to the pool. Please note that there are no lifeguards on duty and proper attire is required.

## Tennis Courts, Pickleball and Basketball

There is a lighted tennis, 2 pickleball courts and a half basketball court located next to the gazebo. The courts are usually readily available on a first come first serve basis. Please do not take any bicycles, roller-skates, rollerblades or pets onto the courts.

## Children's Playground

Young ones looking to expend some energy will enjoy The Harborage Children's playground. The playground is located next to the tennis courts and contains many fun activities for children including swings, slides, climbing structures and more. Adult supervision is required for safety purposes. A tetherball game is also located just outside the entrance of the playground.

## Activities

The community gazebo is located between the two lakes. Social gatherings are held at the Gazebo throughout the year. A schedule of events will be listed on the board at the Gazebo and sent out by e-mail to registered residents.

The Gazebo is also available to residents who wish to host special events. An Event Request form is available at the guard house or can be downloaded from the web site.

Gazebo Use Form

<https://www.harborage.net/index.php/documents/document-list/59-gazebo-use-form>

## Reminders

Please do not park cars on lawns, sidewalks or in empty lots. Boats, RVs, and trailers may only remain in driveways for no more than 12 hours.

Please do not place trash, recycling or horticultural waste at the curb until the night before pick-up. Do not block sidewalks with cans, trash or horticultural waste. Trash/recycling are to be removed from the curb on the same day.

Access to the community is only granted to Harborage residents who live here or to guests who are either “Registered” or “Announced” as visitors by the homeowner. Always remember to call the gate at (239) 267-8090 when you are expecting visitors.

Our Security Officers are on duty 7 days a week, 24 hours a day but what if your guest arrives when the guard is on patrol? Your guest should use the announcement box located at the gate house to call your home. Once you answer your telephone, press the number 6 on your telephone and hang up. The gate should immediately open.

Please be kind & neighborly. If you have a dog, PLEASE pick up after your pet. Residents of the Harborage are subject to Lee County “leash law”. Our covenants require it and Lee County enforces it.

Only Harborage property owners may use the lakes unattended. Please to not exceed idle speed within 150 feet of any shoreline. In the canal, the use of idle speed is required by the State.

## The Harborage Rules

The purpose of this section is to provide Harborage residents a quick guide to the established rules of the community. Following the rules protects and enhances the value and attractiveness of our homes and the community. This information has been extracted from the various governing documents. The complete documents are posted to the web site and should be consulted if clarification is required. Remember the governing documents are part of the deed to your property and they must be followed.

## Your Home

If you wish to modify the exterior of your home, make major landscaping changes, including the planting or removal of trees (with a trunk diameter of two inches or more) or modify other characteristics of the appearance of your residence or lot, advance approval by the ARB is required. You are also required to comply with the Architectural Guidelines of the Harborage Owners’ Association. The current version is posted on the web site.

Solar panels, photovoltaic systems, or other devices with large panels should be placed on the rear portion of the residence where possible. Otherwise, every effort should be made to conceal or camouflage the panels. Regardless of placement, ARB approval is required prior to construction.

All replacement roofs must be of either wood shakes, cement tile, clay tile or pressed formed aluminum with ceramic coated chip finish and have ARB approval. See ARB guidelines for further detail.

All properties will be kept in clean and well-maintained condition.

No radio or television aerial or antenna (other than FCC approved satellite dishes) will be permitted on a residence or building site without approval from the ARB.

No trade, business or commercial activities may be conducted on a building site or residence. This includes garage or yard sales.

Any new driveway or modification to existing driveway requires approval by the ARB. Previously coated/painted/ stained driveways will be considered a pre-existing, non-conforming driveway use. If a driveway was previously coated/painted/stained, it must be maintained in a satisfactory condition. In order to maintain the pre-existing, non-conforming driveway, application to the ARB must be made and approved prior to any work being done.

Docks, fences, walls and screens must have ARB approval before installation.

## Around Your Home

Please observe the 20mph speed limit to ensure the safety of our residents, guests, children and pets.

All landscaping and yard areas will be fertilized, mowed, trimmed, irrigated and cared for regularly. No artificial vegetation may be used without ARB approval.

The location and materials of all animal housing will be subject to approval. This includes doghouses, birdbaths, and pole mounted birdhouses. All features, such as fountains, statues and topiaries, must be approved for materials and locations and may be best suited inside a walled garden.

Every residence must have an operating post light with an automatic (photocell) switch. All exterior lights must be approved by the ARB.

Lawn equipment, grills, and playground equipment must be in the rear of the property. No clotheslines are permitted anywhere.

Household garbage must be placed in appropriate containers. Trash, recycling, and horticultural garbage may not be put out more than 24 hours prior to scheduled pickup.

Easements on a lot must be maintained by the lot owner and must not inhibit the use of the easement by others for the purpose intended.

The use of signs is strictly controlled as they pertain to color and size. Unless the sign meets the Harborage sign and graphics requirements. ARB approval is required.

Parking of any vehicles on the streets or sidewalks is generally not acceptable. No motor vehicle (including motor cycles) may be parked anywhere on a property except on a driveway or in an enclosed garage. Special permission may be requested for exceptional circumstances. No

commercially marked vehicles or trailers can be parked overnight on a property. No unlicensed or inoperative vehicle may remain on a resident premise for more than 24 hours.

All cables, lines and pipes shall be underground.

Only dogs, cats and other household pets may be kept. Leashes are required whenever a pet is off the owners' property. Owners must pick up pet litter from anyplace other than the owners' property. This includes Harborage Common Areas. Pet owners should check the Lee County ordinances related to this subject. ARB approval is required for dog houses.

## Common Areas

Owners who wish to reserve Common Area facilities may do so by notifying the Security office. The complete procedure "Rules and Regulations for the Private Party Use of HOA Recreational Facilities" is posted on the web site.

All powered vessels that operate on the lake must be owned by the resident, registered with the HOA, and display the Harborage decal. Lot owners are required to be in any watercraft on the lake – guests are not permitted without the owner. Power vessels may not operate before 8 AM or after sunset. Power vessels are required to observe and obey the 'no wake zones' (the orange and white buoys). The maximum speed anywhere on the lakes is 40 mph. Details of these rules may be found on the web site in a document titled "Lake Rules."

Unlicensed vehicles are not permitted to be used within the community. Posted speed limits must be adhered to.

Visitors using common areas must have owner present and the number of guests cannot interfere with other resident's enjoyment of the same areas.

Any vehicle or vessel stored in the Storage Yard must be properly registered with the Harborage and must display the appropriate decal. Vehicles/vessels must be road/sea worthy and maintained in good condition. Harborage Storage Yard Rules are posted on the web site.

Remember to keep your current mailing address up to date – it is the way we normally contact you. It is also a good idea to make the Security organization aware of your phone numbers in case of emergency. Adding your email address to The Harborage web site ensures you will receive pertinent information by blast email.

### Lake Rules

<https://www.harborage.net/index.php/documents/document-list/348-2011-lake-rules>

### Alligator Protocol

<https://www.harborage.net/index.php/documents/document-list/470-harborage-alligator-protocol>