

Verandah™

COMMUNITY ASSOCIATION, INC.

Homeowners'
Handbook

Welcome to Verandah

Welcome! We are so pleased that you have chosen us for your home. This Handbook is offered as a convenience to the residents of Verandah. It does not include all rules and restrictions, which are contained in the Declaration of Covenants, Conditions and Restrictions for Verandah Community Association, Inc. (VCA), and are subject to change. Copies of the Declaration are kept on hand at the VCA office and are available upon request. If there is any conflict between this Handbook and the Declaration, the provisions of the Declaration shall prevail.



We hope you will find this handbook helpful and informative. If you are interested in further information, please phone the office of the appropriate organization found in the informational directory available in this handbook.

Verandah Community Association, Inc. (VCA)
11571 Verandah Blvd • Fort Myers, FL 33905
Phone 239-694-6358 • Fax 239-694-1137

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Verandah- Overview

Verandah Community Association

Verandah Community Association, Inc. (VCA) is the master association for the Verandah residential community. All Verandah homeowners, by virtue of buying a home and/or lot in Verandah, automatically become members of VCA. VCA is responsible for maintaining the common property in Verandah and enforcing the provisions of the Declaration of Covenants, Conditions and Restrictions for Verandah, which are designed to maintain and enhance the character of the Verandah community.

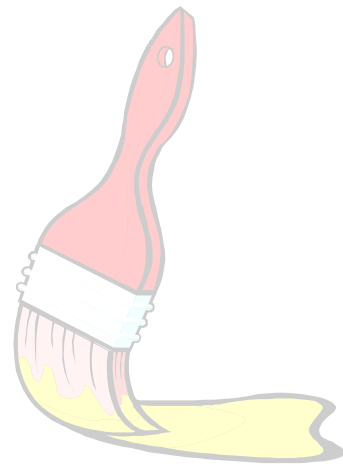
The Grounds Maintenance Department of the VCA is custodian of all the common property of the VCA. As such, its staff performs or oversees the maintenance of landscape and hardscapes (entry features, walls, streetlights, signs, curbs, gutters, roads). Maintenance costs attributed to Verandah common property are paid for by the assessment of homeowners of Verandah.

Questions on maintenance issues are welcome, and should be directed to the Community Association office at (239) 694-6358.

Design Review

One of the most appealing aspects of Verandah is the beautiful blending of architecture and environment. Verandah employs a professional staff to help guide the building process and assure long-term community quality. The ultimate goal is to protect the beauty and desirability of Verandah via the use of Design Guidelines, including specific landscaping requirements. In addition to review of new construction, approval is needed for exterior structural additions or renovations of existing homes and landscape. The following is a sample listing of what needs to be reviewed:

- Paint Colors
- Screen Enclosures
- Landscape Renovations
- Satellite Dishes
- Roofing Changes
- Pools and Spas
- Fence Additions
- Accessory/Decorative Structures
- Solar Panels
- Driveway Materials
- Storm Shutters
- Lawn Ornaments/Statues
- Exterior Building Modifications
- Flags & Flagpoles



A copy of the current Design Review Guidelines may be found on the Verandah resident intranet at www.verandahlife.com along with the modification form to submit your requests.

Remember if you are unsure about your planned home improvement contact the Design Reviewer prior to beginning work.

Contact Information: Kym Bill, General Manager

(239) 694-6358 ~ kymb@verandah.com

River Village

RIVER VILLAGE CLUB AMENITIES INCLUDE:

Golf House:

This over 6,000 square foot facility greatly enhances the Golf experience. Featuring a Prop Shop that carries everything from top-of-the-line golf clubs to apparel; an exceptional practice facility that allows players to hone their skills without interruption; as well as men's and ladies facilities with card rooms, golf bag storage and locker rentals.

Old Orange: The Old Orange course is more than a championship golf course. As designed by Bob Cupp, it embellishes the natural landscape. This devotion to natural surroundings follows the examples of famous courses like Oakmont and Pinehurst and recaptures the "Golden Era" of golf dating back to the 1920's.



Whispering Oak: Verandah's newest course is designed by golf's famous dynasty – Jack Nicklaus and Jack Nicklaus II. This breathtaking new challenge features amazing fairway vistas and compact greens that inspire every golfer to play like a champion. Whispering Oak is a handsome companion to Verandah's Old Orange championship golf course, incorporating many natural elements in the flow of the course. You'll never grow tired of this golf experience.

River House:

The River House is home to the Alligator Pear restaurant, a community favorite, whose daily menu features made-to-order cuisine and serene riverside vistas. Reminiscent of a genteel Southern mansion, members relax and unwind on the inviting front porch or take in the entrancing river views from the large windows on the rear terrace.



Fitness & Tennis Center

The fitness and tennis center is a professionally staffed facility that will offer five Har-Tru tennis courts, a swimming pool, state of the art work-out equipment emphasizing cardio and weight training and aerobic rooms. Our professional staff will monitor your progress and challenge you both physically and mentally with a variety of fitness programs. The Fitness and Center also offers spa services which include massages and facials. In order to use these amenities, you must join the Club with a golf or club membership. For more information, please call the membership office at (239) 694-7229.



RIVER VILLAGE COMMUNITY ASSOCIATION AMENITIES INCLUDE:



Boathouse/Kayak & Canoe Launch:

The Boat House is owned by Verandah Community Association and currently managed by Verandah Club. The Boathouse includes a small meeting space and area for resident gatherings. Reservations need to be made for the use of Blossoms by calling the VCA office. Decks and a screened-in seating area will encourage residents to gather and enjoy the view of the river. An adjacent structure serves as a kayak livery and launch.

There is a conservation easement along the entire length of the river, so residents can enjoy the area's natural beauty from the river while paddling their canoes and kayaks. The Boat House's architecture compliments the other buildings in Verandah's River Village.



Kayak Rules:

**Reserve Your Kayak 24 Hours In Advance
By calling (239) 694-3950**

Please Observe the Following Policies & Procedures:

- A **2-HOUR LIMIT** in season is set in order to accommodate all kayakers. Please be on time for your reservation and return kayaks at the end of your 2-hour time slot
- **DO NOT DRAG KAYAKS**
- **RETURN 1 HOUR** before closing or sunset
- Each kayaker must have a **RELEASE WAIVER** on file. This information will be verified upon your arrival at the Fitness Center
- By law, each kayaker must wear a **LIFE PRESERVER** in the boat
- **BE CAREFUL** getting in and out of the kayak; usually this is when injuries occur
- **WEAR SUNSCREEN** and protective clothing on a partly cloudy day
- **ZIPLOCK BAGS** will keep cell phone and valuable dry

Now That You're Out There

- **DO NOT** feed the alligators (\$500.00), birds, turtles, otters, or manatees.
- Please be aware that at times the river current may be stronger, and the wind direction and velocity may affect your return time.
- **ORANGE RIVER ROUTES:**
 - From beach area: Right - Manatee Park and Caloosahatchee River
 - From beach area: Left - To Lehigh Area - river narrows

Upon Your Return

- Wash down your kayak with hoses provided
- Empty any water inside the kayak
- Return kayak to the rack with the coordinating number
- Life vests and paddles are to be rinsed and returned to the Fitness Center

Oak Park:

The community park provides the entrance for the River Village. Oak Park is where residents will gather for outdoor events and other social activities. Oak Park is also home to the community tree house and children's playground area.



Dog Park

Your canine companions will definitely sit up and take notice. Everyone's best friend will enjoy a romp in Verandah's Dog Park when they can run around and get some exercise.





Commitment to Natural Resources

OPEN SPACES

Nearly 65 percent of Verandah's 1,456 acres will remain open space with lakes, wetlands, golf course, nature and fitness trails, conservation areas and an extensive riverfront buffer, allowing residents to explore and enjoy the community they call home. The community includes:

- 125 acres of wetland preserves
- 84 acres of upland preserves
- 291 acres of lakes
- 31 acres of parks
- 158 acres of common areas

Nine miles of nature and fitness trails will link the community's numerous amenities and common areas.

RESPONSIBLE SITE DEVELOPMENT

1. The historic flowway on the site will be restored.

In addition to enhancing the natural beauty of the community, the restoration of this historic flowway will help ensure that surface waters reach the destination nature intended.

2. The community's amenity buildings are being designed around the existing canopy of historic oak trees.

Services in Verandah's River Village will be provided in smaller individual buildings, rather than in one sprawling country club type building, to preserve the oak trees on the site and ensure that everyone in the community can enjoy them.

NATURAL RESOURCE CONSERVATION

1. **The Developer preserved the oak trees and relocated those that were impacted during the development of Verandah™.**

Extensive tree surveys have been completed so that community development can occur without disturbing significant trees on the property, some of which are approaching 90 years old.

2. **The 1.75 miles of riverfront along the Orange River is being preserved by a minimum 25-foot conservation easement to ensure that the riverfront maintains its unique character.**

The conservation easement averages 80 feet – and reaches up to 200 feet – and will be in place in perpetuity. Some areas of the conservation easement will be bordered by a River Walk, enabling all residents to access and enjoy the beauty of the riverfront.

3. **Wetlands on the site are being restored and protected.**

Wetlands are a beautiful natural resource that helps recharge our aquifer and provide habitat for an extensive variety of wildlife species.

4. **At Verandah™, we will continue it's long-standing, award-winning tradition of responsible water conservation.**

Water is our most precious natural resource, and we at Verandah have implemented systems to ensure an efficient use of water within the community.

WILDLIFE CONSERVATION MEASURES

1. **Manatee Conservation and Preservation**

Manatees are large, gentle mammals that frequent warm waters throughout Southwest Florida. They are protected under the Endangered Species Act. Riverside observation decks (with no boat access) may also be permitted at single-family homesites along the river.

2. **Wood Stork Preservation and Conservation**

The Developer has enhanced and is preserving approximately 128 acres of foraging habitat for the wood stork.

3. Florida Panther Conservation and Preservation

The Florida Panther is an endangered species in the State of Florida. To help the state provide appropriate habitat and corridors to support the panther population, The Developer has purchased 320 acres of land in the interior portion of the State for panther habitat.

4. Eastern Indigo Snake Conservation and Preservation

To ensure the Eastern Indigo snake is protected during the development of Verandah a qualified biologist will observe throughout the land clearing process; snakes will be relocated.

RESPONSIBLE, HEALTHY BUILDING PRACTICES

Two key elements will be specifically addressed in amenity structures at Verandah;

1. Energy Efficiency

Conserving energy is simply the right thing to do; it helps to conserve natural resources, lower peak energy demands, and reduce the operating cost of the structures while providing a superior indoor environment. Examples include properly shading buildings and using efficient equipment and practices.

2. Indoor Environmental Quality

Ensuring the quality of indoor air within Verandah's amenity structures will help to ensure the overall health of the buildings' occupants, by combating molds and removing airborne contaminants that contribute to respiratory illnesses and allergies. We encourage the use of low VOC (volatile organic compound) materials commonly found in paint, carpets and adhesives. We also encourage the use of sustainable flooring materials.



Verandah Community Development Districts (CDD)

The Verandah Community Development District (Verandah CDD) is responsible for construction and maintenance of the lakes and water management system.

Within the boundaries of Verandah will be two Community Development Districts (CDD's). The Verandah West CDD includes the western half of the community, and as development proceeds eastward, the Verandah East CDD will be established for that area. Created by Chapter 190 of the Florida Statutes and established by County ordinance, a Community Development District is an independent unit of special purpose government, whose sole purpose is to plan, finance, construct, operate and maintain the infrastructure for the benefit of that community. CDD's have been used for 22 years in the state of Florida to manage the provision of infrastructure and related financing for community developments.

Verandah's land contains natural flowways and wetlands that will be restored and enhanced. These attractive natural areas are home to many species of Florida wildlife and birds, and form the backbone of Verandah's water management system, along with the extensive system of inter-connected lakes. These important features are professionally managed by Verandah's CDD's to ensure their functionality and pleasing aesthetics in perpetuity, for the benefit of those who live in Verandah.

The infrastructure costs of the CDD's are financed through the issuance of low-interest 20 or 30-year special assessment revenue bonds. The debt from these bonds makes up the capital portion of the annual assessment from the district. The capital, operational and maintenance expenses are collected as one assessment by the Tax Collector of Lee County on behalf of Verandah's CDD's.

Revenues and services are spent and professionally managed by Verandah's CDD's through a contract with a professional management firm, Severn Trent. Severn Trent currently manages most of the community development districts in Florida. The management firm provides the community development districts with a district manager and several field personnel. The community development districts also engage the services of a professional engineer and an attorney.

All this makes it possible to have an attractive quality of life right from the start. Residents will enjoy large, enhanced and protected wetland preserves, stormwater management system, arterial roadways with beautiful landscaping, bike trails and other amenities without having to wait for uncertain future municipal improvements.

For additional information concerning Verandah CDD's, or if you have any concerns regarding the maintenance of the lakes and wetlands, you may contact the District Field Office at (239) 437-5551.



Landscape, Xeriscape, Water System, Bike Paths, Boardwalk & Roadways

Landscape

Our “sub-tropical” climate here in Southwest Florida is unique compared to the rest of the continental United States. Our use of landscape plants is limited to those species that can tolerate our hot, humid conditions. At the same time we are able to enjoy several species that are unique to our climate.

Verandah is recognized for its excellence in environmental stewardship. We practice integrated pest management (IPM) at Verandah. Rather than spray for pests indiscriminately on a set schedule, we apply the least potent pesticide that will do the job only to those plants that are severely threatened and which won't correct themselves. When possible, we'll use mild applications such as soaps, light oils, or biologic or organic derivatives. Most pest problems can be corrected or avoided with proper watering and fertilization practices.

Xeriscape

“Xeriscape” is the practice of using native plants and grouping plants with similar water needs together to minimize the need for artificial irrigation.

Our planners considered our unique plant palette, applied xeriscape techniques, added color and beauty to create the beautiful landscape you see at Verandah.

The large trees lining the boulevards are the famous southern live oaks. They range from Virginia to Florida, with appearances in Cuba, Mexico, and Central America. They'll grow slowly to 50' tall, with a spread of 30' to 50' feet.

The most common palm in our landscape, and in Florida, is the sabal or cabbage palm. The fronds of this palm form a sphere and they can be found all along the golf course. This is Florida's State Tree. Native Florida "Crackers" made a meal out of the heart of this palm.

Color comes to our landscape in the form of the dazzling sapphire duranta, the thryallis, a dainty yellow flower, the ice pink oleander, and the fragrant white jasmine.

Also, hundreds of annual flowers are planted and replaced twice each year in colorful median and side beds throughout the community.

All of this contrasts well with the hundreds of acres of cypress heads and native wetlands, which we have improved with a vigorous exotics removal program and will preserve their natural state.

Residents may call the Community Association Office at (239) 694-6358 with their comments and questions on our community's landscape.

Dual Water System

The Developer has installed a dual water system at Verandah. The first line is for potable or drinking water, which is provided by Lee County Utilities. Questions on their billing or service may be directed to (239) 936-0247.

The second line is the irrigation line, which comes from a non-potable water supply that is pumped into holding ponds. The residential irrigation water is currently generated through well fields owned and operated by Resource Conservation System (RCS). RCS may supplement well water with treated effluent when and if it becomes available in the future. The business office phone number for RCS is (239) 495-0971.

Natural Preserve Areas, Bike Paths & Walkways

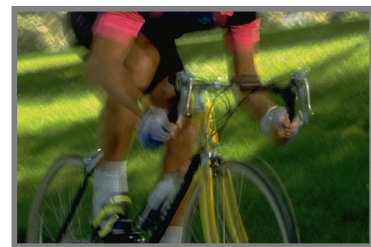
Nearly sixty-five percent of the property will be open space, including natural preserve areas, parks, nature walks and wetlands. Verandah has approximately nine miles of pedestrian walkways and bike paths along the riverfront and throughout the community.

Bicycle paths within Verandah are accessible only to Verandah residents. No motorized vehicles of any type are permitted on any of the off-road bicycle paths other than necessary Verandah maintenance vehicles. The golf cart paths at Verandah are designed for golf carts and golf maintenance vehicles only. No pedestrians, bicyclists or joggers are permitted on these or any golf course cart paths.

For your safety, please wear bicycle helmets and adhere to all temporary road and/or path “closed” signs. These signs have been placed there for your safety and venturing along that path may be dangerous. For your safety and enjoyment, we ask that you adhere to the following bike path rules:

Bike Path Rules

1. No motorized vehicles are permitted other than necessary Community Association maintenance vehicles.
2. Stay to the right except when passing.
3. Pass on the left with caution using an audible warning such as, “passing on the left.”
4. In consideration of and safety to others, do not walk or ride three or more abreast.
5. When rounding blind corners, bikers and rollerbladers should slow down and use caution.
6. When approaching two-way traffic, bikers and rollerbladers should slow down and use caution.
7. Community Association rules require that all dogs must be leashed while walking. Please use a short leash while on the bike paths. Longer leashes can become tangled with other trail users and could cause injury.
8. In consideration of others, always pick up after your pets.



Road and Traffic Regulations

Verandah’s roadways are privately owned, allowing us to maintain within Verandah™, an access program at the gatehouse.

All vehicles should be prepared to stop at any time to yield to golf carts, bicyclists, joggers, and pedestrians who have the right of way. Golf carts are not allowed on roads or bike paths other than at designated crossings.

Speed limit signs are posted on all streets. We request that you adhere to all posted speed limit and stop signs within the community for the safety of all residents and guests. Traffic violators may be subject to written warnings and fines.

Community Patrol & Limited Access

Verandah is a private, gated community with limited access. The goal of the Community Patrol is to limit access to the community to our residents and their designated visitors



while preventing access to unauthorized vehicular traffic. We provide information and assistance to residents, members and their guests, maintain a visible presence, and report any unlawful activity to the proper authorities.

The Community Patrol personnel are not police officers, do not have any arrest powers, nor do they carry firearms. In an emergency, call 911 first, then call Community Patrol at 239-694-2110 for interim assistance.

NOTE: The Community Association does not make any representations or warranties, expressed or implied, with regard to the effectiveness of any security measures undertaken within the community.

Keeping Your Home Secure

Even though our community is gated, it is important that you take precautions to insure the safety of your home and community. The Verandah Community Patrol would like to make a few suggestions that may help make your home safer:

We suggest that you do not admit strangers into your home. You should identify visitors before opening your door. Every outside door should have a bright light to illuminate visitors. Because well-lit areas deter criminal activity, it's a good

idea for outside lights to be on in the evening, whether someone is at home or not. You may want to consider installing a photocell, timer switch, or motion-sensitive lighting system so that lights will be activated automatically.

Another important precaution is to keep doors and windows locked and to activate your alarm system when you go out – daytime or evening. If you do not have an alarm, please make sure you lock all windows and doors, including screened doors. It is important to do both on the above, no matter how short the time of your planned absence.

Have any sliding glass doors inspected to determine if they can be lifted out of the tracks and removed to gain access to your home. If so, a locksmith may be able to provide options for eliminating this problem.

For those of you who may be leaving during the summer months, or for any length of time, please note the following:

1. Please advise Community Patrol that you will be gone. The phone number is 239-694-2110.
2. Contact the post office, and the VCA at 239-694-6358 for change of address; and stop newspaper deliveries. Have a neighbor pick up the mail and/or newspapers if you are only going to be away for a short period of time.
3. You should have a key holder (local) listed on your Resident Information and Property Access Authorization Form.
4. Please provide Community Patrol with your summer address and phone numbers in case we have a need to reach you.
5. Unplug your automatic garage door when you leave.
6. All of your doors and windows should be securely locked.
7. You should have at least two light timers that have been set to turn the lights on and off in a logical sequence when you are away from your home for an extended time period.
8. Leave the refrigerator on, but do not leave any food in it or in the freezer.
9. Leave the dishwasher door open to prevent mold growth, which is caused from residual moisture.
10. Turn off the water to the washing machine and the water heater.
11. Unplug the water heater or flip the circuit breaker. Also unplug the clothes dryer, computer(s) and/or other electrical equipment, which could be susceptible to damage in case of a lightning strike.
12. Turn down the volume on the phone so it won't ring endlessly for outsiders to hear and know you're not home.

If you have any questions or would like further information, please the Verandah Community Patrol Office 239-694-2110.

Access to Verandah

The Community Patrol has instituted a program to allow residents immediate access to the property by use of an automatic scan pass, an individually encoded reader tag that can be affixed to your vehicle. This automatically raises the gate when your vehicle approaches it. You will also receive static cling decals for each of your registered vehicles.

Who Can Get a Scan Pass?

Residents of a recorded street address in Verandah will receive two (2) scan pass reader tags free of charge and a static cling decal for each vehicle. Additional reader tags may be purchased for other vehicles registered to one address for \$10 each. Residents using a rental vehicle will be given a guest pass that affixes to the driver's side window.

Tenants leasing units within Verandah will be issued automatic scan passes if they have an annual leases. Friends or relatives who do not permanently reside in Verandah or have a short term lease will not be issued scan passes, but temporary passes are available for their use to be issued by the Verandah Community Patrol.

How Do I Get an Automatic Scan Pass?

To obtain an automatic scan pass, bring each vehicle to the gatehouse to have an automatic scan pass installed. You may also call (239) 694-2110 to make an appointment with the Community Patrol Manager. A registration form will be completed at the time of installation. Please be prepared to show a photo I.D. (e.g. drivers license, passport, etc.).

Residents who have rental vehicles will be given a guest pass for their length of stay.

Guest Access

Following the closing of a purchase of a home or lot in the Verandah community, all residents are provided with a “Resident Information and Property Access Authorization” form to be completed and returned to the VCA office. Please indicate on the form those guests that you would like to have admitted at any time. The gatehouse staff will consider them “pre-approved” and they will be admitted promptly. If you are expecting a guest on a specific day, please call the gatehouse in advance to “pre-approve” them for that day. If your guest has not been pre-approved, the gate attendant will attempt to reach you for authorization. If authorization is not received, your guest may not be admitted.

To ensure that your guests are admitted promptly without undue delays, please call the gatehouse at (239) 694-2110 for pre-approval.

Guest Process (owner not present in Verandah during guest stay)

The Guest Information Sheet can be found on www.verandahlife.com or you may call the VCA office to receive a copy.

Click Below to download a copy. <V:\Departments\Community Association\VCA\leasing Approval\GUEST RESIDENT INFORMATION SHEET-final.pdf>

Step 1. The property owner completes and emails the "Section One" information sheet identifying the property, guests and period of stay to the Verandah Community Patrol twenty (20) days in advance of their guest's arrival to allow for time to record the data and prepare Gatehouse personnel to receive them.

Step 2. The invited guest completes "Section Two" of the information sheet and supplies it to the Verandah Community Patrol at the Gatehouse upon initial arrival to prevent admittance delays. Guests that do not have the completed form available upon arrival will not be granted access until the form is completed. The guest will have to provide the Gatehouse with their driver's license (or if not looking to have a gate pass for their car, some form of picture ID) to complete the process.

Please fax or email completed Guest Information Sheet to the Verandah Community Patrol.

Fax: (239) 690-1335

Email: trishs@verandah.com

Service Companies & Vendors

Service companies and vendors will be admitted through the gatehouse with preauthorization. Residents may pre-authorize their service companies and vendors using the same procedures as with a guest, either with the Property Access Authorization Form or by phone, (239) 694-2110, and they will be added to our database as standing orders.

Leasing Your Property?

Effective immediately, Verandah Community Association, Inc. has adopted an amendment to implement a Standardized Rental/Leasing process for all neighborhoods within Verandah which will include the attached application for all leases & guests (owner not present in Verandah during stay). The neighborhood management companies have been given the forms to start implementing all new and upcoming leases for the following neighborhoods:

- *Bramble Cove, Citrus Creek, Idlewild, Orangetree Bend, Cottonwood Bend, Sabal Point, Shady Bend, Lakeview, Pebblebrook, Otter Bend, Palmetto Grove*

The VCA will execute and approve applications that do not have a Neighborhood Association, which are the following neighborhoods:

- *Arlington Oaks, Brantley Oaks, Cedar Hammock, Cypress Marsh, Hammock Creek, Oak Bend, Mosy Oak, River Point, Sanctuary Point, Shadetree Point, Whispering Oaks, Fairway Cove*

Click Here Below to Download the Lease Application or you may print a copy on [www. Verandahlife.com](http://www.Verandahlife.com) <V:\Departments\Community Association\VCA\leasing Approval\Leasing Application - final.pdf>

Tenant/Renter Process

As long as the "Application for Approval to Lease" was submitted at least twenty (20) days in advance, the Gatehouse will have had time to transcribe the information needed for their use from the Lease Application to Section Two of the Information sheet. All the renter will have to do is provide the Gatehouse with their driver's license (or if not looking to have a gate pass for their car, some form of picture ID)

to complete the process. Under no circumstance will any renter be permitted access to Verandah without the Gatehouse having all of the information requested on the "Application for Approval to Lease" filled out and signed.

Please note: This application must be submitted by the Unit Owner along with the required enclosures and a \$100.00 non-refundable application fee, no less than twenty (20) days prior to occupancy to allow for processing time. The Unit Owner agrees to pay a non-refundable expedited application fee of \$200 for all applications submitted less than twenty (20) days prior to occupancy. Application must be received at least ten (10) days prior to occupancy. Please note that, per the terms of the Governing Documents specific to the Neighborhood where the Unit is being leased, your home or Unit can only be rented, depending upon the Neighborhood, a total of two or three times within a calendar year, and for a term of no less than 30 days.

For all lease extensions and lease renewals, a new lease application must be filled out, signed and submitted at least ten (10) days prior to the expiration of the lease. A new lease or an addendum to the original lease must be submitted as well. The application fee is waived for all extensions and renewals filed and approved PRIOR to the expiration of the original lease.

New tenants will not be allowed into the community until application is approved and received 10 days prior to occupancy.

Persons leasing in Verandah are welcome to contact the VCA office for any questions or concerns. Please call us at (239) 694-6358.

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Verandah Connections

Community Technology Infrastructure & Services



Residents of Verandah may access the community's website significantly faster than conventional modems, thanks to an exclusive agreement between Comcast Cable and Verandah. Comcast Cable will be servicing the cable and high speed internet needs of Verandah. Verandah's commitment to technology goes much deeper with:

- A structured wiring program to ensure that all houses within the community are wired to the latest standards published by the Telecommunications Industry Association;
- Discounted bulk rates on telephone, video and data services from Comcast;
- Basic Cable and Internet fees will be paid for through the Verandah's Homeowner's Association.

Verandah Community Web Site

Our residents will discover Verandah's style of "keeping up with the neighbors" through the community website that puts everything they want to know about Verandah on their computer screen. The site allows residents the opportunity to find out about upcoming activities and events, golf times, posting handicap scores, restaurant and special event reservations. The VCA assigns each resident a unique log-in and password in addition to providing you with directions on how to access the website at www.verandahlife.com. If you haven't received your log-in and password, please contact the VCA office at (239) 694-0589.

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Frequently Asked Questions

❖ **Does Verandah have a resident directory?**

We do not have a resident directory for the Verandah community. However, residents may exchange information through the option in the resident list and closed e-mail system through the community website, www.verandahlife.com. Contact the VCA office at (239) 694-6358 if you haven't received your log-in and password, or for further information on the Verandah website.

❖ **When I am changing my residence for the season, who should I contact to change my mailing address?**

Please notify the VCA office at (239) 694-6358.

❖ **Can I leave keys, packages, etc. at the Gatehouse?**

For the security of your belongings, the Gatehouse cannot accept items.

❖ **Do I have to call the Gatehouse for everyone coming through the gate?**

Yes, please call the Gatehouse for everyone who will be coming through the gate, unless his or her name(s) are on your pre-approved guest or vendor list. You may do that by contacting the Gatehouse at (239) 694-2110.

❖ **How does the Community Patrol program work?**

The Verandah Community Patrol program requires that guests and service providers of Verandah homeowners be approved by the homeowner before entry.

❖ **When the water level in a lake is down, can more water be pumped into it?**

Unfortunately, we do not have the ability to raise or lower the water level in the lakes. Whether the level is up or down, they are filled naturally by rainwater – a part of the natural environment at Verandah.

❖ **If I want to do exterior renovations or landscaping changes or additions, should I notify anyone?**

Contact Verandah Community Association at (239) 694-6358 for approval of home renovations, additions and landscape revisions. Verandah Protective Covenants require this review and approval.

❖ **What is the weekly schedule for trash / recycling pick-up?**

Thursday - Regular Garbage
Friday - Recyclables/ Yard Waste

Please keep in mind that schedules are subject to change. Please note on major holidays, garbage pick-up will be delayed by one day. For questions regarding garbage/trash pick-up and/or recycling, please contact Florida Recycling Services, Inc. at (239) 332-8500.

❖ **How deep are the lakes? Is fishing allowed?**

The depth of the lakes will depend on rainfall, but generally range from up to 12 – 20 feet deep. Alligators and other dangerous wildlife are common in and around the lakes, ponds, and other bodies of water in this part of Florida, and it is likely that such animals can be found in and around the lakes and the Orange River. Residents are encouraged to be aware of their surroundings at all times and to avoid contact with these animals. Fishing is allowed in the community. You must abide by the following rules:

- Please don't fish behind single-family homes (except your own of course)
- Fish away from golf course shorelines
- Use a standard, fly or spin-reel rod to fish only
- Catch and release fishing is required in lakes
- A Florida freshwater fishing license required
- Kayak only from rivers
- Please park away from Verandah Blvd. if you stop to enjoy the lakes.

Community Phone Numbers

Verandah Community Association.....	(239) 694-6358
Verandah Community Development District (CDD) – Lakes & Wetlands Maintenance	(239) 437-5551
Verandah Information Center.	(239) 694-7199
Verandah Gatehouse	(239) 694-2110
Verandah Grounds Maintenance.....	(239) 694-7845
Verandah “Blossoms” General Store/Boat House	(239) 694-1578
Design Review Committee.....	(239) 390-1153
Verandah Golf House (tee times / reservations).....	(239) 694-4229
Verandah Fitness Center.....	(239) 694-3950
Verandah River House (Dinner Reservations. & Administration Office) ...	(239) 694-7229
Verandah Community Association.....	(239) 694-6358

Important Area Phone Numbers

Airports

S.W. Florida International Airport.....(239) 768-1000

Naples Airport.....(239) 643-1415

Automobile

Drivers' License General Information.....(239) 278-7194

Drivers' License Test/Appointment (Lee County).....(239) 278-7190

Drivers' License Test/Appointment (Collier County)(239) 417-6385

Vehicle Registration/Tags(239) 339-6000

Fort Myers

Area Information1-800-226-2943

Fort Myers Area Chamber of Commerce.....(239) 332-3624

Fort Myers Board of Realtors(239) 992-6771

Fort Myers Fire Department (non-emergency)(239) 992-3320

Emergency..... 911

Homestead Exemption(239) 339-6100

Lee County Courthouse(239) 335-2111

Lee County Emergency Management.....(239) 477-3600

Lee County Public Safety(239) 335-1600

Lee County Tax Collector.....(239) 339-6000

Lee County Voter Registration(239) 339-6300

Library (Fort Myers).....(239) 479-4635

Library (Riverdale Branch).....(239) 461-3130

Mosquito Control(239) 694-2174

Poison Control1-800-282-3171

Post Office (Fort Myers)1-800-275-8777

Sheriff Sub Station (non emergency)..... (239) 477-1200

Medical Facilities

Lee Memorial Hospital..... (239) 332-1111

Gulf Coast Hospital..... (239) 768-5000

Health Park Medical Center..... (239) 433-7799

Southwest Florida Regional Medical Center..... (239) 939-1147

Newspapers

News Press..... (239) 992-1900

Naples Daily News..... (239) 992-3509

Performing Arts

Barbara B. Mann Performing Arts Center

Administration..... (239) 489-3033

Box Office..... (239) 481-4849

Philharmonic Center for the Arts

Administration..... (239) 597-1111

Box Office..... (239) 597-1900

Teco Arena

Box Office..... (239) 948-7825

Broadway Palm Dinner Theater

Box Office..... (239) 278-4422

Florida Repertory Theater

Administration..... (239) 332-4665

Box Office..... (239) 332-4488

Parks

Lee County Sports Complex

Executive Offices..... (239) 768-4200

Minnesota Twins Box Office..... (239) 768-4270

Miracle Ball Team Box Office (239) 768-4210

Manatee Park

Administration..... (239) 694-3537

Caloosabatchee Regional Park

Administration..... (239) 693-2690

Schools

Lee County School Board..... (239) 334-1102

-Verandah is in the East Zone and therefore the elementary, middle and high schools are as follows:

Elementary: Alva, Bayshore, Lehigh Acres, Gateway, Mirror Lakes,

Orange River, Sunshine and Tice

Middle: Alva, Lehigh Acres, Lehigh Senior High (6-12), Riverdale (6-12)

High School: Lehigh Senior High (6-12), Riverdale (6-12)

Colleges

Florida Gulf Coast University..... (239) 590-1000

Edison Community College..... (239) 489-9300

International College:

Fort Myers..... (239) 482-0019

Naples..... (239) 513-1122

Social Security Office

General..... 1-800-226-3545

TDD (Telecommunications Display Device) 1-800-325-0778

Utilities

Florida Power and Light..... (239) 334-7754

Comcast (cable TV & Internet)..... 239-707-4043

Attn: Kelly Kester / Email: kelly_kester@cable.comcast.com

Recycling/Trash Collection

Florida Recycling Services, Inc. (239) 332-8500

Telephone

Comcast239-707-4043
Century Link1-800-366-8201
Embarq1-800-723-8010

Water

Lee County Utilities – Potable (drinking) Water..... (239) 936-0247
Lee County Utilities – Waste Water..... (239) 479-8700

Irrigation Water

Resource Conservation Systems..... (239) 495-0971

Natural Gas

TECO (Peoples Gas)..... (877) 832-6747