

VILLAGE WALK OF NAPLES

3200 Village Walk Circle, Suite 100 | Naples, FL 34109
Phone: 239-594-8044 | Fax: 239-594-7588 | villagewalkhoaofnaples@kwpmc.com

SALE APPLICATION & CHECKLIST

Village Walk Homeowners Association of Naples, Inc.

FOR OFFICE USE ONLY

☐	Completed Application Form (all pages initialed and signed)
☐	Copy of Executed Sales Contract
☐	Signed Rules & Regulations
☐	Signed Architectural Planning Criteria
☐	Signed Maintenance Fee Collection Policy
☐	Signed Activity Liability Waiver
☐	Village Walk Annual Budget (included in packet)
☐	\$125.00 Processing Fee
☐	\$25.00 Per Applicant — Background Check Fee
☐	\$15.00 Per Vehicle — Gate Transponder Fee (if applicable)
☐	\$15.00 Per Access Card — Amenities Key Fob (if applicable)
☐	Post-Closing: Copy of Recorded Deed and/or HUD/Settlement Statement

Date Received: ____ / ____ / ____

Processed By: _____

SALE DECLARATION

I hereby apply for approval to purchase the residence located at:

Property Address

Anticipated Closing Date

By submitting this application, I/we confirm that all information provided is factual and complete. I/we understand that any falsification, misrepresentation, or omission of information is grounds for disapproval of this application. I/we consent to a criminal and financial background investigation. I/we agree to pay Village Walk of Naples, Inc. a **non-refundable application fee of \$125.00 plus \$25.00 per applicant** for the background check, payable by check to **Village Walk HOA of Naples**.

Note: The application must be received at least 20 days prior to closing. Post-closing, please provide a copy of the Recorded Deed and/or Settlement Statement within 10 days.

SALE APPLICATION — APPLICANT INFORMATION

Please print or type clearly. All fields are required unless noted otherwise.

1. Primary Applicant		
Full Legal Name	Date of Birth (MM/DD/YYYY) <i>Required</i> ____ / ____ / _____	SS# <i>Required</i>
Current Home Address	City / State	Zip Code
Email Address	Phone Number	Cell Number

2. Applicant 2 (if applicable)		
Full Legal Name	Date of Birth (MM/DD/YYYY) <i>Required</i> ____ / ____ / _____	SS# <i>Required</i>
Current Home Address	City / State	Zip Code
Email Address	Phone Number	Cell Number

3. Applicant 3 (if applicable)		
Full Legal Name	Date of Birth (MM/DD/YYYY) <i>Required</i> ____ / ____ / _____	SS# <i>Required</i>
Current Home Address	City / State	Zip Code
Email Address	Phone Number	Cell Number

Please select your preferred access method:	
☐	Digital Access (Free): I will download the Zuul app for amenity access.
☐	Amenities Key Fob (\$15.00/each): I would like to purchase _____ physical fobs.

MAILING ADDRESS FOR NOTICES & QUARTERLY MAINTENANCE FEES

If the mailing address for official HOA correspondence differs from the property address above, please provide it below.

Name	Mailing Address	City / State / Zip
Phone Number	Email Address	

SALE APPLICATION — VEHICLES, OCCUPANTS & DECLARATIONS

VEHICLE INFORMATION — \$15.00 per vehicle gate transponder fee

Vehicle registration and valid photo ID are required for each vehicle. Each vehicle requires a gate transponder (\$15.00 each). Alternatively, residents may download the Zuul mobile application to receive complimentary digital gate access.

Please list all vehicles that will be kept at Village Walk.

Vehicle 1 — License Plate	License Plate	Make / Model	Year	Color	State

Vehicle 2 — License Plate	License Plate	Make / Model	Year	Color	State

Please select your preferred access method:

☐	Digital Access (Free): Zuul Systems app for gate access.
☐	Gate Transponder (\$15.00/each): I would like to purchase _____ transponders.

ADDITIONAL OCCUPANTS (Other than Applicants above)

Please list the name, age, and relationship of all persons (other than the applicant[s]) who will occupy the unit on a regular basis. All persons 18 years of age or older are subject to a background check and a \$25.00 fee.

Full Name	Age	Relationship to Applicant

EMERGENCY CONTACT

Full Name	Phone Number	Relationship to Applicant
Email Address	Mailing Address	City / State / Zip

SALE APPLICATION — DECLARATIONS & ACKNOWLEDGEMENTS

INTENDED USE OF UNIT

I am purchasing this unit with the intention to (select one):

☐	Full-time Residence	☐	Part-time / Seasonal Residence	☐	Lease the Unit
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GOVERNING DOCUMENTS ACKNOWLEDGEMENT

I/We are aware of and agree to abide by the Declaration of Covenants and Restrictions for Village Walk, the Articles of Incorporation, and Bylaws of the association, and any and all properly promulgated Rules and Regulations. I acknowledge receipt of a copy of the Association's documents and rules

Initials: _____ / _____

The prospective purchaser(s) will be advised by the Association office within a **10-day period** from the date of receipt of application and all information and appearances requested, of whether this application has been approved.

The prospective purchaser(s) is responsible at closing for payment to the Association of a Resale Capital Contribution Assessment in the amount of the most recent quarterly assessment. The current amount of the Resale Capital Contribution Assessment is \$ _____

Initials: _____ / _____

*Approval is given contingent on all past due maintenance fees and Capital Contribution paid on parcel (if any), in full (see estoppel)
Ensure that Real Estate Agent, Attorney or Title Company are made aware of this fact and make sure payment is made to the association at closing*

By signing this application, I/We acknowledge and agree to the following:

- Any exterior changes to my lot and/or house to include but not limited to landscape and painting requires approval from the ACC (Architectural Control Committee).
- Original "Builder" plantings will be replaced at the Associations expense.
- Landscape installed by me and/or a previous owner when needed will be replaced at my expense.
- All Landscape removed and/or replaced by the homeowner and/or Association will be maintained by the Association appointed Landscape Company.
- At closing it is my responsibility when purchasing in insure the current account is in good standing and there are no past due fees.
- The Next Quarterly Maintenance Fees are due _____ in the amount of \$ _____ Quarterly Maintenance Fees are due on July 1, October 1, January 1, April 1, regardless of if I receive an invoice and/or statement.
(if you are closing the month of July the maintenance fee may be different.)
- The Budget Year runs from July 1st to June 30th.
- Maintenance fees are subject to change with each new budget

Applicant(s) Signature

Date: ____ / ____ / ____

Applicant(s) Signature

Date: ____ / ____ / ____

Initials: _____ / _____

SALE APPLICATION — AGENT, CLOSING & ACKNOWLEDGEMENTS

REALTOR / AGENT INFORMATION — Must be completed by Realtor or Homeowner

Seller's Agent Name	Seller's Agent Phone #	Seller's Agent Email
Buyer's Agent Name	Buyer's Agent Phone #	Buyer's Agent Email

CLOSING ATTORNEY / TITLE COMPANY

Company Name	Attention (Contact Name)	
Address	City / State / ZIP	
Phone	Fax	Email

Application must be complete and returned to the following address below **at least 20 days prior to the closing of a SALE**. Please mail checks and all completed documents to:

ESTOPPEL DEPARTMENT Phone: 305-476-9188 Ext. 9346 Toll Free: 877-833-0166 Fax: 786-363-1572 Email: estoppels@kwpropertymanagement.com	SUBMIT APPLICATION TO: Village Walk of Naples HOA Attn: Sales 3200 Village Walk Circle, Ste. 100 Naples, FL 34109 villagewalkhoaofnaples@kwpmc.com
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Post-Closing Obligation: I will provide the Association with a copy of the Recorded Deed and HUD/Settlement Statement within ten (10) days after closing.

Initials: _____ / _____

Governing Documents: I have read the Governing Documents of the Association and understand my responsibilities as a homeowner in Village Walk of Naples, HOA.

Initials: _____ / _____

After Closing: Please make an appointment with the Village Walk Administrator by calling 239-594-8044 or emailing villagewalkhoaofnaples@kwpmc.com to receive your Homeowner Welcome Packet, Rules & Regulations, car passes, and amenity access cards.

FOR OFFICE USE ONLY

☐ Application APPROVED	☐ Application DISAPPROVED
Date	Signature of Officer / Director / Authorized Representative

VILLAGE WALK HOMEOWNERS' ASSOCIATION OF NAPLES, INC.

RULES & REGULATIONS

The definitions contained in the Declaration of Covenants and Restrictions for Village Walk are incorporated herein as part of these Rules and Regulations.

1. The owners and lessees of each lot shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation, and By Laws of the Association.
2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the Common Areas. The walkways, bridges, sidewalks and streets shall not be obstructed.
3. Any damage of the Common Areas, property, or equipment of the Association caused by any owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such owner.
4. An owner will not park or position his vehicle so as to prevent access to another lot.
5. The owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all owners.
6. No transmitting or receiving aerial or antenna shall be attached to or hung from any part of a lot or the common areas (excluding Satellite Dishes, see number 21).
7. No towels, garments, rugs, etc., may be hung from windows, railings or other parts of the Residential Units. No clotheslines or drying yards shall be located so as to be visible from neighboring Units or from the interior roadways within Village Walk.
8. All garbage and refuse from the lots shall be deposited with care in each owner's private garbage containers, which shall be placed so that they are not visible from the roads or from adjoining units. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. Trash cans should not be out earlier than 6 PM the night prior to pickup. No littering shall be done or permitted on the association property.
9. Motor Vehicles and Boats. No motorcycle, off-road sport vehicle (including trail-bikes, mini-bikes, three or four wheel all-terrain vehicles, and dune buggies), golf carts, trucks (including pick-up trucks), trailers, boats, vans or sport utility vehicles of excessive length or height (i.e. longer or higher than can be kept in the Unit's closed garage), campers, motor homes, buses, commercial vehicles of any type (i.e. any vehicle which has any exterior lettering or logo, or has visible tools or equipment), non-passenger vans (i.e. any van which does not have a rear seat and side windows), or similar vehicle shall be parked on any part of the Properties or driveway, or designated parking space within the Properties except; (1) within a garage; (2) commercial vehicles, vans or trucks delivering goods or furnishing services temporarily during daylight hours (except emergency service after daylight hours), and (3) upon such portion of the Properties as the Board may, in its discretion allow. No maintenance or repair shall be performed upon any motor vehicle, boat, trailer or camper except within an enclosed garage. The Association shall have the right to authorize the towing away of any vehicle in violation of this rule or to bring legal action to enforce this rule and in the case of either towing or legal action, the costs and fees (including attorney's fees, if any) are to be borne by the vehicle Owner or violator.
10. All contractors performing work at homes cannot start before 8 am and must end work by dusk. Addition to Rules and Regulations.
11. No garage doors shall be permitted to remain open except for temporary purposes. The Board may adopt further rules for the regulation of the opening of garage doors.
12. All recreation devices including but not limited to portable basketball goals, canoes, and other boats must be kept in the garage when not in immediate use.
13. The Fitness Center is closed between the hours of 11:00 PM and 5:00 AM (See Village Gym Rules and Regulations for full list of rules).

14. The Swimming Center hours are 8:00 AM to Dusk (See Swimming Pool Rules and Regulations for entire listing of rules).
15. No Smoking is permitted within the gated community pool areas.
16. Landscaping:
 - A. Homeowners may not elect to perform their own landscape maintenance as per Association Documents.
 - B. Homeowners may not make ANY changes to their landscaping with exception to annual flowers (i.e. plant anything, remove anything) without first obtaining written permission from the ACC.
 - C. No new fruit trees, bougainvillea or cactus are allowed
17. Complaints regarding the management for the association property, or regarding the actions of other Owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.
18. "The feeding of wildlife at Village Walk, including but not limited to, Alligators and Muscovy Ducks is prohibited."
19. United States flag - Criteria: Any homeowner can display one portable, removable flag as prescribed by Federal and State Law. However, for safety reasons, the flag must be displayed using a wall mounted bracket attached to the house next to the garage door and the flagpole may not exceed 6' (6 feet) in length.
20. Policy for holding events in the pool area - Events may be held in the pool area with the approval of the Town Manager and clearance by the Activities Director. Restrictions do apply: Pool rules must be followed. The event must be open to the entire community. Participation is limited to Village Walk Homeowners and overnight house guests. Food is allowed but must be catered and/or potluck (if catered, Village Walk restaurant must have right of first refusal). Cooking at the pool or other common areas, including but not limited to barbecue grills, is not allowed.
21. Satellite Dishes – Criteria: Satellite dishes must be installed at preferred lot locations if a signal can be obtained. The preferred lot locations are either in the rear or side of a home at a location least visible from the street and surrounding homes. If a signal cannot be obtained from a preferred lot location, then an alternative location will be acceptable. Please contact the Association Manager for assistance if you plan to install a satellite dish.
22. Any consent or approval given under these Rules and regulations by the Association may be modified, added to or repealed in accordance with the Bylaws of the Association.
23. Pets. No animals shall be raised, bred, or kept in any Unit, except that dogs, cats, or other household pets may be kept in the Unit, provided they are not kept, bred or maintained for any commercial purpose, or in numbers deemed unreasonable by the Board. Notwithstanding the foregoing, no animal may be kept in the Unit, which, in the judgment of the Board, results in a nuisance or is obnoxious to the residents in the vicinity. No Owner shall be permitted to maintain in his or her Unit a bull terrier (pit bull), or any dog or dogs of mean or of violent temperament or otherwise evidencing such temperament. Pets shall not be permitted in any of the Common Areas unless under leash. Each pet Owner shall be required to clean up after his or her pet. Each Owner, by acquiring a Unit, agrees to indemnify the Association and hold it harmless against any loss or liability resulting from his or her, his or her family member's, or his or her lessee's ownership of a pet. If a dog or any other animal becomes obnoxious to other Unit Owners by barking or otherwise, the Owner shall remedy the problem, or upon written notice from the Association, he or she will be required to remove the pet from the Properties.

I/We have read the above Rules & Regulations and the Declaration of Covenants for Village Walk HOA of Naples, Inc.

_____ Applicant(s) Signature Date: ____ / ____ / ____	_____ Applicant(s) Signature Date: ____ / ____ / ____
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VILLAGE WALK HOA OF NAPLES, INC.
POLICY FOR COLLECTION OF MAINTENANCE FEES

All quarterly maintenance fees are due by the 1st day of each quarter: July 1, October 1, January 1, and April 1. It is the obligation of each homeowner to ensure this fee is paid on time, regardless of whether they receive a statement or invoice from the Association.

It is also the responsibility of each homeowner to verify that their payment has been credited properly, whether paid by direct mail, bank bill pay, online service, or other means. The ten (10) day grace period allows homeowners time to ensure their payment is posted. If payment is not received within this grace period, a late notice is sent and any associated fees are passed on to the homeowner.

PAYMENT OPTIONS

Option 1 Check by Mail	Mail your check payable to Village Walk HOA Naples to: Village Walk HOA Naples c/o KWPMC P.O. Box 31600 Tampa, FL 33631-3600
Option 2 Direct Debit (ACH)	Sign up for Direct Debit (ACH) to have your payment automatically withdrawn from your bank account each quarter. Please confirm with your bank that the payment has been deducted and sent to our accounting.
Option 3 Online via ClickPay	Make an online payment through the KWPMC portal using our partner service, ClickPay.

I/We have reviewed the Policy for Collection of Maintenance Fees and agree to comply:

_____ Applicant(s) Signature Date: ____ / ____ / ____	_____ Applicant(s) Signature Date: ____ / ____ / ____
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VILLAGE WALK HOMEOWNERS' ASSOCIATION, INC.
AGREEMENT AND RELEASE OF LIABILITY
FOR ACTIVITIES PARTICIPATION ON VILLAGE WALK PREMISES

Activities Covered: Tennis Courts, Village Gym, Pools, Fitness Classes, Activities, and Bocce

Clause 1 — Release of Liability

I, the undersigned do hereby waive, release and forever discharge Village Walk Homeowners Association, Inc. (Association) and its officers, members, agents, employees, representatives, executors, and all others from any and all responsibilities or liability for damages, injuries or fatalities resulting from my use of the premises for the above-described activity by the below listed minor(s) for whom I am responsible. I do also hereby release all of those mentioned or others acting upon their behalf from any responsibility or liability for any damage, injury or fatality to myself, including those caused by the negligent act or omission of any if those mentioned or others acting on their behalf or in any way arising out of or connected with my use of the premises or use of the premises for the above described activity by the below listed minor(s) for whom I am responsible. To the fullest extent permitted by Florida law, I shall indemnify and hold harmless all of those mentioned and others acting upon their behalf against all expenses and liabilities, including attorney's fees, actually and reasonably incurred by or imposed on them in connection with any legal proceeding (or settlement or appeal of such proceeding) to which they may be a party because of my use of the premises for the above described activity or use of the premises for the above described activity by the below listed minor(s) for whom I am responsible

Initials: _____ / _____

Clause 2 — Assumption of Risk

I understand and am aware that the above-mentioned activity may be a potentially hazardous activity involving risk of injury and even death and that I am voluntarily participating in the activity and use of any related equipment or am allowing the below the listed minor(s) for whom I am responsible participate in the activity with knowledge of the dangers involved. I hereby agree to expressly assume and accept any and all risks of injury or death to myself or to the below listed minor(s) for whom I am responsible resulting from participation in the activity.

Initials: _____ / _____

Clause 3 — Assumption of Liability for Damages

I do hereby agree to assume full liability for the cost of any and all damages to the premises or any equipment use related to participation in the activity by myself or by the below listed minor(s) for whom I am responsible.

Initials: _____ / _____

I/We have reviewed the Agreement and Release of Liability and agree to comply:

Applicant(s) Signature Date: ____ / ____ / ____	Applicant(s) Signature Date: ____ / ____ / ____
Participant Signature or Guardian Signature (required for all minor participants) Date: ____ / ____ / ____	

VILLAGE WALK OF NAPLES HOMEOWNERS' ASSOCIATION, INC.

ARCHITECTURAL PLANNING CRITERIA (APC)

All exterior changes require prior written ACC approval before work begins. Criteria must be followed without exception. Homeowner is responsible for all required County permits.

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1. INTRODUCTION

A. ACC MANDATORY APPROVAL:

The architectural review and control functions of the Association shall be administered and performed by the ACC (Architectural Control Committee), as provided in 6.3 of the Village Walk Covenants. All Residents should familiarize themselves with the powers and duties of the ACC. One such power is to create or modify and/or amend the Architectural Planning Criteria (APC), which consists of whatever already physically existed within the Community as installed by the developer (DiVosta) at the location for such item, unless and until such item is added to the written APC by the ACC and approved by the Board. If any item does not already exist within the Community in the location and is not included in the APC, it may not be used or placed within the Community at any location unless and until such item is added to the written APC. Any item on the APC that is subsequently deleted from the APC may remain but shall not be replaced with a like kind if it is removed.

B. GENERAL CONDITIONS:

Homeowner has six (6) months from the date of the application approval to complete all approved changes. If the approved project work is not finished by that time, homeowner must re-apply or notify the Town Manager of circumstances causing the delay. All required permits, if applicable, must be displayed by the homeowner prior to the work beginning, Contractor license and insurance certificates must accompany the application. Incomplete applications will not be submitted for ACC approval.

C. OWNER ACKNOWLEDGEMENT:

Village Walk Homeowners Association of Naples, Inc. (VWHOA), the ACC, and any employee or member thereof, shall not be liable for damages or otherwise because of the approval or disapproval of any improvement. It is understood that compliance with the approved ACC application is required, regardless of any compliance with Collier County that may be granted after the ACC application has been approved. All homeowners are required to review the APC, Village Walk Covenants, ACC Guidelines, and rules and regulations as provided by the VWHOA prior to submitting an application.

2. RESIDENTIAL UNITS

A. DOORS:

The ACC must approve all door projects.

Foyer screen door - Criteria: The door must be a white aluminum frame with charcoal screen. A picture of the proposed front screen door must be submitted with application.

Front door replacement - Criteria: A picture of the proposed front door must be submitted with application.

Garage doors - Criteria: The door must be the same design and color as the developer's original garage door, without exception. Black decorative handles may be no more than a maximum of eleven (11) inches in height and two (2) inches in width. Black decorative hinges may be no more than a maximum of sixteen (16) inches in length and two (2) inches in width.

Garage door screens - Criteria: Fabric screens must be white or charcoal in color with white side rails. Only roll-up screens are permitted.

B. EXTERNAL ELEMENTS:

Arbor - Criteria: The arbor must be placed within home lot line, on the side and rear yards only, and not on any easement and/or common property. Arbors cannot be larger than forty-five (45) inches in width, twenty-two (22) inches in depth, and eighty-four (84) inches in height. Color must be complementary to the color of the home.

Awnings - Criteria: Retractable awnings either manual or motorized may be approved on the side and rear of the Oakmont Units. All other units may be approved to have either a manual or motorized retractable awning on the rear of the Unit. The awning must open over a solid surface such as a concrete pad or pavers. The solid surface must be larger than the area covered by the fully opened awning. A fabric swatch showing the color of the awning and a sample of the fabric must be provided with the application.

Exterior wall decorations - Criteria: (excluding walls inside screened lanai or enclosure) Criteria: Decoration can be no more than four (4) inches in depth and three (3) feet in diameter, length, or width. No new live plantings, such as vines, will be allowed.

Statues, figurines, fountains, pots - Criteria: Items must be placed in mulched or stone planting beds or on walkways within the home's lot line and not on an easement or common property. Items must NOT interfere with the landscaper's service access to trim surrounding bushes, trees and/or plants and laying of mulch. Village Walk service providers shall not be responsible for damage to any garden décor item.

Statues and figurines cannot be larger than a total of three (3) feet in height, including the base, and two (2) feet in diameter (length or width), and no more than two (2) statues or figurines shall be allowed within a planting bed.

Fountains cannot be any larger than six (6) feet high, including the base, and four (4) feet wide.

C. HOUSE NUMBERS:

House mounted numbers - Criteria: Numbers must be "Block style." Size must be between four (4) to six (6) inches in height, three (3) to four (4) inches in width and no more than one (1) inch in depth. Color must be black. Numbers must be visible from the street per Collier County Code and must be replaced in original location.

Lighted house number signs - Criteria: The frame must be white with black numbers. The size of sign must be five (5) to seven (7) inches in height, ten (10) to thirteen (13) inches in width and no more than four (4) inches in depth. Signs where applicable must be installed at the center of the double garage door frame, flush with the top of the opening. The developer's original house numbers must remain per Collier County Code.

Free Standing House Number Signs - Criteria: Sign must consist of a black or gun metal finish frame with white box display and black numbers or vice versa. Size cannot exceed 24 (L) x 6 (W) x 12 (H) inches. The sign must be displayed so as not to interfere with landscape maintenance.

D. WINDOWS:

Slider/Window Replacements - Criteria: Replacement windows and/or sliders must match the original developer's style and size, including transom sunbursts and grids/grills that match original developer styles. Glass block windows may be replaced with stationary, clear/obscure glass with white grids/grills, excluding Oakmont laundry room window which does not require grids/grills. All replacement window and slider frames must be white in color. Impact resistant windows and sliders are allowed provided they conform to the aforementioned criteria, without exception.

E. DECORATIVE WINDOW SHUTTERS:

Replacement of exterior window shutters must match the developer's original size, style, and color. Any allowable color change must be submitted on a paint application.

All shutters must be installed from the bottom of the sill/trim. Additional decorative window shutters may be added to the first bedroom and den (front) only on Oakmont units. A photo and spec sheet must be submitted with the ACC Application. Shutters for the Oakmont den window should be in the following three dimensions and style:

1. 13-15" width, height 64" open slat/ louvers
2. 13-15" width, height 80" open slat/ louvers
3. 13-15" width, height 87" open slat/ louvers arch top

The pointed arch of the shutter must face away from the window.

F. WINDOW TINTING AND SECURITY FILM:

Film must be charcoal in color; Windows must not have a mirrored look when viewed from the exterior of the home.

3. RESIDENTIAL UNITS - LANDSCAPING

A. LANDSCAPE CHANGE APPLICATION REQUIRED:

All major landscape renovations (e.g. pool) require submission of a landscape application to, and approval by, the Landscape Committee containing a plot plan/survey showing all proposed changes, locations of new plantings and contractor proposals/scope of work. This is NOT applicable in the case of planting annuals in mulched areas. Homeowner shall be responsible for cost of any related irrigation modifications or repairs.

B. LANDSCAPE PLANTINGS:

Any planting bed that abuts to sod must have a landscape border installed between the bed and sod when mulch is being replaced with approved rock colors of white, beige, or gray. Annual flowers may be planted by the homeowner in the existing planting beds without approval.

C. TREE REMOVAL:

Homeowner must adhere to any prevailing Collier County Code requirement for canopy trees per Residential Lot. Homeowner must have written approval from the Landscape Committee prior to the removal of any tree on a Residential Lot. The stump of the tree must be ground or removed to below ground level and filled in appropriately to prevent subterranean growth that could impact the irrigation system. Neighbor's prior written approval is required if the tree borders the property line or is within the neighbor's easement. Homeowner shall be solely responsible for residential tree and stump removal costs, except for diseased trees. All tree replacement costs are strictly the responsibility of the Homeowner. The replacement of diseased trees is done at the discretion of the Landscape Committee. Should any Homeowner request or desire an alternative tree as to what Landscape Committee proposes, then a landscape application must be submitted for approval.

D. LANDSCAPE LIGHTING:

All solar and/or electric lighting must be in an existing planting bed and must not interfere with the landscape service access to trim surrounding bushes and/or plants. Color of light fixtures must be Black, Dark Brown or Dark Green. All 110/120 volt or greater exterior wiring MUST be UL listed and installed in compliance with all prevailing electrical code requirements.

The Association landscape contractor shall not be responsible for damage to landscape lighting. Permanent landscape lights for each Residential Lot, whether solar or electric, must be white. No colored lights are permitted for lighting purposes other than holidays (Memorial Day, July 4th, Veteran's Day, and Winter Holidays) in accordance with other provisions of the Rules & Regulations, the Declaration of Covenants for Village Walk Homeowners Association of Naples, Inc. (HOA) and the HOA's Architectural Planning Criteria.

E. PROHIBITED PLANTINGS:

See Landscape Application for details.

4. RESIDENTIAL UNITS – ROOFS

A. CRITERIA:

The repair of a roof must be done with tile that is the same size, color, and material as the original. All roof vents must be painted terracotta in color unless the vent is solar powered. No roof additions and/or extensions are allowed to be added to the original roof line of the unit as originally constructed by DiVosta (the developer). Roof replacement must be done using one of the following materials installed in a random (non-repeating) mix pattern. Only light gray or terracotta mortar can be used.

Santa Fe Spanish "S" Clay tile; 40% Red, 40% Peach, 20% Coffee

Verea Spanish "S" tile: 40% Red, 40% Peach, 20% Graphite

Placement of any dumpster or similar equipment for storage or removal of roofing material (e.g., shipping containers, PODS) must be placed in the driveway of the unit and not on the street, lawn, or sidewalks.

B. ATTACHED UNITS:

The first side of an attached villa unit to reroof, using a required separating ridge, may reroof with one of the tile schemes listed above. Tiles must be arranged in a random mix pattern and must be installed according to manufacturer specifications. The second side to reroof must use the same tile as the first side unless that tile is unavailable from the manufacturer.

5. RESIDENTIAL UNITS - MISCELLANEOUS

A. COACH LIGHTS:

Coach light dimensions are as follows. Maximum width twelve (12) inches, maximum height of twenty-four (24) inches. Lights must be installed with the longest dimension vertically. Color of frame must be black, dark brown or dark green. Glass panels cannot be colored. Bulbs / LED lights must be clear or frosted, but not colored.

B. DRIVEWAYS:

An irrigation inspection is required by the Association landscape contractor. Concrete / paver driveway installations must match the footprint of the original driveway. Community sidewalks, street swales and/or landscaping must not be altered in any way because of installing pavers. Irrigation changes, if needed, will be at the expense of the homeowner.

Exception to criteria — Existing driveways that are stamped and/or painted, if retained, must be repainted only with the color of Sherwin Williams Neutral Tan #SW7567, Gossamer Veil #SW9165, Pediment #SW7634 and the paint must be properly maintained. All paver installations and/or hardscape refinishing, or repainting must first be approved by the ACC before any work is done. The property owner shall be responsible for making slip resistant any portion of the driveway that crosses any common area (i.e.: common sidewalk).

C. FENCES:

No fence of any height or style is permitted.

D. SCREEN ENCLOSURES:

Aluminum Frame must be white in color and screen must be charcoal in color. Panoramic/ Picture screens installed on enclosures must have a minimum of a five (5) feet wide bed installed along the screen to prevent cuts from the landscape service. All landscaping must remain a minimum of three (3) feet away from screen. Landscaper shall not be responsible for screen damage of bed or plantings do not conform to these criteria.

E. SCREEN ENCLOSURE EXTENSIONS:

No screened enclosure extension shall extend more than five (5) feet past a privacy wall and must be within the setback.

F. PAINTING THE HOUSE EXTERIOR, WALKWAYS, PRIVACY WALL, FRONT DOOR, AND GARAGE DOORS:

See ACC Painting Application. The ACC must approve all exterior painting.

G. PATIO EXTENSIONS:

The Association landscape contractor requires an irrigation inspection. All concrete patio extensions at rear of home are required to have a screen enclosure inside the home's real property line. All homes with pools or hot tubs are required to have a screen enclosure. All new patio extensions without a screen enclosure must be done with pavers, approved by ACC and must be within the privacy wall and front to back along building line.

H. EMERGENCY GENERATORS:

1. Portable generators do not require ACC approval.

Portable generators are to be used for emergency purposes only when commercial electrical power is not available, with the exception of weekly testing, which is limited to Wednesdays at 2:00 PM to run for five to ten (5-10) minutes only.

2. Permanent Generators

Permanent generators are to be used for emergency purposes only when commercial electrical power is not available, with the exception of weekly testing, which is limited to Wednesdays at 2:00 PM to run for five to ten (5-10) minutes only.

No above ground installation of storage tanks is allowed.

Tanks must be installed in accordance with all required Collier County Growth Management regulations. Final inspection is required from Collier County Growth Management.

Tank and generator must be located on the homeowner's lot only. No tank or generator will be allowed in the zero-lot-line easement (particularly prevalent in Oakmont properties).

Homeowner agrees that during construction, no heavy equipment can be placed on the lawn, unless there is clearly some sort of protective plywood or planking under the equipment to maintain the landscape. The repair of any damaged landscape caused by installation will be at the sole cost of the homeowner.

The homeowner is responsible for ensuring that all areas affected by the project construction (landscaping, irrigation, common areas, etc.) are restored to their original condition. The homeowner will be notified of any deficiencies in writing

and will correct any damage. Failing that, the homeowner is responsible for all costs necessary for the HOA to properly restore the area. The homeowner must agree that any construction in or on his property will not interfere with the neighbor's property during construction.

The tank, generator, and all associated buried lines may be placed anywhere on the homeowner's lot where there is enough space so long as placed within lot line, not on easements and set backs, and compliant with Collier County Growth Management regulations. Any proposed buried equipment must be set back two (2) feet from any lake maintenance easement located on the homeowner's lot. The location of all buried items must be clearly marked on the survey/plot plan. The homeowner is responsible for providing a final survey/plot plan showing the buried equipment locations.

No truck is allowed on the grass, common areas, and/or walkways during tank refill. The application must include how a propane refill truck will run the gas line to the tank.

Homeowners must supply appropriate information in the application for specific approved landscaping around any above ground items to ensure they are not seen from the road or neighboring properties.

A refundable security deposit of ten (10%) percent of the total estimated project cost is required at application and will be refunded only after all final inspections have been satisfactorily completed.

I. PERMANENT SHUTTERS, WINDOW/DOOR PANELS AND HURRICANE SNAP-ON FABRIC PROTECTION:

Shutters and hurricane fabric screens must be white, bone, or neutral tan in color. Window door panels may be white, bone, or neutral tan in color. Hurricane shutters and fabric must meet all Federal, State, and County/Local codes. Permanent hardware mounted on the house to secure the shutters must be white or match the color of the house. A sketch showing the location of the hurricane shutter or fabric screen must be provided with the application along with a colored sample.

J. POOL EQUIPMENT LOCATED OUTSIDE THE SCREEN ENCLOSURE:

An irrigation inspection is required by the Association landscape contractor. Pool equipment must be located within the homeowner's lot and not within an easement and, must be surrounded by approved plants of appropriate size to block the visibility of the equipment from neighbor's view. The required slab for the heater must be no more than three (3) feet from screen enclosure with a footprint no larger than four (4) feet by eight (8) feet.

K. SOLAR PANEL PIPING:

Solar panels and all related piping and fittings on the roof must be black. Piping located below the roofline must be white or match the body color of the house.

L. WALKWAYS:

The Association landscape contractor requires an irrigation inspection. Half pavers installed over existing concrete walkways must be installed with the edge of the half (cap) paver flush with the outside edge of the walkway and not with any portion of the paver extending past the outer edge of the walkway. In the diagram below, dark shaded areas are half pavers overlaying the original concrete walkway, and light shaded areas indicate sections of the half paver improperly extending out over the underlying original concrete walkway edge.

M. ORNAMENTAL / FISHPONDS:

No new ponds of any kind are allowed.

N. FLAGPOLES:

Any homeowner may erect a freestanding flagpole no more than fifteen (15) feet high on any portion of the homeowner's real property if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement.

The homeowner may display in a respectful manner from that flagpole one official United States flag no larger than four (4) feet by six (6) feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, Coast Guard, Space Force or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, Collier County noise and lighting ordinances and all setback and locational criteria contained in the governing documents.

O. GUTTERS/DRAINAGE:

All residential gutters must be "K" style white aluminum. Downspouts/ leaders must be white aluminum or color of the home where it is located; except for any rear screen enclosure attachment gutter which must be white aluminum "super gutter". Exposed ends of any gutter must always have white end caps in place. All residential downspouts/leaders must discharge so as not to cause flooding, erosion or interfere with landscape maintenance.

P. STORM WATER DRAINAGE:

Storm water drainage into the waterways must be through black corrugated flex drainpipe between four (4) inches and six (6) inches in diameter. The pipe must run underground from the homeowner's property, under the common area at the rear of the property, into the water. The pipe must extend a minimum of twelve (12) feet into the water from the edge of the bank. The pipe must be secured so that it will not curl or move around. Discharge of residential storm water beyond the home's real property line and/or into the lake shall require prior written approval of the Lakes Committee. An underground mark-out is required. Call 1-800-432-4772 or <http://www.callsunshine.com> before you dig.

Q. GROUND EXCAVATION WORK:

Where the scope of work involves excavation of the ground and/or work on a pool, patio slab, lanai, wall, driveway or walkway, an irrigation inspection is required. Additionally, whenever the ground is excavated, adequate silt barriers must be placed around the work area to prevent washout into the street, lake, or storm water system. Homeowners shall be responsible for costs associated with any necessary irrigation modifications or repairs.

6. COMMON ELEMENTS

A. PICKLEBALL:

Pickleball courts may only be constructed at locations within the community that Collier County has zoned or rezoned for Community use and has issued any required permits. Construction of any such courts must comply with all state and local statutes and rules.

B. BOCCE:

Bocce courts may only be constructed at locations within the community that Collier County has zoned or rezoned for Community use and has issued any required permits. Construction of any such courts must comply with all state and local statutes and rules.

C. COMMON AREA APPROVAL REQUIREMENTS:

Except as provided above in (a) and (b) of this Section, in the event that the Board of Directors seeks to modify or alter any common area, and to the extent the Association is required to obtain ACC approval under Article 6 of the Declaration, any such request shall be deemed pre-approved by the ACC and in accordance with the Architectural Planning Criteria. Nothing herein is intended to imply that all alterations or requests by the Board are exempt from membership approval as required by the governing documents, but any such request shall be deemed approved by the ACC and the Board's approval of the alteration or improvement shall satisfy any approval requirements under Section 6.1 of the Declaration.

I/We have reviewed the Architectural Planning Criteria and agree to comply with same:

Applicant(s) Signature	Applicant(s) Printed name
Date ____/____/____	

OPERATING BUDGET

ASSOCIATION: Village Walk HOA of Naples

ENTITY#: 782

For the year beginning in July 1 2026 to June 31 2027

		2024-2025	2025-2026	2025-2026	2026	2026-2027
		Actual	Approved Budget Quarterly	Approved Budget Annual	Approved Quarterly Total	Approved Annual Budget Total
Vantaca GL	Assessment Income					
411000	411000 - Assessment	\$ 4,582,341	\$ 1,109,227	\$ 4,436,906	\$ 1,200,583	\$ 4,802,333
415000	415000 - Reserve Assessment	\$ 1,045,029	\$ 325,732	\$ 1,302,926	\$ 287,500	\$ 1,150,000
Total Assessment Income		\$ 5,627,370	\$ 1,434,958	\$ 5,739,832	\$ 1,488,083	\$ 5,952,333
Other Income						
420080	420080 - Application/Screening	\$ 13,515	\$ 2,690	\$ 10,760	\$ 4,000	\$ 16,000
420160	420160 - Bad Debt Recovery	\$ -	\$ -	\$ -	\$ -	\$ -
420540	420540 - Finance Charges	\$ 17,189	\$ 2,811	\$ 11,244	\$ 750	\$ 3,000
420720	420720 - Interest Income	\$ 33,386	\$ 4,668	\$ 18,672	\$ 5,000	\$ 20,000
420780	420780 - Late Fee Income	\$ 4,380	\$ 1,251	\$ 5,004	\$ -	\$ -
421000	421000 - Non Sufficient Fee Income	\$ 611	\$ -	\$ -	\$ -	\$ -
421020	421020 - Other Income	\$ 2,122	\$ -	\$ -	\$ -	\$ -
421320	421320 - Rental Income	\$ 79,510	\$ 22,968	\$ 91,872	\$ 19,482	\$ 77,928
421680	421680 - Violation / Fine Income	\$ -	\$ -	\$ -	\$ 750	\$ 3,000
420580	420580 - FOB Income	\$ -	\$ -	\$ -	\$ -	\$ -
420520	420520 - Events Income	\$ 7,752	\$ 1,875	\$ 7,500	\$ 500	\$ 2,000
420600	420600 - Fitness Card Income	\$ -	\$ -	\$ -	\$ -	\$ -
420620	420620 - Gate Opener/Transponder	\$ 1,135	\$ -	\$ -	\$ 500	\$ 2,000
421380	421380 - Resale / Capital Contribution Fees	\$ -	\$ -	\$ -	\$ -	\$ -
420180	420180 - Bar Code Income	\$ -	\$ -	\$ -	\$ -	\$ -
420840	420840 - Legal Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -
420360	420360 - Commercial Rental Income	\$ 51,370	\$ 13,293	\$ 53,172	\$ 12,375	\$ 49,500
420320	420320 - Clubhouse Rental Income	\$ 1,075	\$ -	\$ -	\$ -	\$ -
420760	420760 - Key Income	\$ -	\$ -	\$ -	\$ -	\$ -
421100	421100 - Parking Garage Income	\$ -	\$ -	\$ -	\$ -	\$ -
420030	420030 - Access Card Income	\$ 390	\$ -	\$ -	\$ -	\$ -
421600	421600 - Utility Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -
420640	420640 - Golf Cart Income	\$ 20	\$ -	\$ -	\$ -	\$ -
421492	421492 - Social Functions	\$ 857	\$ -	\$ -	\$ 2,500	\$ 10,000
420460	420460 - Elevator Fee Income	\$ 200	\$ -	\$ -	\$ -	\$ -
421140	421140 - Parking Stamps	\$ -	\$ -	\$ -	\$ -	\$ -
421190	421190 - Pool Tag Income	\$ -	\$ -	\$ -	\$ -	\$ -
420550	420550 - Fitness Cards Income	\$ 615	\$ -	\$ -	\$ -	\$ -
420470	420470 - Equipment Rental Inc	\$ 238	\$ -	\$ -	\$ -	\$ -
Total Other Income		\$ 214,365	\$ 49,556	\$ 198,224	\$ 45,857	\$ 183,428
Total Income		\$ 5,841,735	\$ 1,484,514	\$ 5,938,056	\$ 41,857	\$ 6,135,761
Administrative Expenses						
500080	500080 - Accounting/Audit/Tax Fees	\$ 11,609	\$ 2,956	\$ 11,825	\$ 3,250	\$ 13,000
500240	500240 - Annual Budget Processing	\$ -	\$ -	\$ -	\$ 1,381	\$ 5,525
500280	500280 - Application/Screening Fees	\$ 1,515	\$ 450	\$ 1,800	\$ 250	\$ 1,000
500360	500360 - Bad Debt Expense	\$ 7,236	\$ 1,809	\$ 7,236	\$ -	\$ -
500400	500400 - Bank Charges	\$ 765	\$ 193	\$ 773	\$ 175	\$ 700
502120	502120 - Legal Expense	\$ 37,985	\$ 3,300	\$ 13,200	\$ 3,750	\$ 15,000
502440	502440 - Licenses & Permits	\$ 3,577	\$ 794	\$ 3,174	\$ 1,325	\$ 5,300
504000	504000 - Office Supplies	\$ 45,389	\$ 11,400	\$ 45,600	\$ 2,500	\$ 10,000
501870	501870 - Holiday Decorations	\$ 2,923	\$ 1,500	\$ 6,000	\$ 4,577	\$ 18,309
503880	503880 - Newsletters	\$ -	\$ -	\$ -	\$ 1,000	\$ 4,000
599999	599999 - Pending Credit Card Transactions	\$ (358)	\$ -	\$ -	\$ -	\$ -
502200	502200 - Legal Fees Collections	\$ 19,088	\$ -	\$ -	\$ 3,750	\$ 15,000
500000	500000 - Access/FOB/Gate Cards	\$ 5,804	\$ 825	\$ 3,300	\$ 750	\$ 3,000
503600	503600 - Member Services-Café	\$ 174,590	\$ 29,219	\$ 116,875	\$ 37,500	\$ 150,000
501840	501840 - Guest Supplies/Amenities	\$ -	\$ -	\$ -	\$ 1,800	\$ 7,200
505640	505640 - Taxes Income Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
500880	500880 - Consulting Services	\$ 24,289	\$ 433	\$ 1,730	\$ 1,875	\$ 7,500
505080	505080 - Social Events	\$ 24,797	\$ 6,050	\$ 24,200	\$ 6,500	\$ 26,000
506280	506280 - Water Aerobic Instructor	\$ 8,340	\$ 1,935	\$ 7,740	\$ 1,875	\$ 7,500
Total Administrative Expenses		\$ 367,549	\$ 60,863	\$ 243,453	\$ 72,259	\$ 289,034
Utilities						

OPERATING BUDGET

ASSOCIATIONVillage Walk HOA of Naples

ENTITY#:782

For the year beginning in July 1 2026 to June 31 2027

		2024-2025	2025-2026	2025-2026	2026	2026-2027
		Actual	Approved Budget Quarterly	Approved Budget Annual	Approved Quarterly Total	Approved Annual Budget Total
600000	600000 - Electricity	\$ 167,520	\$ 38,128	\$ 152,510	\$ 40,750	\$ 163,000
602000	602000 - Telephone	\$ 6,373	\$ 1,677	\$ 6,706	\$ 1,675	\$ 6,700
604040	604040 - Water & Sewer	\$ 69,162	\$ 17,286	\$ 69,143	\$ 17,500	\$ 70,000
601080	601080 - Propane	\$ -	\$ -	\$ -	\$ 500	\$ 2,000
Total Utilities		\$ 243,055	\$ 57,090	\$ 228,359	\$ 60,425	\$ 241,700
Contracts						
701080	701080 - Bulk Communications Services	\$ 776,313	\$ 193,932	\$ 775,727	\$ 195,548	\$ 782,191
704120	704120 - Landscaping/Grounds Contract	\$ 1,275,954	\$ 322,498	\$ 1,289,993	\$ 321,816	\$ 1,287,264
705160	705160 - Management Overhead Fee	\$ 10,200	\$ 7,754	\$ 31,017	\$ 11,169	\$ 44,676
705200	705200 - Management Services	\$ 15,183	\$ 2,550	\$ 10,200	\$ 2,550	\$ 10,200
705240	705240 - Management Web Hosting	\$ 1,206	\$ 700	\$ 2,800	\$ 900	\$ 3,600
705560	705560 - Pest Control	\$ 17,537	\$ 2,918	\$ 11,670	\$ 33,120	\$ 132,480
705920	705920 - Pool Contract	\$ 24,000	\$ 6,000	\$ 24,000	\$ 6,000	\$ 24,000
707000	707000 - Security Services	\$ 219,070	\$ 67,683	\$ 270,732	\$ 68,245	\$ 272,979
702680	702680 - Fitness Center/Gym	\$ 915	\$ 268	\$ 1,070	\$ 300	\$ 1,200
701770	701770 - Entry Gate Maintenance	\$ -	\$ 2,565	\$ 10,260	\$ 1,468	\$ 5,871
703960	703960 - Lake Maintenance Contract	\$ 64,489	\$ 16,736	\$ 66,945	\$ 16,541	\$ 66,165
700160	700160 - Access Control Security System	\$ -	\$ -	\$ -	\$ 4,896	\$ 19,585
707760	707760 - Trash/Recycling Collection	\$ 17,695	\$ 4,869	\$ 19,476	\$ 5,400	\$ 21,600
706080	706080 - Pressure Cleaning	\$ -	\$ 5,125	\$ 20,500	\$ 4,975	\$ 19,900
703840	703840 - Irrigation Pump Contract	\$ 29,392	\$ 4,700	\$ 18,800	\$ 3,509	\$ 14,035
Total Contracts		\$ 2,451,954	\$ 638,995	\$ 2,555,980	\$ 726,436	\$ 2,905,745
Insurance						
720000	720000 - Insurance	\$ 234,052	\$ 51,803	\$ 207,213	\$ 51,750	\$ 207,000
720160	720160 - Insurance Appraisal	\$ -	\$ -	\$ -	\$ -	\$ -
Total Insurance		\$ 234,052	\$ 51,803	\$ 207,213	\$ 51,750	\$ 207,000
R&M						
504761	504761 - Rental Unit Expenses	\$ 3,654	\$ 2,250	\$ 9,000	\$ 1,375	\$ 5,500
804000	804000 - Fountain R&M	\$ -	\$ -	\$ -	\$ 1,250	\$ 5,000
805760	805760 - Irrigation R&M	\$ 116,496	\$ 5,175	\$ 20,700	\$ 6,250	\$ 25,000
806720	806720 - Landscaping Tree Trimming	\$ 171,211	\$ 28,747	\$ 114,989	\$ -	\$ -
801880	801880 - Contingency	\$ 10,156	\$ -	\$ -	\$ -	\$ -
808640	808640 - Pool Repairs & Supplies	\$ 38,490	\$ 2,355	\$ 9,420	\$ 2,500	\$ 10,000
801120	801120 - Building Repairs & Maint	\$ 89,312	\$ 18,300	\$ 73,200	\$ 8,750	\$ 35,000
805960	805960 - Lake Litterols & Fish Stock	\$ 10,829	\$ 3,000	\$ 12,000	\$ 5,438	\$ 21,750
807400	807400 - Maintenance Supplies	\$ 13,158	\$ 2,700	\$ 10,800	\$ 3,625	\$ 14,500
803720	803720 - Fitness Center/Gym Supplies	\$ 2,154	\$ 1,294	\$ 5,176	\$ 1,000	\$ 4,000
806040	806040 - Landscaping Annual Plantings	\$ 22,849	\$ 3,750	\$ 15,000	\$ 4,985	\$ 19,940
800080	800080 - Access System Repairs	\$ 20,619	\$ -	\$ -	\$ 1,250	\$ 5,000
805770	805770 - Irrigation, wet chks, Repairs & WO	\$ -	\$ -	\$ -	\$ -	\$ -
810040	810040 - Storm Drain Cleaning	\$ -	\$ -	\$ -	\$ 3,000	\$ 12,000
806200	806200 - Landscaping Fertilization	\$ 25,462	\$ 14,258	\$ 57,032	\$ 15,000	\$ 60,000
806280	806280 - Landscaping Mulch	\$ 167,076	\$ 41,250	\$ 165,000	\$ -	\$ -
806460	806460 - Landscaping Plant Replacement	\$ 7,202	\$ 3,000	\$ 12,000	\$ -	\$ -
806520	806520 - Landscaping Enhacement	\$ (222)	\$ 10,000	\$ 40,000	\$ 3,875	\$ 15,500
803440	803440 - Fire Safety	\$ 9,209	\$ 1,125	\$ 4,500	\$ 1,125	\$ 4,500
805000	805000 - Guardhouse R&M	\$ 1,341	\$ -	\$ -	\$ 250	\$ 1,000
806730	806730 - Landscaping Tree Removal	\$ (50)	\$ 4,500	\$ 18,000	\$ 5,500	\$ 22,000
842410	842410 - Restaurant Repairs & Maint	\$ 24,977	\$ 3,300	\$ 13,200	\$ 2,000	\$ 8,000
810700	810700 - Irrigation Pump Maintenance	\$ -	\$ -	\$ -	\$ 1,500	\$ 6,000
801242	801242 - Camera & Gate Repairs	\$ -	\$ -	\$ -	\$ 500	\$ 2,000
806210	806210 - Landscaping Fertilization	\$ 11,280	\$ -	\$ -	\$ -	\$ -
821680	821680 - Tennis Courts Maint	\$ 20,065	\$ 2,433	\$ 9,730	\$ 11,625	\$ 46,500
830060	830060 - Special Projects	\$ 3,900	\$ -	\$ -	\$ -	
Total R&M		\$ 769,168	\$ 147,437	\$ 589,747	\$ 69,173	\$ 323,190
Other Expenses						
900000	900000 - Reserve Contributions	\$ 1,048,729	\$ 325,732	\$ 1,302,926	\$ 287,500	\$ 1,150,000
900003	900003 - Reserve Expense - Capital Replacement	\$ -	\$ -	\$ -	\$ -	

OPERATING BUDGET

ASSOCIATION: Village Walk HOA of Naples

ENTITY#: 782

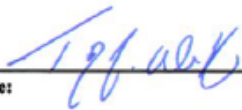
For the year beginning in July 1 2026 to June 31 2027

		2024-2025	2025-2026	2025-2026	2026	2026-2027
		Actual	Approved Budget Quarterly	Approved Budget Annual	Approved Quarterly Total	Approved Annual Budget Total
900005	900005 - Reserve Expense - Landscape	\$ -	\$ -	\$ -	\$ -	
	Total Other Expenses	\$ 1,048,729	\$ 325,732	\$ 1,302,926	\$ 287,500	\$ 1,150,000
	Payroll & Benefits					
890000	890000 - Payroll & Benefits	\$ 791,292	\$ 202,595	\$ 810,378	\$ 209,064	\$ 836,257
890440	890440 - Payroll Temp Services	\$ -	\$ -	\$ -	\$ 1,500	\$ 6,000
	Total Payroll & Benefits	\$ 791,292	\$ 202,595	\$ 810,378	\$ 210,564	\$ 842,257
	Total Expenses	\$ 5,905,799	\$ 1,484,514	\$ 5,938,056	\$ 1,478,107	\$ 5,958,926
	Net Income/(Loss)	\$ (64,064)	\$ -	\$ -	\$ 55,834	\$ 176,835

Disclaimer: The Budget and figures are a good faith estimate only and represent an approximation of future expenses based on facts and circumstances existing at the time of preparation. Actual costs of such items may exceed the estimated costs.

Signature: 

24 JUN 26
Date:

Signature: 

6/24/26
Date:

Unit / Type	# of Units	2025-26 Qtrly Fees	2026-27 Assessment	% Increase	\$ Increase	2026-27 Assessment
Capri / Regent	390	\$1,661.53	\$1,722.58	3.70%	\$61.58	\$2,687,224.80
Glenwood / Oakmont	408	\$1,704.00	\$1,766.99	3.70%	\$62.99	\$2,883,727.68
Manor / Windsor	52	\$1,768.00	\$1,833.61	3.70%	\$65.61	\$381,390.88
Total	850					\$5,592,343.36

Applicant(s) Signature	Applicant(s) Printed name
Date ____ / ____ / ____	