



Dear Homeowner,

We would like to extend a warm welcome to you on behalf of the Antilles Masters Association!

Please read the information contained in this packet to familiarize yourself with living in our beautiful community! In this packet you will find pertinent neighborhood information, including the current budget, a list of the Board of Directors, the Association documents.

We invite and encourage you to attend, participate and take an active part in the community. The Board of Directors always welcomes input from the homeowners.

We now have a functional Owner Portal website, www.antillesnaples.info. This website contains information on our community along with the rules/regulations and restrictions. You will be able to find property information, Newsletters, Calendars, etc. If you are looking for the association's financials, you will need a log in which will be provided once requested.

Our neighborhood newsletter is issued quarterly: March, June, September, and December. It is a great way to discover what is happening in the community.

Please also take a few moments to complete and return the enclosed **Owner Information Sheet** to Property Management by Elite. The form is also available on our website and may be completed electronically and emailed to us at info@propertymanagementbyelite.com.

Once again, We Welcome you and are pleased to have you as our new neighbor.

On behalf of your Board of Directors

Cheryl Deering
Matt Meredith
Keith Freibott

In addition to the Master Association, each of you are a member of one of the neighborhood associations:

Antilles Master Association: Keith Freibott – Email: freibottk@yahoo.com

Cayman at Antilles Condominium Association Inc: Christopher Ledoux — Email: CLEDOUXCAYMANBOARD@protonmail.com

Antigua at Antilles Condominium Association Inc: Judy Hunter — Email: judi.hunter@att.net

Bonaire at Antilles Condominium Association Inc: Mark Pickard — Email: Mark.Pickard@kdrp.com

Antilles Neighborhood Information

Annual Meetings

The annual meeting for all property owners is held in March. The annual meeting deals with the election of board members, the annual budget, and other pertinent business. Meeting packets are mailed out to all owners at least 30 days prior to the meeting.

Website

General information, bylaws, deed restrictions, fillable forms, meeting minutes, newsletters and approval forms for architectural review or leases and sales can be found on the Owners website at: www.antillesnaples.info.

Newsletters

We encourage all homeowners to sign up to receive our quarterly e-newsletters, which are sent via email and available on the website. If you do not have email or access to the internet, please contact Anabela Fernandes at Property Management by Elite to receive a mailed copy. By registering on our website, you will receive the newsletters.

Rentals

If you plan to rent your home throughout the year, please note that You as the homeowner CANNOT use the Antilles facilities during the term used by your tenants.

Dumpsters

The dumpsters are for club use. Please ask for permission if you need to use the dumpsters. Please flatten ALL Cardboard, there are no pizza boxes allowed in the Dumpster, ABSOLUTELY no Chemicals, Electronics, Paints, Hazardous Materials, Tires, and/or Mattresses, please call waste management for special days to get rid of Hazardous Materials through the County. Finally, nothing should be left outside of the DUMPSTER.

Pets

Having a pet is a responsibility. Owners are reminded that Owners are responsible for their pet's behavior, (Consistent barking or aggressive behavior), Pets need to always be leashed per Collier County Code, ALL pet waste MUST be picked up IMMEDIATELY and disposed of in provided stations throughout the property, NO animals allowed on Pool Deck nor in Clubhouse and Owners will be held responsible for Tenants animal's damage. For any information, regarding pets, their behavior, etc., please refer to your bylaws/covenants.

Utility Companies

- ✓ Florida Power and Light: 239-262-1322
- ✓ Comcast Xfinity (internet and cable provider): 1-800-266-2278 or you can visit the Xfinity Store located in Freedom Square on the corner of US41 and Collier Blvd. (12707 Tamiami Trail E. Naples, FL 34113)
- ✓ Collier County Utilities (to order garbage cans): 239-252-2380 (option 2 then option 1) or you may order your carts. TRASH PICKUP is on Mondays (garbage only) and Thursdays (garbage, recycling, and bulk items). You may roll your carts to the curb after 6pm the night before collection but no later than 6am the morning of collection.

Antilles Neighborhood Information cont....

Deed Restrictions

Antilles is a Deed Restricted Rules and Regulations Community. The Deed Restrictions of Antilles specify how each resident must maintain their property. The Antilles Restrictions are enclosed with this letter and are also found on our owner portal website. Please familiarize yourself with these restrictions to ensure compliance within the community and to maintain the beautiful and desired place to live. Listed below are some of the areas of restriction that need to be adhered to:

- Garbage/recycle containers
- Maintenance of property
- No Trade, Business, or Profession
- Nuisances
- Outside storage
- Parking
- Signs/displays

Violation Protocol

When a deed restriction violation is received and subsequently confirmed (via date stamped photo, eyewitness, or audio, if appropriate) a Notification Letter is sent to the violator indicating the corrective action necessary to avoid being fined and or being turned over to City Code Enforcement. The allotted time for the correction will be stated in the letter. It is the resident's responsibility to call Property Management by Elite in the event a violation cannot be resolved in the allotted time.

Architectural Review Board Request (ARB)

An ARB is an Architectural Review Board request for new construction, additions, alterations, or improvements made to your home. ARBs must be approved PRIOR to beginning work. For additional information or to obtain the ARB form go to www.antillesnaples.info.

Please complete the Owner's Information Sheet and forward it to Property Management by Elite either by email or mail.

Property Management by Elite

PO BOX 1058

Marco Island, FL 34146

Phone: 239-776-7276

info@propertymanagementbyelite.com