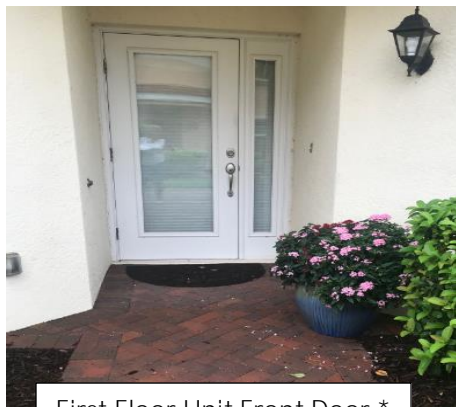


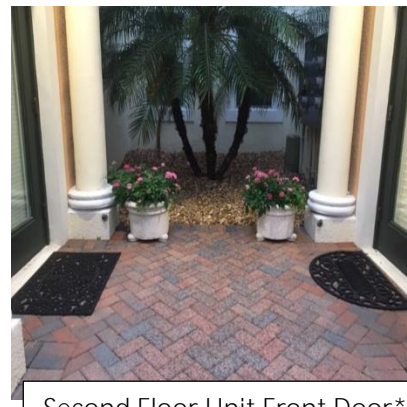
**VENETIAN GOLF & RIVER CLUB**  
**CAPPELLO II**  
**Landscaping and Building Guidelines**  
**October 2020**

Our Landscaping Committee, has beautified CAPPELLO II with new landscaping, in accordance with Venetian Architectural Control Committee Standards (June 2020), CAPPELLO II Condominium Prospectus & Declaration (April 2014) and CAPPELLO II Landscaping Rules and Regulations (October 2019). This document will assist all homeowners in complying with all regulations located in the documents listed above, maintaining uniformity and preserving our community. To minimize any future surprises, please follow the guidelines below:

1. Each unit is entitled to place one flower pot on the pavers, and shall be located by their front door. The size of the pot shall **not exceed 4' x 2' in any direction**. Colors shall be compatible with the building color or neutral. All pots must be maintained by the owner or will be removed. No plastic, pressed-paper, cardboard, nursery pots, etc., are permitted. Empty flower pots are prohibited. Flower pots in driveways, in mulch, and landscaping are also prohibited.



First Floor Unit Front Door \*



Second Floor Unit Front Door\*

\* Example of where pot shall be placed (on either side of door).

2. Prohibited Items

- All exterior sculptures, statuary, fountains, bird bath/feeders, Shephard hooks, seashells, decorative shells, decorative flags, benches, and similar items.
- All fake/silk flowers.
- Hanging flowers, or anything heavy on the building lights, as the fixtures will not sustain the weight.
- Affixing any signs, flower pots, or any other items on the outside of the building.
- Window ledges are made from Styrofoam and glued onto the building. They are not strong enough for weight of potted plants, etc.
- Modifying or changing the sprinkler/landscape irrigation systems.
- Placing empty flower pots on the common elements of property.
- Modifying or changing building/common element without board approval.
- Modifying or adding any flowers/decorations to the front of the building, between the garages, outside front door or around the back of the buildings.

**VENETIAN GOLF & RIVER CLUB  
CAPPELLO II  
Landscaping and Building Guidelines  
October 2020**

3. Your property shall resemble as below:



Front of building – plantings shall remain as is



Plantings shall remain



This shall remain vacant with rocks (as shown) only.



Mulch and shrub only



Ledge shall be vacant, no plantings in mulch

**VENETIAN GOLF & RIVER CLUB  
CAPPELLO II  
Landscaping and Building Guidelines  
October 2020**



All Walls shall remain free of any attachments, mulch shall be free of plants etc.



Fire exits shall not be obstructed in any manner. Fire and Sprinkler Systems, located in the Courtyard, shall be clear and accessible by Emergency Professionals and

4. No Garbage cans, supplies, recycling containers or other articles shall be placed on the common elements and limited common elements. All personal property of a homeowner shall be stored within their units.
5. No gas or electric grills, fire pits, or any type of heating element shall not be placed in common elements and limited common elements of the Condominium. Per Florida Fire code, all grills, fire pits, etc. shall be placed at a minimum of 10 feet from the building when in use.

**VENETIAN GOLF & RIVER CLUB**  
**CAPPELLO II**  
**Landscaping and Building Guidelines**  
**October 2020**

6. Extended Vacations: In the event a unit is vacant for an extended period of time, the unit owner shall notify the Association via the Management Company.
  
7. Pets:
  - Pet droppings – All pet droppings shall be picked up immediately. In order to preserve our landscaping, please avoid bushes, trees, shrubs, flowers and mulch as a place to have your pet discharge.
  - All pets shall remain on a leash in the common elements of the property.

*Disclaimer: This document does not include all Rules & Regulations from source documents listed in the first paragraph above.*

Source Documents: <https://www.cappelloii.com/coa/coa-documents/>