

**CANOPY NEIGHBORHOOD ASSOCIATION, INC.**

C/O GUARDIAN PROPERTY MANAGEMENT  
6704 LONE OAK BLVD, NAPLES, FL 34109  
PHONE 239-514-7432 FAX 239-514-7759

**APPLICATION FOR APPROVAL TO PURCHASE**

**In order to process this application, the following items MUST be included:**

- 1. A signed copy of this completed application.**
- 2. A check in the amount of \$100.00 (non-refundable) made payable to Canopy Neighborhood**
- 3. A legible copy of the sales contract**
- 4. A copy of Driver's License, passport or visa per each adult**
- 5. A non-refundable check for background screening, \$50.00 per adult U.S. Citizens payable Guardian Property Management, \$100.00 for Canadians; contact Guardian for International.**

**Sales application needs to be in our office (30) days before closing**

Unit address \_\_\_\_\_

Current Owner: \_\_\_\_\_ closing date: \_\_\_\_\_

(  ) I/We apply for approval to purchase the Unit listed above. : I (We) intend to (Please circle one)

- (1) Reside in the unit full time
- (2) Reside in the unit part time
- (3) Lease the unit

(  ) I/We represent that the following information is complete and true, and agree that any misrepresentation in this application will justify automatic rejection. I(We) consent to additional inquiry concerning this application and may be personally interviewed before the Board of Directors for further questioning.

Applicant's Name \_\_\_\_\_ D.O.B \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Are you a US citizen?  Yes  No If no please submit a copy of your passport.

Applicant's driver's License # \_\_\_\_\_

Co Applicant/Spouse Name \_\_\_\_\_ D.O.B \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Are you a US citizen?  Yes  No If no please submit a copy of your passport.

Co-applicant's driver's License# \_\_\_\_\_

Business or Profession (even if retired) \_\_\_\_\_

Business or Profession (even if retired) \_\_\_\_\_

**Make of car (s)**

\_\_\_\_\_ Year \_\_\_\_\_ License# \_\_\_\_\_ State \_\_\_\_\_

\_\_\_\_\_ Year \_\_\_\_\_ License# \_\_\_\_\_ State \_\_\_\_\_

The Documents Canopy Neighborhood Association, Inc., provide an obligation of the unit owners that all units are for single family residence only. Please state the name, relationship, and date of birth of all other persons who will be occupying the unit regularly.

**NAME**

**RELATIONSHIP**

**D. O. B**

\_\_\_\_\_

\_\_\_\_\_

**Person to be notified in emergency:**

Name: \_\_\_\_\_ Phone# \_\_\_\_\_

*I(We) represent that the information on this application is factual and correct. I (We) authorize Canopy Neighborhood Association Inc., to verify all information contained on the application and conduct a full background check, including but not limited to: credit, employment, income, eviction, and criminal. I(We) agree that any falsification or misrepresentation in this application will justify its disapproval. I(We) consent to additional inquiry concerning this application, and, if requested, will agree to an appearance before the Board of Directors for further questioning.*

\_\_\_\_\_  
*Signature of buyer*

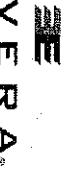
\_\_\_\_\_  
*Signature of buyer*

**FOR OFFICE USE ONLY**

( ) Application Approved      ( ) Application Disapproved      Date \_\_\_\_\_

\_\_\_\_\_  
*Signature of Officer or Director*

**Guardian Property Management  
6704 Lone Oak Blvd  
Naples, FL 34109  
Phone: 239-514-7432  
Fax 2399-524-7759**



# Access Control Registration Form

**Important Instructions:** This form must be submitted by an Authorized Community Contact to [myenvera@enverasystems.com](mailto:myenvera@enverasystems.com). RESIDENTS, PLEASE PROVIDE THE COMPLETED DOCUMENT TO YOUR PROPERTY MANAGER OR COMMUNITY STAFF. Please type or print clearly. Attempting to submit this form via an unauthorized contact or illegally will delay processing. If multiple tenants reside at the same address, each must complete their own form.

Community Name: Canopy Neighborhood City: Naples State: Florida  
 Property Street Address (including unit if applicable): \_\_\_\_\_

NEW Homeowner       UPDATE Existing Homeowner  
 New Homeowner Move In Date: \_\_\_\_\_ Tenant Lease Start: \_\_\_\_\_ Tenant Lease End: \_\_\_\_\_

Should all prior homeowners/tenants be deactivated?     Yes     No  
 If Yes, please provide date to be deactivated: \_\_\_\_\_

Access Level:     Resident     Employee     Vendor     All Access    (Please complete a separate form for individuals with different access levels)

Household Member, Employee, or Vendor Name	Phone Number	Email Address	Credential Type <small>(Fob, Sticker, Card, Other)</small>	Credential Number	For vehicle stickers: Make, Model, State, and Plate Number

If Envera provides Virtual Gate Guard and/or Guard Module solutions at your community, please complete a separate MyEnvera registration form for new residents. Once this form is submitted, please allow up to 48 hours for processing. The information above will remain confidential and will be used solely for the purpose stated. It is the responsibility of the homeowner/tenant to keep the information above current. Please advise of any changes, additions, or deletions by logging on to your MyEnvera account or by emailing [myenvera@enverasystems.com](mailto:myenvera@enverasystems.com).

## Installation Instructions

### WS-UHF Windshield Tag

## PLEASE READ

### BEFORE ATTACHING TAGS

The WS-UHF Windshield Tag is for vehicle identification in access systems that use AWID's UHF long-range readers LR-2000, LR-2200, LR-3000, and their "HiLo" variations. The tag is attached securely inside a glass windshield. The installing dealer must give instructions to the customer. End-users need assistance for correct use of this tag.

#### **READER LOCATION**

The UHF long-range reader is usually installed so that it faces a clear, open space shaped like a balloon about 30 feet long and 16 feet diameter. An adjustable-head bracket lets the installer aim the reader toward the location of tags on vehicles. The reader may be mounted at the side of the travel lane, or above the lane. For all sizes of passenger cars, typical mounting height is 8 feet if the reader is at the side of the lane, or 9 feet for clearance if the reader is above the lane.

#### **TAG LOCATION**

- The WS-UHF tag must be installed inside the reader's effective RF field, usually 20-25 feet in front of the reader.
- The tag reads best if it is in line with the reader, face-to-face, with clear line of sight between the tag and the reader.
- If the reader is at the side of the travel lane, attach the tag on the same side of the windshield, inside the glass.
- If the reader is above the travel lane, attach the tag inside the windshield at its top-center, facing the reader.

The WS-UHF tag has only one application – permanent attachment inside the windshield glass, using the tag's single-use self-adhesive. When reading, this tag may not be held in the fingers, or carried, or taped, or inserted into a card pouch.

#### **VEHICLE CHARACTERISTICS**

Most vehicles read a windshield tag very well. A few vehicles may have metallic coating on the windshield, or wires embedded in the glass, which shorten the read range. If so, we may need to use a different tag location or tag type. A successful location may be at top-center of the windshield, where most recent cars have an uncoated area.

#### **TEST FOR RELIABLE TAG READING**

1. Move the vehicle so that the windshield is in the planned reading space. Press the plastic-sheet side of the WS-UHF tag flat inside the windshield. Use a hand-sized block of flexible plastic foam, about 4 inches thick, to press the tag. Tag reads are indicated by AWID's LR-Sounder clipped to the reader's wires, or by the reader's LED, or by gate opening. (Do not use adhesive to hold the test tag against the glass. The same test tag may be used repeatedly.)
2. To identify the ideal tag location inside the windshield, move the test tag to different locations – high and low. Try both "portrait" and "landscape" orientations. Stay several inches from edge of windshield to avoid tag "shading".

#### **ATTACHING THE TAG**

1. Prepare the windshield – clean it with glass cleaner spray and a paper towel.
2. Keep the tag flat while you peel the plastic sheet gently from the tag's adhesive.
3. Hold the tag up to the glass inside the windshield at the selected location.
4. Press the tag firmly so that it is flat and smooth on the glass – no bubbles.
5. The tag's adhesive bonds in 24 hours. It continues curing to assure single use.

This is a *destructible* tag for *one-time* application. After the adhesive cures, the tag will be destroyed if it is ripped off the glass. The tag has slits that give evidence of tampering.

#### **ALTERNATIVES**

- This tag can be installed on a *side* window (a) if the reader is at the side, facing the tag, and (b) if the window is unmovable so that the tag is always visible to the reader.
- AWID has other tag types for installation inside and outside vehicles. Please see AWID's Credentials product sheets, or talk with the Sales or Technical staff.

**FOR END USERS** Prepare written instructions for the customer. Train the customer's technician in this installation procedure. The end users may not be able to install tags well.



**Guardian Property Management**  
**6704 Lone Oak Blvd**  
**Naples, FL 34109**  
**Phone 239-514-7432 Fax 239-514-7759**

**Question:** What is a Homeowners Association (HOA)?

**Answer:** A Homeowners' Association (HOA) is a legal entity created by a real estate developer for the purpose of developing, managing and selling a community of homes. It is given the authority to enforce the covenants, conditions & restrictions (CC&Rs) and to manage the common amenities of the development. It allows a developer to end their responsibility over the community, typically by transferring ownership of the association to the homeowners after selling. Generally accepted as a voluntary association of homeowners gathered together to protect their property values and to improve the neighborhood, a large percentage of U.S neighborhoods where free standing homes exist have an HOA. Most homeowners' associations are nonprofit organizations and are subject to state statutes that govern non-profit corporations and homeowners' associations.

**Question:** What is an Association Management Company and what do they do?

**Answer:** A property management entity contracted by a Board of Directors to provide a variety of services including but not limited to enforcing the documents, collecting assessments, sub-contractor endeavors, financial advisement and statement/reports preparation and analysis, general maintenance and problem resolution, and advisement on property related matters. The Management Company implements the decisions made by the Board of Directors. They are not the decision makers for the Association.

**Question:** What is a Board of Directors?

**Answer:** In relation to a Homeowners Association a director is an officer charged with the conduct and management of its affairs. The directors collectively are referred to as a board of directors, and are generally elected or appointed. Sometimes the board will appoint one of its members to be the chair, making this person the President of the Board of Directors or Chairman. At this time, the affairs of the Association are controlled by Neal Communities.

**Question:** When are my Association Assessments due, and how can I pay them?

**Answer:** The Quarterly Association Assessments are due on or before the first day of each quarter, on January 1, April 1, July 1 and October 1.

**Question:** Where do I send my Quarterly Payments?

**Answer:** Please make check payable to the Association and mail to CNL Bank Lockbox P.O. Box 20286 Tampa, Florida 33622.

**Question:** What are the Parking Restrictions?

**Answer:** All vehicles owned by residents must be garaged or parked in the driveway. No vehicles will be allowed to be parked in the street overnight. Vehicles must never be parked in front of or near mailboxes to allow for delivery of mail. Vehicles are not to be parked on or over the sidewalk. Vehicles are not to be parked in the grass.

No boats, trucks over 3/4 tons, commercial vehicles, trailers, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles or noncommercial vans or pick-up trucks, as determined by the Board, shall be placed, parked or stored upon the Property or in the Common Elements for a period of more than eight (8) hours, unless such vehicle is necessary in the actual construction or repair of a structure or for ground maintenance, or if parked within an enclosed garage; nor shall any maintenance or repair be performed upon any boat or motor vehicle not owned or controlled by the Association or the Developer in the Properties, except within a building where totally isolated from public view.

Commercial moving vans, including U-Haul, Penske, etc., may be parked or stored on the property for up to 8 hours while loading or unloading household items. This does not include overnight parking.

**Question:** What are the rules regarding play equipment:

**Answer:** Play Equipment all permanent play equipment will be placed within the building setback lines at the rear of the property and must be landscaped to help minimize the visual impact on adjacent property owners and from public streets. Swing sets and play equipment should be kept within fifteen feet (15') of the house, should not exceed eight-feet in height, and must be screened from neighbors and public view. It must be submitted to the ARC for approval.

Basketball Hoops must be portable and stored out of sight when not in use. Permanent (affixed to a house or on a post) basketball hoops are not allowed.

**Question:** What are the rules regarding Decorations?

**Answer:** Decorations are a homeowner's option. Decorations, lights, flags, and other decorations customary for holidays and special events are welcome. They must be temporary in nature, and can be regulated by the ARC as to quantity, and how long they may be in place. Christmas decorations may be displayed from Thanksgiving Day until January 15. All other holiday decorations may be displayed three weeks before the holiday and one week after the holiday. Decorative Items: Accessory structures, sculptures, and decorative objects such as birdbaths, English globes, and fountains are prohibited in the front yard. Birdhouse and Bird Feeders: Homeowner option in the rear yard. They may not be visible from the street. The ARC must approve them.

**Question:** What are the rules for Clothes Drying?

**Answer:** Drying clothing is strictly prohibited in yard space; however, it may be done on a lanai if a privacy screen is used. Towels may be hung temporarily, but should not be visible from the street.

**Question:** What are the rules regarding the placement of the American Flag?

**Answer:** The hanging of the American Flag is a homeowner option. Brackets may be attached to the house or garage to hold a pole for a flag, which is no larger than three feet, by five feet. The American flag must be flown in accordance with Federal Statutes. This requires and approval from the ARC

**Question:** What are the rules regarding water features?

**Answer:** All water features are required to be located in rear yards. All water features shall be in-ground, except spas, which may be built into appropriately designed and screened deck systems. Equipment for pools, spas, or fountains should be screened from adjoining properties with landscaping. Small temporary play children's pools are allowed. Safety fencing is to be provided in accordance with community fencing guidelines and local codes. Any proposed swimming pool screen cages shall be designed and included as part of the initial architectural review process. Above grounds pools are not permitted. Accessory Structures: Greenhouses, trellises, gazebos, or any other structure placed on the home site shall be compatible with the materials, architectural style, and colors of the dwelling, and shall be governed by the ARC and building codes. Height, size, location, and setbacks, if not governed by building codes, shall be determined by the ARC on a case-by-case basis. Trellises must be integral to the design, style, and/or attached to the structure.

**Question:** When am I permitted to put my trash receptacles out by the street for pick up?

**Answer:** As a Courtesy to your neighbors trash should not be placed out by the street prior to 6:00 P.M. the evening before pick up, and should be removed from the street by 6:00 P.M. the evening of the pick-up.

**Question:** What is the leasing criteria?

**Answer:** All leases must be in writing, and copies of the lease agreement and any amendments thereto shall be delivered to the Association upon execution. A Home may not be leased for a period of less than sixty (60) days nor more than two (2) times per calendar year. No Pets of any type are allowed for renters. All leases must inform the tenant of the rules and regulations of the community. All renters must agree to abide by all rules and regulations of the community.

**Question:** What are the pet restrictions?

**Answer:** Only common domesticated household pets may be kept in the community. In no event may pets be kept for breeding or any commercial purposes. No other animals, livestock, reptiles or poultry of any kind shall be kept, raised, bred or maintained on any portion of the Subdivision.

**Question:** What are the satellite dish restrictions?

**Answer:** Satellite dishes over 18" in diameter are not permitted. Satellite dishes are not allowed on roofs or on the front of the home and shall not be visible from the street. They must be submitted to the ARC for approval and they require landscaping.

**Question:** What is a 'Common Area'?

**Answer:** Any area of improved real property intended for shared use by the members of an association.

**Question:** What landscape screening is required?

**Answer:** Trash receptacles, air conditioning units, pool equipment, or other mechanical equipment must be screened by landscaping.

**Question:** What is a Lien?

**Answer:** A monetary claim levied against a property for unpaid assessments. A lien is attached to the property, not the owner, but legally must be recorded in the property records of the county of residence. If a Lien is in place, the property owner has very limited ability to do anything involving the property until the Lien is satisfied or removed.

**Question:** What are the sign restrictions?

**Answer:** No signs of any kind shall be displayed on any home site or in the windows of any home, except for those used by the Builder in the course of doing business

**Question:** Landscaping Regulations?

**Answer:**

#### **APPROPRIATE FRONT & SIDE YARD**

- Formal or informal (except for front hedge).
- Pine straw
- Layered beds.

A 3" layer of pine straw mulch is required in all planting beds and around freestanding trees and shrubs to reduce water loss, control weeds, and prevent runoff. Acceptable mulch materials include pine straw. Inorganic mulch materials such as stone, gravel, shell, and synthetic mulch materials are not allowed.

- Shell, stone, gravel, or synthetic mulch.
- English Gardens.
- Oriental Gardens.
- Stone, rock, shell, or colored mulch.

To create a "streetscape effect" that is consistent throughout the community and the entire development, the minimum planting requirements included in this section shall be met.

All trees and shrubs shall be Florida #1 or better as defined in "Grades and Standards for Nursery Plants", Parts I & II, Department of Agriculture, State of Florida. All landscaped areas, shall be irrigated by an automatic irrigation system.

### **Street Trees**

Street trees are required and installed by Developer and continue to enhance the value of your home and community. **Homeowners may not remove the mandatory street trees.** This is a county requirement. If this tree dies for any reason, it must be replaced with a similar type and size of tree by **homeowner**.

### **Front Yards**

The front yard is defined as the area from the back of curb to the front of the home, including side yards back to the mid-point of the house. Planting in this area is of greatest importance, as it will determine the aesthetic appeal of the overall streetscape. The goal of landscaping is to integrate the home and home site, and thereby soften the impact of the home along a particular street and create visual interest and excitement for the streetscape.

The perimeters of public parking areas shall be landscaped to minimize their impact and the impact of cars from the street.

### **Rear Yards**

Rear yards are defined as the area from the rear property line to the home including the side yards back to the mid-point of the house. Air conditioner units, pool equipment, etc. will be screened with landscape material. Rock, shell, wood chips, or any other materials will not be considered as an alternative to grass or ground cover.

### **Corner Lots**

Because of their larger size and increased visual impact, additional plantings will be added by Developer for privacy as well as the extended streetscape impact.

### **Maintenance Included**

- This maintenance includes mowing and fertilizing lawn (using a weed-and-feed product), pine straw installation one time a year, as well as trimming bushes and trees monthly. Shrubs and flowerbed edging must be properly installed, and maintained.
- When changing plants in the original beds, using plants from the approved planting palette is a homeowner's option and requires Architectural Review Committee submission and approval. Modifying existing beds, creating new beds, and using shrubs or perennial flowers not on the approved palette all require Architectural Review Committee submission and approval. White marble chips, white stones, rock, or shell are not permitted as mulch.



Following installation such sidewalk shall be maintained by Owner at Owner's expense.

**ARTICLE 10  
USE RESTRICTIONS**

The following protective restrictions, limitations, conditions and agreements are hereby imposed upon the Subdivision and shall apply to all Owners and their tenants and their respective guests, families, invitees, agents, employees, contractors, licensees and all other persons occupying such Lots or in actual or constructive possession or control thereof.

**10.01. Residential Use.** No Lot shall be used for anything other than residential purposes and in accordance with the Code and other applicable zoning and governmental land use regulations and this Declaration.

**10.02. Height Limitation.** No dwelling house or other building shall be more than two (2) stories in height, nor more than thirty five (35) feet above the grade of the crown of the street upon which the Lot fronts.

**10.03. Garages and Outbuildings.** All garages shall be private garages with a capacity for at least one (1) and no more than three (3) passenger vehicles.

**10.04. Gate Transponders.** All transponders or similar devices used to operate any gates or fences on the Property shall be and remain the property of the Association. Each Lot shall be allowed to use no more than two (2) transponders. In the event an Owner loses, misplaces, destroys or damages the transponders, the Association shall charge the Owner all costs, including any administrative costs, with replacing the transponder. Transponders shall be surrendered to the Association by the Owner upon demand.

**10.05. Setbacks.** All structures shall be so located upon a Lot so as to comply with the setback requirements of the zoning regulations and Code. The ARC may require a greater, or approve a lesser, setback if it finds that under the specific circumstances such alteration is reasonable and appropriate and will result in a Lot developed and used in an appropriate manner not detrimental to surrounding properties; provided, however, that the approval by the ARC of a reduced setback shall not affect the obligation of the Owner of a Lot to comply with the Code.

**10.06. Recreational Vehicles.** No trailer, camper, motor home, boat, boat trailer, canoe or motorcycle shall be permitted to remain upon a Lot unless within an enclosed garage, other than for temporary parking, unless prior approval has been granted by the ARC. Temporary parking shall mean the parking of such vehicles belonging to or being used by Owners or their guests for loading and unloading purposes only. All temporary parking shall be restricted to paved driveways. The ARC may approve special storage arrangements for such vehicles, imposing such locational, time and other conditions as it may determine.

**10.07. Other Vehicles.** No trucks, commercial vans, tractors, service vehicles or other commercial vehicles shall be permitted to remain within the Subdivision other than for temporary parking unless parked within an enclosed garage. Temporary parking shall mean the parking of such vehicles while being used in the furnishing of services or materials to occupants of Lots, or being used by occupants of Lots for loading and unloading purposes only. This provision applies to trucks and utility vehicles whether used for commercial purposes or not. Notwithstanding the foregoing, Owners or other appropriate occupants of a Lot having a van or pick up truck for personal transportation purposes only,

and not for commercial use, may park such vehicle on the driveway of their Lot, but no Lot may have more than one such vehicle regularly parked in the driveway. No vehicle shall be permitted to park overnight in the Subdivision streets and street right of ways; nor shall any vehicle be permitted to park on the Subdivision streets and street right of ways during the day, except that temporary day time parking shall be permitted for moving, construction, deliveries, and the like; and the Association has the right to remove and tow, at the owner's expense, any vehicle which violates the provisions of this Section 10.07 or any other rule, regulation, standard, specification or the like, promulgated by the Board or the ARC regarding vehicles and parking in the Subdivision. The Board and the ARC may adopt rules, regulations, guidelines, standards, specifications, and the like, which are more stringent regarding permitted vehicles and parking restrictions in the Subdivision. Each Owner shall comply, and shall cause the Owner's family, guests, tenants, and invitees to comply, with the restrictions and covenants, as well as all rules, regulations, standards, guidelines, specifications, and the like, set forth in this Declaration, and any amendments hereto, applicable to such Owner's Lot, as well as parking in the Subdivision streets and right of ways.

**10.08. Animals and Pets.** Only common domesticated household pets may be kept on any Lot or improvements thereto, and in no event may such pets be kept for breeding or any commercial purposes. No other animals, livestock, reptiles or poultry of any kind shall be kept, raised, bred or maintained on any portion of the Subdivision. Approved household pets may not be kept in unreasonable numbers. Permitted pets shall be kept only subject to and in accordance with such rules and regulations as shall be promulgated from time to time by the Board, and unless otherwise provided by the Board, shall be kept on a leash and accompanied by its owner except when within a fenced or other enclosed area, and further provided, while outside, such dogs and permitted pets shall not be permitted to bark or otherwise become a nuisance or annoyance to a neighbor. Any such pets, whether from number, disposition or otherwise, that cause, create or contribute to a nuisance or unreasonable disturbance or annoyance, may be required to be permanently removed within ten (10) days of receipt of written notice from the Board to the Owner or other person responsible for such pet. Pet owners are responsible for cleaning up any mess created by their pets within the Subdivision. Excrement which is not picked up shall be deemed a nuisance hereunder. All pet owners are responsible for the actions of their pets, and each pet owner agrees to indemnify the Association and Declarant and hold them harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal on or within the Subdivision. The Board may adopt rules and regulations, including any standards, specifications, guidelines, or the like, which are more restrictive than the provisions of this Declaration.

Failure of any Owner to fully comply with the provisions of this Article shall result in fines of Fifty Dollars (\$50.00) per diem for each day of noncompliance.

**10.09. Antennae and Masts.** No television, radio or other electronic or communications antenna, mast, dish, disk or other similar device for sending or receiving television, radio or other communication signals shall be permitted upon any Lot or improvement thereto, except in conformance with uniform rules and standards established by the ARC. No such device is permitted under any circumstances if it sends, contributes to or creates interference with any radio, television or other communication reception or interferes with the operation of other visual or sound equipment located within any part of the Subdivision. In the event the Association is responsible for exterior maintenance of any dwelling unit, such as but not limited to painting or roof maintenance, then the ARC may, in its sole and absolute discretion, prohibit any such antenna, mast, dish, disk or similar device.

**10.10. Miscellaneous Visual Restrictions.**

(a) No clothes lines or clothes poles shall be erected, and no outside clothes drying is permitted, except where such activity is advised or mandated by governmental authorities

for energy conservation purposes, in which event the ARC shall be required to approve the portions of any Lot used for outdoor clothes drying purposes and the types of devices to be employed.

(b) Garage doors shall be kept in a closed position when not in use for ingress and egress.

(c) All garbage and refuse containers, air conditioning units, whole house generators, oil tanks, bottled gas tanks, and permanently affixed swimming pool equipment and housing shall be underground or placed in walled-in or landscaped areas as approved by the ARC so that they shall be substantially concealed or hidden from any eye-level view from any street, adjacent property, or Common Property. No window or wall air conditioning units shall be permitted on any Lot.

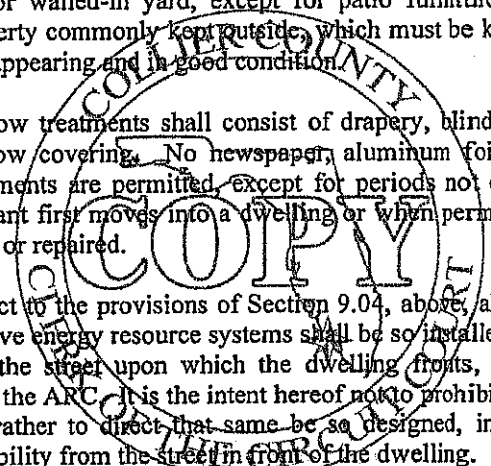
(d) The personal property of any resident shall be kept inside the residence dwelling, or a fenced or walled-in yard, except for patio furniture and accessories, and other personal property commonly kept outside, which must be kept in the rear of the Lot and must be neat appearing and in good condition.

(e) Window treatments shall consist of drapery, blinds, decorative panels or other tasteful window covering. No newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one week after an Owner or tenant first moves into a dwelling or when permanent window treatments are being cleaned or repaired.

(f) Subject to the provisions of Section 9.04, above, all permitted solar heating and other alternative energy resource systems shall be so installed and maintained as not to be visible from the street upon which the dwelling fronts, unless specifically otherwise authorized by the ARC. It is the intent hereof not to prohibit the use of renewable energy sources, but rather to direct that same be so designed, installed and maintained as to minimize visibility from the street in front of the dwelling.

**10.11. Fences.** No fence of any kind (vertical or underground electric) shall be erected or maintained upon any Lot until the plans and specifications therefor have been approved in writing by the ARC. Underground electric fences will not be permitted in the front yard of any Lot. It shall be a condition of approval of any fence that the bottom of all fences along or within any drainage easements shall be elevated above ground to allow for the free flow of drainage.

**10.12. Yards and Drives.** Yards shall be sodded with natural grass at the time of original construction of improvements, and lawns shall thereafter be maintained in good condition and replaced as may be necessary. Gravel or stone yards are prohibited. All driveways, walks and parking areas shall be approved by the ARC, must be constructed of concrete, Stampcrete, Bomanite, paver bricks, or other comparable material approved by the ARC. Poly-pebbled driveways are prohibited. This community has been developed using standards of the Florida Green Building Coalition. This Declaration does not prohibit xeriscape or "Florida-Friendly" landscaping; provided however, all such landscaping must be approved by the ARC.



**10.27 Elevations.** All proposed building finished floor elevations are to be a minimum of eighteen (18) inches above the crown of the adjacent roadway or if within the 100-year flood plain, a minimum of one (1) foot above the 100-year flood elevation and comply with all other FEMA requirements. Any encroachment of the 100-year flood plain or flood way shall be mitigated in accordance with FEMA and Collier County standards.

**10.28 Docks.** No boat docks, common boat dock or boat ramps are permitted within this development, and no boats, canoes, electric boats or watercraft of any nature or type shall be permitted on or within any of the Property or any lakes constructed thereon.

**10.29 Leases/Rentals.** No portion of a Lot or Unit (other than an entire Lot and Unit) may be rented. All leases shall be in writing and shall provide (or be automatically deemed to provide) that the Association shall have the right to terminate the lease in the name of and as agent for the lessor/landlord upon default by lessee/tenant in observing any of the provisions of this Declaration, as same may be amended, the Articles of Incorporation and By-Laws of the Association and its applicable rules and regulations or other applicable provisions of any agreement, document or instrument governing the Subdivision or administered by the Association. The leasing of Lots and Units shall also be subject to the prior written approval of the Association, which approval shall not be unreasonably withheld and which shall be deemed given if the Association does not deny approval within fifteen (15) days of its receipt of a request for approval together with a copy of the proposed lease and all supporting information reasonably requested by the Association. No Unit or Lot may be leased/rented for a term of less than six (6) consecutive months, nor more than twice per year, without (i) approval of the ARC, which may be granted, withheld, or conditioned at its sole and absolute discretion, or (ii) specific written approval by the Declarant or Developer (which may be granted, withheld, or conditioned at its sole and absolute discretion), which written approval shall be recorded in the Public Records of Collier County, Florida; provided however, the provisions set forth herein shall not apply to the Developer's leasing of any Unit or Lot owned by Developer.

Owners wishing to lease their Lots and Units (i) shall be required to obtain and provide to the Association a contract for providing landscaping and irrigation services to the Lot or Unit, and (ii) may, if the Board so elects, be required to place in escrow with the Association a sum of up to \$500.00 which may be used by the Association to repair any damage to the Common Areas or other portions of the Subdivision resulting from acts or omissions of lessees/ tenants (as determined in the sole discretion of the Association). The Association shall not be required to pay or remit any interest on any such escrowed funds. The Owner will be jointly and severally liable with the tenant to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the lessee/tenant. Any balance remaining in the escrow account, less an administrative charge not to exceed \$50.00 and exclusive of any interest retained by the Association, shall be returned to the Owner within sixty (60) days after the tenant vacates the Unit.

**10.30. Awnings.** No awnings are permitted on any structures within the Lots unless approved by the ARC.

**10.31. Play Equipment.** No play equipment, tot lots or similar structures shall be permitted on the Lots unless approved by the ARC.

**10.32. Decks.** No decks shall be permitted unless approved by the ARC.

**10.33. Screened Porches.** All screened porches shall be approved by the ARC.

## Canopy of Naples

### General Information for new homeowners and renters

Welcome to Canopy! This sheet will serve as a quick reference guide for frequently asked questions as well as a brief summary of important rules. The complete Covenants, Conditions and Restrictions are located in our Declaration.

Canopy has a website! [www.canopyhoa.com](http://www.canopyhoa.com) Lots of valuable information is included there, including our full Declaration, By Laws and Design Criteria Manual.

Our management company is Guardian Property Management; [www.guardianpropertymanagement.net](http://www.guardianpropertymanagement.net)  
Mike Kunicich is our manager. Office: (239) 514-7432 [mikek@guardianpropertymanagement.net](mailto:mikek@guardianpropertymanagement.net)

The board of directors can be reached at [bod@canopyhoa.com](mailto:bod@canopyhoa.com). Please CC our manager on all communication to the board.

Our Architectural Review Committee (ARC) can be reached at [arc@canopyhoa.com](mailto:arc@canopyhoa.com). The ARC is responsible for maintaining the appearance of our community.

Any material modifications to your home or yard need to be submitted on a Modification Request Form, available on our website, to the ARC prior to commencing any work. Depending on the scope of the project, vendor information, plans, surveys etc. will need to accompany your MR submittal.

Garbage days are Wednesdays and Saturdays. Recycling is on Wednesday. Waste/recycle bins must be stored in the garage or if outside, completely shielded from view from neighbors and the street. Cans may be put out starting 6pm the night before and must be put away by the evening after collection. All trash must fit in the cans. Bulk garbage day is on Wednesday only. Yard waste must be bundled up or in bio degradable paper bags. No plastic bags for yard waste.

Vision Landscaping is our landscape vendor. They come on Wednesdays and Thursdays. Vision can remove yard waste as well.

Parking shall be in the driveway or garage only. Street parking on a temporary basis is allowed but not for extended periods of time and not overnight without prior approval of the board or ARC. Never park on top of grass or the sidewalk. Multiple vehicles parking nearby in the street MUST park on the same side of the street. Illegally parked vehicles are subject to immediate emergency towing.

Per Collier County ordinance, Dogs MUST BE ON A LEASH at all times while outside unless inside the confines of a fenced yard or lanai. All dog waste must be immediately picked up and properly disposed of by the owner; this includes in your own yard. Dogs must never become a nuisance; barking dogs should be brought inside. Collier County Animal Services will be contacted to handle all dog complaints.

Personal property must be brought inside or kept on the porch or lanai. Play equipment, basketball hoop, toys etc. must be inside when not in use. Swing sets are allowed in the rear yards, see Design Manual for details.

American flags and the flags of our military branches are allowed to be displayed on your home or on free standing flagpoles up to twenty feet high. No other flags are allowed.

Yard signs are not allowed, however a small security company sign may be displayed within eight feet of your entrance.

Outdoor lighting must be natural and consistent. No colored lights allowed EXCEPT for holiday decorations. Holiday decorations are allowed up to three weeks before and two weeks after a holiday.

Yard ornaments, bird baths, large flower pots are not allowed. Certain decorative landscaping may be permitted with prior ARC approval.

Lawn watering is scheduled for either two or three times per week and is scheduled to occur overnight. Please DO NOT alter the settings on your irrigation box. While you do own your box and are responsible for maintaining it, the water and the pump are common property. Altering your water times could cause an overload and shut the system down for everyone. If you need extra water, use your hose.

If you have any questions, please reach out to the Board, ARC and or property manager. We are here to help!


## INSTRUCTIONS ON HOW TO OBTAIN CONDO DOCUMENTS

- If your Association has a Website, Current registered owners can access the website to see if there is a link to their association documents and print them from there.

OR

- To download and copy association documents from the Lee or Collier County Websites:

You can print a set off the clerk's website for free. You should verify with the clerk's office that the set you are downloading is current or you will have to search for any additional amendments. If there are additional items, the clerk's office should be able to direct you further.

LEE COUNTY Phone: 239-533-5000 www.leeclerk.org	COLLIER COUNTY Phone: 239-252-2745 www.collierclerk.com/records-search/official-land-records-search
▶ Click Official Records/Recording	▶ Click OR Document Search
▶ Click Official Record Search	▶ PARTY NAME: Business Name: (Type Association Name)
▶ Click Official Record Public Search	▶ DOCUMENT TYPE: <input type="checkbox"/> DECL: Declaration of Condo
▶ Accept Disclaimer	▶  Search
Party Type: Direct	
Name: (Type Association Name)	
Document Type: Select DOC	
▶ Click Search Records	



**Balance Sheet - Operating**  
Canopy Neighborhood Association, Inc.  
End Date: 12/31/2021

Date: 1/25/2022  
Time: 2:56 pm  
Page: 1

**Assets**

Operating Funds			
10-1000-00	Petty Cash	\$500.00	
10-1002-00	American Momentum Bank	81,650.56	
Total Operating Funds:			<u>\$82,150.56</u>
Reserve Funds			
11-1100-00	American Momentum Bank	76,136.36	
Total Reserve Funds:			<u>\$76,136.36</u>
Other Current Assets			
12-1200-00	Accounts Receivable	1,378.45	
12-1220-00	Prepaid Insurance	2,444.81	
12-1230-00	Prepaid Expense	491.69	
12-1235-00	Utility Deposits	1,188.00	
Total Other Current Assets:			<u>\$5,502.95</u>
<b>Total Assets:</b>			<u><b>\$163,789.87</b></u>

**Liabilities & Equity**

Liabilities			
20-2000-00	Accounts Payable	1,690.15	
20-2050-00	Prepaid Maintenance Assessments	30,795.50	
20-2060-00	Due To Neal Communitis	1,025.48	
Total Liabilities:			<u>\$33,511.13</u>
Reserves			
30-3000-00	Deferred Pooled Reserves	76,082.16	
30-3091-00	Deferred Prior Years Unallocated Interest	54.20	
Total Reserves:			<u>\$76,136.36</u>
Fund Balance			
39-3900-00	Fund Balance	49,222.34	
39-3910-00	Owner's Contributed Capital	4,089.63	
39-3990-00	Reserve Fund Balance	34.97	
Total Fund Balance:			<u>\$53,346.94</u>
Net Income Gain / Loss		795.44	
			<u>\$795.44</u>
<b>Total Liabilities &amp; Equity:</b>			<u><b>\$163,789.87</b></u>



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
4000 Maintenance Assessments	\$26,680.42	\$26,680.62	(\$0.20)	\$320,165.04	\$320,167.00	(\$1.96)	\$ 320,167.00
4001 Reserve Fees/Assessments	1,939.58	1,939.62	(0.04)	23,274.96	23,275.00	(0.04)	23,275.00
4007 Application Fees	-	-	-	950.00	-	950.00	-
4009 Late Fees	-	-	-	700.00	-	700.00	-
4016 Insurance Claim	-	-	-	2,534.69	-	2,534.69	-
4029 Interest Earned	2.26	-	2.26	30.83	-	30.83	-
4030 Other/Misc Income	-	-	-	246.10	-	246.10	-
4031 Owner/Misc	-	-	-	144.95	-	144.95	-
4032 Parking Sticker/Card	250.00	-	250.00	1,150.00	-	1,150.00	-
4036 Storage Locker/Closet	-	-	-	50.00	-	50.00	-
4038 Key Fob/Gate Opener	-	-	-	600.00	-	600.00	-
4045 Deferred Reserve Transfer	(1,939.58)	(1,939.62)	0.04	(23,274.96)	(23,275.00)	0.04	(23,275.00)
4049 Reserve Income Recognition	(38.20)	-	(38.20)	4,722.06	-	4,722.06	-
4050 Reserve Interest	3.23	-	3.23	34.67	-	34.67	-
<b>Total Income</b>	<b>\$26,897.71</b>	<b>\$26,680.62</b>	<b>\$217.09</b>	<b>\$331,328.34</b>	<b>\$320,167.00</b>	<b>\$ 11,161.34</b>	<b>\$ 320,167.00</b>
<b>Total OPERATING INCOME</b>	<b>\$26,897.71</b>	<b>\$26,680.62</b>	<b>\$217.09</b>	<b>\$331,328.34</b>	<b>\$320,167.00</b>	<b>\$11,161.34</b>	<b>\$ 320,167.00</b>
<b>OPERATING EXPENSE</b>							
<b>Grounds Maintenance</b>							
6013 Fountain Cleaning	-	66.63	(66.63)	-	800.00	(800.00)	800.00
6014 Fountain Repair	-	208.37	(208.37)	53.78	2,500.00	(2,446.22)	2,500.00
6017 Lawn Maintenance	13,776.50	13,703.50	73.00	157,972.50	164,442.00	(6,469.50)	164,442.00
6021 Irrigation Maintenance and Repair	2,150.11	833.37	1,316.74	13,246.05	10,000.00	3,246.05	10,000.00
6022 Well/Pump M&R	-	83.37	(83.37)	1,025.00	1,000.00	25.00	1,000.00
6024 Preserve Maintenance	-	291.63	(291.63)	3,492.00	3,500.00	(8.00)	3,500.00
6025 Lake Monitoring	284.00	275.00	9.00	3,399.42	3,300.00	99.42	3,300.00
6031 Mulch	-	2,666.63	(2,666.63)	27,983.45	32,000.00	(4,016.55)	32,000.00
6034 Landscape/Flowers - Entrance	1,335.82	208.37	1,127.45	3,520.30	2,500.00	1,020.30	2,500.00
6035 Landscape Extras	-	333.37	(333.37)	7,896.96	4,000.00	3,896.96	4,000.00
6038 Sidewalk/Road R&M	3,800.00	300.00	3,500.00	4,500.00	3,600.00	900.00	3,600.00
6039 Signs/Benches/Stone	-	83.37	(83.37)	1,078.57	1,000.00	78.57	1,000.00
6044 Tree Trimming	-	833.37	(833.37)	19,370.00	10,000.00	9,370.00	10,000.00
6049 Holiday Lighting	-	100.00	(100.00)	3,337.00	1,200.00	2,137.00	1,200.00
6050 Gate Maintenance - New IQ	98.33	90.00	8.33	1,179.96	1,080.00	99.96	1,080.00
6051 Gate Monitoring Svc	1,335.36	1,375.00	(39.64)	17,288.22	16,500.00	788.22	16,500.00
6052 Gate Maintenance Rpr	748.59	816.63	(68.04)	12,360.18	9,800.00	2,560.18	9,800.00
<b>Total Grounds Maintenance</b>	<b>\$23,528.71</b>	<b>\$22,268.61</b>	<b>(\$1,260.10)</b>	<b>\$277,703.39</b>	<b>\$267,222.00</b>	<b>\$ 10,481.39</b>	<b>\$ 267,222.00</b>
<b>Utilities</b>							
6304 Electricity-Entr/Ftn/Gate/Irrig.	885.35	833.37	51.98	10,030.33	10,000.00	30.33	10,000.00
6309 Electricity Streetlights	553.22	600.00	(46.78)	6,583.66	7,200.00	(616.34)	7,200.00
6315 Telephone - Gate	161.91	141.63	20.28	1,943.40	1,700.00	243.40	1,700.00
<b>Total Utilities</b>	<b>\$1,600.48</b>	<b>\$1,575.00</b>	<b>(\$25.48)</b>	<b>\$18,557.39</b>	<b>\$18,900.00</b>	<b>\$(342.61)</b>	<b>\$ 18,900.00</b>
<b>Insurance</b>							
6500 Insurance	433.31	483.37	(50.06)	4,711.76	5,800.00	(1,088.24)	5,800.00
<b>Total Insurance</b>	<b>\$433.31</b>	<b>\$483.37</b>	<b>\$50.06</b>	<b>\$4,711.76</b>	<b>\$5,800.00</b>	<b>\$(1,088.24)</b>	<b>\$ 5,800.00</b>
<b>Administrative</b>							
7001 Management Contract	946.00	946.00	-	11,352.00	11,352.00	-	11,352.00
7003 Office Expense	286.21	166.63	119.58	3,151.99	2,000.00	1,151.99	2,000.00
7006 Income Tax Prep 1120 H	-	25.00	(25.00)	350.00	300.00	50.00	300.00
7010 Annual Meeting Space Rental	-	150.00	(150.00)	200.00	1,800.00	(1,600.00)	1,800.00
7015 Contingency	-	316.12	(316.12)	180.00	3,793.00	(3,613.00)	3,793.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7019 Legal/Professional Fees	\$-	\$583.37	(\$583.37)	\$9,481.13	\$7,000.00	\$2,481.13	\$ 7,000.00
7032 Committee Activities - Supplies	-	166.63	(166.63)	53.54	2,000.00	(1,946.46)	2,000.00
<b>Total Administrative</b>	<b>\$1,232.21</b>	<b>\$2,353.75</b>	<b>\$1,121.54</b>	<b>\$24,768.66</b>	<b>\$28,245.00</b>	<b>\$(3,476.34)</b>	<b>\$ 28,245.00</b>
<b>Reserves</b>							
8007 Security & Access Systems Reserve Expense	-	-	-	4,791.70	-	4,791.70	-
<b>Total Reserves</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,791.70</b>	<b>\$-</b>	<b>\$ 4,791.70</b>	<b>\$ -</b>
<b>Total OPERATING EXPENSE</b>	<b>\$26,794.71</b>	<b>\$26,680.73</b>	<b>\$113.98</b>	<b>\$330,532.90</b>	<b>\$320,167.00</b>	<b>\$10,365.90</b>	<b>\$ 320,167.00</b>
<b>Net Income:</b>	<b>\$103.00</b>	<b>(\$0.11)</b>	<b>\$103.11</b>	<b>\$795.44</b>	<b>\$0.00</b>	<b>\$795.44</b>	<b>\$0.00</b>

# Canopy Neighborhood Association, Inc.

## 2022 APPROVED BUDGET

For the Period January 1, 2022 through December 31, 2022

TOTAL 108 UNITS

		APPROVED 2021 BUDGET	ACTUAL THROUGH July 31, 2021	PROJECTED ACTUAL Aug. - Dec. '21	PROJECTED 2021 TOTAL	APPROVED 2022 BUDGET
<b>INCOME:</b>						
4000	Maintenance Assessments	320,167.00	186,764.06	133,402.94	320,167.00	320,165.00
4001	Reserve Assessments	23,275.00	13,577.06	9,697.94	23,275.00	23,275.00
4007	Application Fees-Purchase/Lease	-	800.00	100.00	900.00	-
4009	Late Fees	-	700.00	225.00	925.00	-
4016	Insurance Claim	-	2,534.69	-	2,534.69	-
4029	Interest Earned	-	17.90	9.00	26.90	-
4030	Other/Misc Income	-	246.10	-	246.10	-
4031	Owner/Misc	-	45.55	-	45.55	-
4032	Parking Sticker/Card	-	425.00	50.00	475.00	-
4036	Storage Locker/Closet	-	50.00	-	50.00	-
4038	Transmitter/Key Fob/Gate Opener	-	500.00	350.00	850.00	-
4050	Reserve Interest	-	18.85	14.00	32.85	-
<b>Total Income</b>		<b>\$ 343,442.00</b>	<b>\$ 205,679.21</b>	<b>\$ 143,848.88</b>	<b>\$ 349,528.09</b>	<b>\$ 343,440.00</b>
<b>EXPENSES:</b>						
<b>Ground Maintenance</b>						
6013	Fountain Cleaning Contract	800.00	-	250.00	250.00	500.00
6014	Fountain Repair and Maintenance	2,500.00	53.78	450.00	503.78	2,000.00
6017	Lawn Maintenance	164,442.00	91,748.00	64,560.00	156,308.00	155,000.00
6021	Irrigation M&R	10,000.00	3,956.92	6,800.00	10,556.92	13,000.00
6022	Irrigation Well/Pump M&R	1,000.00	3,300.60	350.00	3,650.60	2,000.00
6024	Preserve Maintenance	3,500.00	1,746.00	1,746.00	3,492.00	3,700.00
6025	Lake Monitoring	3,300.00	1,979.42	1,420.00	3,399.42	3,700.00
6031	Mulch	32,000.00	-	30,950.00	30,950.00	32,000.00
6034	Landscape/Flowers - Annuals Entrance	2,500.00	2,184.48	1,300.00	3,484.48	3,000.00
6035	Landscape Extras	4,000.00	5,359.49	250.00	5,609.49	6,600.00
6038	Sidewalk/Roads R&M	3,600.00	700.00	3,600.00	4,300.00	4,000.00
6039	Replacements-Signs/Benches/Stone	1,000.00	860.00	125.00	985.00	1,000.00
6044	Tree Trimming	10,000.00	19,370.00	2,000.00	21,370.00	10,000.00
6049	Christmas lights	1,200.00	-	1,500.00	1,500.00	4,000.00
6050	Gate Maintenance - New IQ	1,080.00	589.98	589.98	1,179.96	1,080.00
6051	Gate Monitoring Service	16,500.00	10,611.42	6,680.00	17,291.42	22,200.00
6052	Gate Maintenance and Repair	9,800.00	10,374.56	250.00	10,624.56	5,000.00
<b>Total Ground Maintenance</b>		<b>\$ 267,222.00</b>	<b>\$ 152,834.65</b>	<b>\$ 122,620.98</b>	<b>\$ 275,455.63</b>	<b>\$ 268,780.00</b>
<b>Utilities</b>						
6304	Electricity-Entrance/Fountain/Gate/Irrig.	10,000.00	7,237.32	3,900.00	11,137.32	11,500.00
6309	Electricity - Streetlights	7,200.00	3,817.56	2,900.00	6,717.56	7,200.00
6015	Telephone - Gate	1,700.00	1,133.85	810.00	1,943.85	2,000.00
<b>Total Utilities</b>		<b>\$ 18,900.00</b>	<b>\$ 12,188.73</b>	<b>\$ 7,610.00</b>	<b>\$ 19,798.73</b>	<b>\$ 20,700.00</b>
<b>Insurance</b>						
6500	Insurance	\$ 5,800.00	\$ 2,545.21	\$ 2,798.00	5,343.21	\$ 5,800.00
<b>Total Insurance</b>		<b>\$ 5,800.00</b>	<b>\$ 2,545.21</b>	<b>\$ 2,798.00</b>	<b>\$ 5,343.21</b>	<b>\$ 5,800.00</b>
<b>Administration</b>						
7001	Management Contract	11,352.00	6,622.00	4,730.00	11,352.00	11,808.00
7003	Office Expense	2,000.00	1,313.90	1,550.00	2,863.90	3,000.00
7006	Accounting Income Tax Prep	300.00	350.00	-	350.00	350.00
7010	Meeting Room Rental Annually	1,800.00	100.00	150.00	250.00	500.00
7015	Contingency	3,793.00	180.00	250.00	430.00	1,727.00
7019	Legal/Professional Fees	7,000.00	4,041.50	1,500.00	5,541.50	6,000.00
7032	Committee Activities - Supplies	2,000.00	53.54	350.00	403.54	1,500.00
<b>Total Administration</b>		<b>\$ 28,245.00</b>	<b>\$ 12,660.94</b>	<b>\$ 8,530.00</b>	<b>\$ 21,190.94</b>	<b>\$ 24,885.00</b>
<b>TOTAL EXPENSES</b>		<b>\$ 320,167.00</b>	<b>\$ 180,229.53</b>	<b>\$ 141,558.98</b>	<b>\$ 321,788.51</b>	<b>\$ 320,165.00</b>
<b>RESERVES</b>						
8000	Transfer to Reserves	23,275.00	13,577.06	9,697.94	23,275.00	23,275.00
<b>TOTAL RESERVES</b>		<b>\$ 23,275.00</b>	<b>\$ 13,577.06</b>	<b>\$ 9,697.94</b>	<b>\$ 23,275.00</b>	<b>\$ 23,275.00</b>
<b>TOTAL EXPENSES &amp; RESERVES</b>		<b>\$ 343,442.00</b>	<b>\$ 193,806.59</b>	<b>\$ 151,256.92</b>	<b>\$ 345,063.51</b>	<b>\$ 343,440.00</b>

Per Unit	2021	2022
	Quarterly	Quarterly
Maintenance Assessments	\$ 795.00	\$ 795.00

Canopy Neighborhood Association, Inc.										
Pooled Reserves Statement										
For the Period January 1, 2022 through December 31, 2022										
FULLY FUNDED RESERVES										
Component	Estimated Useful Life	Remaining Useful Life	Replacement Cost	2022	2023	2024	2025	2026	2027	2028
<b>Painting &amp; Waterproofing</b>										
Painting	10	3	21,600				21,600			
<b>Property</b>										
Perimeter Fencing	25	18	26,100							
Roadway Paving	18	15	144,000							
Pavers	25	18	65,600							
Sidewalk/Valley Gutter Repair	18	15	20,000							
Mail Kiosk Units	25	18	12,000							
Security & Access Systems	12	5	45,000						45,000	
<b>Landscape &amp; Irrigation</b>										
Irrigation Pump Station	20	13	30,000							
Irrigation Controller	12	5	2,000						2,000	
Irrigation Recharge Well Pump	8	2	5,000			5,000				
Irrigation Piping Allowance	5	0	5,000	5,000					5,000	
Fountain Systems	20	12	23,600							
Lake Bank Restoration	20	19	50,000							
<b>Grand Total</b>			449,900	5,000	-	5,000	21,600	-	52,000	-
<b>Yearly Funding Requirement</b>				23,275	23,275	23,275	23,275	23,275	23,275	23,275
<b>Year Ending Reserve Balance</b>			12/31/21	80,858	99,133	122,408	140,683	142,358	165,633	136,908
									160,183	

Canopy Neighborhood Association, Inc.										
Pooled Reserves Statement										
For the Period January 1, 2022 through December 31, 2022										
FULLY FUNDED RESERVES										
Component	Estimated Useful Life	Remaining Useful Life	Replacement Cost	2029	2030	2031	2032	2033	2034	2035
<b>Painting &amp; Waterproofing</b>										
Painting	10	3	21,600							
<b>Property</b>										
Perimeter Fencing	25	18	26,100							
Roadway Paving	18	15	144,000							
Pavers	25	18	65,600							
Sidewalk/Valley Gutter Repair	18	15	20,000							
Mail Kiosk Units	25	18	12,000							
Security & Access Systems	12	5	45,000							
<b>Landscape &amp; Irrigation</b>										
Irrigation Pump Station	20	13	30,000							30,000
Irrigation Controller	12	5	2,000							
Irrigation Recharge Well Pump	8	2	5,000				5,000			
Irrigation Piping Allowance	5	0	5,000				5,000			
Fountain Systems	20	12	23,600						23,600	
Lake Bank Restoration	20	19	50,000							
<b>Grand Total</b>			449,900	-	-	-	10,000	-	23,600	30,000
<b>Yearly Funding Requirement</b>				23,275	23,275	23,275	23,275	23,275	23,275	23,275
<b>Year Ending Reserve Balance</b>			12/31/21	183,458	206,733	230,008	243,283	266,558	266,233	259,508

Canopy Neighborhood Association, Inc.										
Pooled Reserves Statement										
For the Period January 1, 2022 through December 31, 2022										
FULLY FUNDED RESERVES										
Component	Estimated Useful Life	Remaining Useful Life	Replacement Cost	2036	2037	2038	2039	2040	2041	2042
<b>Painting &amp; Waterproofing</b>										
Painting	10	3	21,600	21,600						
<b>Property</b>										
Perimeter Fencing	25	18	26,100					26,100		
Roadway Paving	18	15	144,000			144,000				
Pavers	25	18	65,600					65,600		
Sidewalk/Valley Gutter Repair	18	15	20,000			20,000				
Mail Kiosk Units	25	18	12,000					12,000		
Security & Access Systems	12	5	45,000				45,000			
<b>Landscape &amp; Irrigation</b>										
Irrigation Pump Station	20	13	30,000							
Irrigation Controller	12	5	2,000				2,000			
Irrigation Recharge Well Pump	8	2	5,000					5,000		
Irrigation Piping Allowance	5	0	5,000		5,000					5,000
Fountain Systems	20	12	23,600							
Lake Bank Restoration	20	19	50,000						50,000	
<b>Grand Total</b>			449,900	21,600	5,000	164,000	47,000	108,700	50,000	5,000
<b>Yearly Funding Requirement</b>				23,275	23,275	23,275	23,275	23,275	23,275	23,275
<b>Year Ending Reserve Balance</b>			12/31/21	261,183	279,458	138,733	115,008	29,583	2,858	21,133