

Welcome
New Residents
TO
Wildcat Run



Wildcat Run Community Association

(239) 992-8018 (gatehouse)

Country Club

(239) 947-6066

www.wildcatruncc.com

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Welcome to Wildcat Run

As a new resident, we invite you to become involved with our Community and to participate in the various social and volunteer opportunities afforded our residents. You will find Wildcat Run to be a friendly and warm community, full of caring neighbors and great golfers. With a climate that can't be beat, the Estero area is growing in leaps and bounds. We live in the best of two worlds, midway between Naples and Fort Myers. In addition, the beaches of Lee and Collier Counties are just a short distance away.

Within Wildcat Run, we have two separate governing bodies that deal with different aspects of life within our Community. Each of these organizations has its own Board of Directors and Officers and act independently, but cooperatively, with the other. The **WILDCAT RUN GOLF AND COUNTRY CLUB** is associated with social and recreational aspects of our community. Their areas of concern are the Country Club, Grill Room, Tennis Courts, Fitness Center, and Golf Course. At least one owner of each Lot or Unit must be a social member of the Country Club.

The **WILDCAT RUN COMMUNITY ASSOCIATION** is associated with the maintenance and caretaking of our Community in areas not associated with the golf course. The Community Association's areas of concern are the Common areas: roads, storm sewers, perimeter landscaping, lakes, irrigation, entry area and gatehouse, security, and enforcement of the Covenants and Restrictions. Every person who is the record owner of a Lot or Unit within the subdivision is a member of the Association for as long as they own the Lot or Unit. The complete list of Association duties and responsibilities is contained in the Articles of Incorporation.

The Wildcat Run Community Association is a homeowners association incorporated as a not-for-profit pursuant to Chapters 617 and 720 of the Florida Statutes. Chapter 720 deals mainly with homeowners associations. The Association complies with the Florida Sunshine Laws. All of our meetings are open to all members. The four sets of documents that govern our Community Association are: the Second Amended and Restated Declaration of Covenants and Restrictions, the Second Amended and Restated Articles of Incorporation, the Second and Amended Restated Bylaws, and the Design Review Committee Guidelines. We recommend that all of our residents become familiar with these documents. They are available on our website.

On behalf of our Wildcat Run residents and the Wildcat Run Community Association Board of Directors, we welcome you and look forward to meeting you somewhere within our community.

2/1/19

New Resident Checklist

- Bring your Personal Information Form to the gatehouse to receive your Wildcat Run annual windshield sticker(s), purchase gate transponder(s) for your car(s), show proof of insurance and register any unlicensed vehicles, such as golf carts and scooters.
- Please familiarize yourself with your Wildcat Run Community Association documents. . Please visit www.wildcatruncc.com under Master HOA tab for important information, including Welcome Kit, Frequently Asked Questions, Board and Management contact information and Rental policy.
- Break down (flatten) all moving boxes before placing them out for recycling.
- **Horticulture Waste Collection and Recycling** pickup is on **MONDAY** mornings (have curbside by 6:30 a.m.). Please do not put your recycling and horticulture waste out before Monday morning as we have Open Houses on Sundays and want the Community to look its best.
- **Trash pick-up** is on **WEDNESDAY** mornings (have curbside by 6:30 a.m.).
- Stop by the Clubhouse and register with the Country Club Membership Director. You will be provided with:
 - Your Country Club membership ID and member number.
 - A copy of the membership directory, which includes the Rules and Regulations for Country Club members.

Local Utilities*

- | | |
|---|--------------------------|
| • Century Link Telephone | 1 (800) 339-1811 |
| • Florida Power & Light (FPL) | 1 (239) 334-7754 |
| • Lee County Utilities (Sewer & Water) | 1 (239) 936- 0247 |
| • Waste Services of Florida (Trash & Recycling) | 1 (239) 332-8500 |
| • Comcast Cable TV** | 1-800-XFINITY (934-6489) |

* Find more utilities information, documents, and calendar items on our Wildcat Run Country Club website, under Master HOA tab-, www.wildcatruncc.com.

* *Comcast CATV, for the **entire community**, is paid at bulk rate and included in the annual Master Association fees

New Resident Gate Pass Procedure

1. Obtain your Personal Information form at the front gate **or** online @ www.wildcatruncc.com.
2. Fill out the application completely and sign. Return the document to the front gate.
3. We will verify your Estoppel certificate through Alliant Management Company to enable us to issue your Resident passes **or** you may attach either a copy of the Warranty deed **or** the first page of the HUD statement (**you may cross out the figures and/or personal information; we only need the portion that shows transfer of ownership**).
4. Upon receipt of your Personal Information Form, you will receive vehicle decals from a Gatehouse representative. **Gate transponders (gate opener) are available at a cost of \$30 each for residents and \$60 each for (minimum 1 year lease) tenants. Pay by check only to: Wildcat Run Community Association.**
5. Please contact the security supervisor Luis Tulier between 9:00 am and 3:00pm Monday through Thursday to activate your transponder. Activation will take place when all information has been approved at gatehouse.

You will receive a letter from Alliant Management Services concerning the new Visitor Access system, called Dwelling Live. You will need to register on line to access the new system. There is an excellent video presentation on YouTube which reviews the process and the system.

The letter from Alliant provides the information on setting up your account. You should click on the "Login" tab at the top. You will see an option called "I have a one-time use Registration Code". Click on that to register with your temporary access code, email address and then set up a password. Once you have registered and set up a password, you can go back into the system to verify the information that is there and input any changes. Once you have logged into the system, you will see that there are many features that you can use. For example, you can input the email address of your guest and they will receive a gate pass on their email. You can select preferences on how you would like to be notified of the arrival of a guest either email or text. **If you have NOT received the letter from Alliant Management that provides you with a temporary Registration Code for Dwelling Live, please call Alliant at 239-454-1101.** It is important that all residents take the time to establish their own account and access to the Dwelling Live system. This will ensure the success of the new system and allow you to make changes to your account information, at your convenience.

The Gatehouse is not authorized to accept or to hold packages or keys for residents. Packages must be sent to the residents' home.

Any questions, call the gatehouse @ 239-992-8018.

New Transponder Sticker

The sticker must be permanently mounted to windshield or it will not work because the windshield acts as an antenna. Once attached, the sticker must not be removed from the windshield as it will be destroyed in the process.

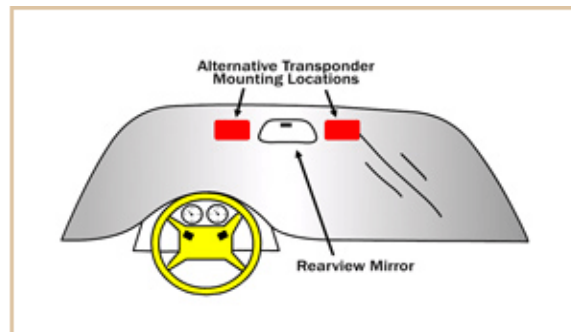
Possible Windshield Issues

Some vehicle windshields contain metallic oxide, which may reflect RF (radio frequency) signals and cause your transponder to work intermittently or not at all. One way to determine if your vehicle has a metal oxide windshield is to visit our website www.SunPass.com to review a list of cars with possible metallic oxide windshields and vehicles that will require a front exterior license plate transponder. You can also face your vehicle wearing polarized sunglasses. If the vehicle's windshield looks purple it may contain metallic oxide.

Installing SunPass Mini Sticker Transponder

The SunPass Mini Sticker Transponder cannot be hand-held or moved from car to car. It must be permanently mounted to the inside of the windshield or it won't work because the windshield acts as an antenna. Once removed, the Mini will no longer function and cannot be reattached to the windshield.

Position the transponder horizontally on the windshield so it is to the right or left of the rearview mirror -- see drawing. It must also be at least 2 inches below the windshield frame.



Alternative transponder mounting locations

If the windshield has a solar tint stripe, install the transponder at least 2 inches below the stripe. Be careful not to position the transponder so it obstructs the driver's forward view.

Some Wildcat Run Community Association Rules

Changes to the exterior of any property: All changes that are visible from outside the home **MUST** be presented to the Design Review Committee for approval. This includes any updates, regardless of color (roof, lanais, driveways, walls, trim, doors, etc.) and major changes in landscaping. Failure to obtain approvals could result in fines and/or denial of entry for your vendor.

Vehicles: No vehicles may be parked in the street, except worker's vehicles when no alternative is possible. Only passenger vehicles may be parked overnight in driveways. Trucks, tractors, boats, jet skis, trailers, campers, motor homes, etc. may be parked in a garage, but may NOT be parked in a driveway overnight. Motorcycles, scooters, golf carts, bicycles, etc. must be parked in a garage overnight. Pickup trucks, boats, RVs and other vehicles must be garaged or arrangements made for offsite storage. If there is space available parking may be allowed overnight at the maintenance facility. Access will only be allowed during the maintenance department's hours of operation. Anything longer than overnight parking would require the rental of an annual space. Arrangements must be made through the Country Club.

Mailboxes: For all single family and duplex homes the only mailbox that is allowed is the standard lit concrete mailbox. When a mailbox becomes discolored the mold must be removed from the mailboxes by the homeowner. A product called Wet and Forget, which is available at local hardware stores does a good job cleaning the mailbox. . If you need to paint your mailbox, the paint is available at Lowe's and the color code which you should bring to the paint section at Lowe's is "Lowe's Storm Coat, exterior semi gloss, 147491 pastel base 101-10.5, 107-47.5, 109-5.5." There are several local home services that can repair and/or paint your mailbox. There is a product called Marine Tex, which is also used on boats and it hardens like concrete. It can be used to connect broken pieces. Once applied and painted with matching paint it will look like new. Apollo Home Services (Fab Faieta) is one of the local vendors who repairs mailboxes and paints them for residents. His cell is [239-462-4869](tel:239-462-4869). To repair the light, there are several parts, including the bulb and a solar sensor. The bulbs and sensors are usually available at Lowes, or other hardware stores. If the problem is due to malfunctioning wiring, you may need an electrician to look at your mailbox.

If you need to order a new mailbox, The vendor is **Ornamental Columns Statues Inc.** Their website is; <http://ornamentalcolum.com/>, their email is ornamentalcolum@aol.com. The address is 16179 S Tamiami Trail, Fort Myers, Florida 33908 and the phone number is [239-482-3911](tel:239-482-3911).

The new mailboxes require a some coordination for installation, but Owners who wish to obtain a new mailbox should follow the following procedure.

- An Owner wishing to purchase a new mailbox must contact Alliant Property Management to order the mailbox. Alliant Property Management will then contact Ornamental Columns with the order and deliver the light housing that Ornamental Columns needs to fabricate the mailbox. Alliant Property Management will deliver the interior lighting parts and photo cell to the Wildcat Run owner. Ornamental Columns will

contact the owner to schedule installation. Payment for the mailbox and installation is made directly to Ornamental Columns. Ornamental Columns will provide the invoice.

- The owner then should contact West Coast Lighting at 239-690-2852, Glen Boulanger at Atlantic Power, 239-565-7094 or an electrician of their choice to have the light fixture installed.

The approximate costs are \$1004.80 for mailbox w/delivery and lighting material, \$25 for Cement Sealer (recommended by Ornamental Columns to seal the cement so it doesn't need to be painted) and approximately \$150 for electrical reinstallation.

Dogs: Dogs must be on a leash whenever they are outside a home. When dogs are walked any excrement must be picked up by the person walking the dog. Pets may be kept at a property only in reasonable numbers and then only for as long as they do not unduly interfere with the use and enjoyment of the Lots, Condominium Sites, Golf Course and Common Areas by others. Continued barking by dogs will not be tolerated. ***Dogs may not be walked on the Golf Course.***

Cats: Cats must be confined to a home - they may not be allowed to run loose in Wildcat Run.

Athletic equipment: Only portable basketball backboards and nets may be used. They must be erected to be used and taken down immediately after being used. Other equipment must only be out while in use.

Signs: The ONLY signs allowed are real estate signs and must conform to a standard design available from the Design Review Committee and described in the Realtor Information booklet. Open house signs may only be left outside during the actual open house times.

Propane tanks: With the exception of twenty-pound barbecue tanks, all propane tanks must be buried below ground level. The local fire inspector wants to remind everyone that in a single family home, the twenty-pound propane tanks for barbecue units must be stored inside the lanai or house. In buildings with 3 or more units per building, tanks cannot be used or stored on lanais or in garages. They can only be used if 10 feet or more away from building.

Exterior appearance of property: Owners must maintain their property. This includes repainting when necessary and cleaning tile roofs, driveways and mailboxes when they become discolored. Any repainting must be approved by the Design Review Committee.

Hurricane/storm shutters: Mill finish [galvanized color] shutters may only be put up 3 days before a predicted hurricane and must be removed within 3 days after the hurricane danger has ended. Shutters painted in the same color as the home [the main color or the accent color] may be left up during the hurricane season.

Window and door treatments: Materials for windows should be clear glass or a tinted glass of bronze, gray or smoke tints. Reflective glass or reflective tinting is not permitted. This means that if a treatment on either the outside or the inside of a window or door reflects like a mirror,

that treatment is not allowed.

Fencing: No fencing of any type is allowed except for existing fencing around air conditioning and/ or pool equipment. Driveways may not be blocked except for up to three (3) days immediately after a driveway is poured, resurfaced or sealed.

Please consult the Design Review Guidelines dated August 2008, updated February 2019 for additional details. This booklet is available on the Wildcat Run website, under the HOA tab.

RENTAL RESTRICTIONS

Residences or Condominium units may NOT be leased or sub-leased for a period of less than THREE MONTHS. Lease applications should be submitted to Alliant Management for processing at least 30 days in advance of the start date of the lease. Applications are then submitted to the appropriate condo or homeowners association for approval and then to the Wildcat Run Community Association Board of Directors for final approval.

Occupancy prior to final approval is PROHIBITED. Lease renewals require same approvals as original lease. Units shall be used as single-family residences and for no other purpose.

The owners are responsible for the conduct of the tenants who must abide by the governing documents or be subject to eviction. Complete rules are in section 5.1 of the amended and restated declaration of covenants and restrictions for Wildcat Run. Damage done by tenants to Community Association property and/or individual condo or association property may be charged to the owner of the leased unit. The owner will need to follow up with the tenant to recover any charges.

Additional restrictions may be imposed by the various Condominium and Homeowners Associations. Information on this may be found on the HOA website under the "Local Associations" tab.

Memberships in the Wildcat Run Country Club are transferable to a Lessee who leases property in Wildcat Run. This allows membership transfers for a minimum 90 day period up to one year and includes access to amenities and privileges. There is a fee of \$500.00 paid annually. The Lessee's dining expenditures will be credited against the owner's food and beverage minimum during the transfer period. All privileges will be suspended until the transfer lapses. The transfer will be renewable, subject to board approval. A lessee with social transfer privileges may purchase a golf membership that is temporary for 90 days for \$2,500.00. A lessee may also transfer the social membership for a fee of \$250.00 paid annually. Please contact Kristen Yanzer, Country Club Membership Director at 239-947-6066 for more information

Owners and/or realtors are responsible for issuing keys to the rental unit and for collecting keys and passes or transponders (if issued) when the lease expires. Transponders or window decals will not be provided to tenants with leases less than 12 months but passes will be issued on a rolling thirty day basis. Passes or transponders will not be issued until the tenant

supplies the “Personal Information for Wildcat Run Community Association” form to the gatehouse.

Pets are limited to two and must be on a leash and attended by a responsible adult outside of the home. (Complete rules in the Association’s “Rules and Design Review Requirements.”) Some Condominiums have stricter pet rules which apply.

All other restrictions applying to owners apply to tenants.

Only passenger vehicles may be parked overnight in driveways. Pickup trucks, boats, RVs and other vehicles must be garaged or arrangements made for offsite storage. If there is space available parking may be allowed overnight at the maintenance facility. Access will only be allowed during the maintenance department’s hours of operation. Anything longer than overnight parking would require the rental of an annual space. Arrangements must be made through the Country Club.

RENTAL APPROVAL PROCEDURES

Residents who wish to rent their homes must adhere to the following procedures: There is a minimum 90 day period for rentals. Residents should submit the request to lease directly to Alliant Management, at least 30 days in advance.

The rental application is available from Alliant Management, and is also on the HOA website under the Documents tab. There is a \$100 processing fee, payable by the renter to Alliant and a \$40 fee for a background check per person who will be living in the residence, payable to WCR. Fees for international background checks are \$45 and payable to Wildcat Run Community Association.

If the rental applicant is found through a realtor, the realtor may contact Alliant to determine if the background check that they perform meets our criteria. Any renter found through a realtor must either use the Lease document found on the Master HOA website or complete the lease addendum form, found on the HOA website, under the Documents tab.

Once the application is submitted to Alliant, along with the consent for a background check, Alliant will process the rental application and background check and forward it to the individual association representative of the Cypress Cove Condo Association, Wildcat Cove Homeowners Association, the Pines Homeowners Association, Lakeside Villas Condo Association, Cypress Bend Condo Association or the Village at Wildcat Run Condo Association. Once approved by the individual condo or homeowners association, it will be forwarded to the Community Association Board rental representative for final approval and Alliant will notify the renter and the home or condo owner.

Occupancy prior to final approval is PROHIBITED. Lease renewals require the same approvals as the original lease.

Renters are subject to the rules and regulations of The Community Association of Wildcat Run, as well as any additional restrictions of a Condo or Homeowners Association. Those restrictions are also available on the HOA website under the documents tab.

The "personal information for Wildcat Run Community Association" form must be completed by the tenant to obtain entrance at the gatehouse. Transponders or window decals will not be provided to tenants with leases less than 12 months, but passes will be issued on a rolling thirty day basis.

Lee County Modified Phase II Water Shortage Order

Effective April 01, 2009

Residents and businesses of Lee County are limited to a two-day-per-week landscape irrigation schedule with two "watering windows":

- Odd street addresses (last digit in your street address: 1, 3, 5, 7, 9) may irrigate lawns and landscapes on Wednesdays and/ or Saturdays
- Even street addresses (last digit in your street address: 0, 2, 4, 6, 8) may irrigate lawns and landscapes on Thursdays and/ or Sundays

Approved Times for Watering are Midnight to 9 AM and/or 5 PM to Midnight.

- Additional watering days and times are allocated for the establishment of new lawns and landscaping.

No watering is allowed between 9 AM and 5 PM or on Mondays, Tuesdays, and Fridays

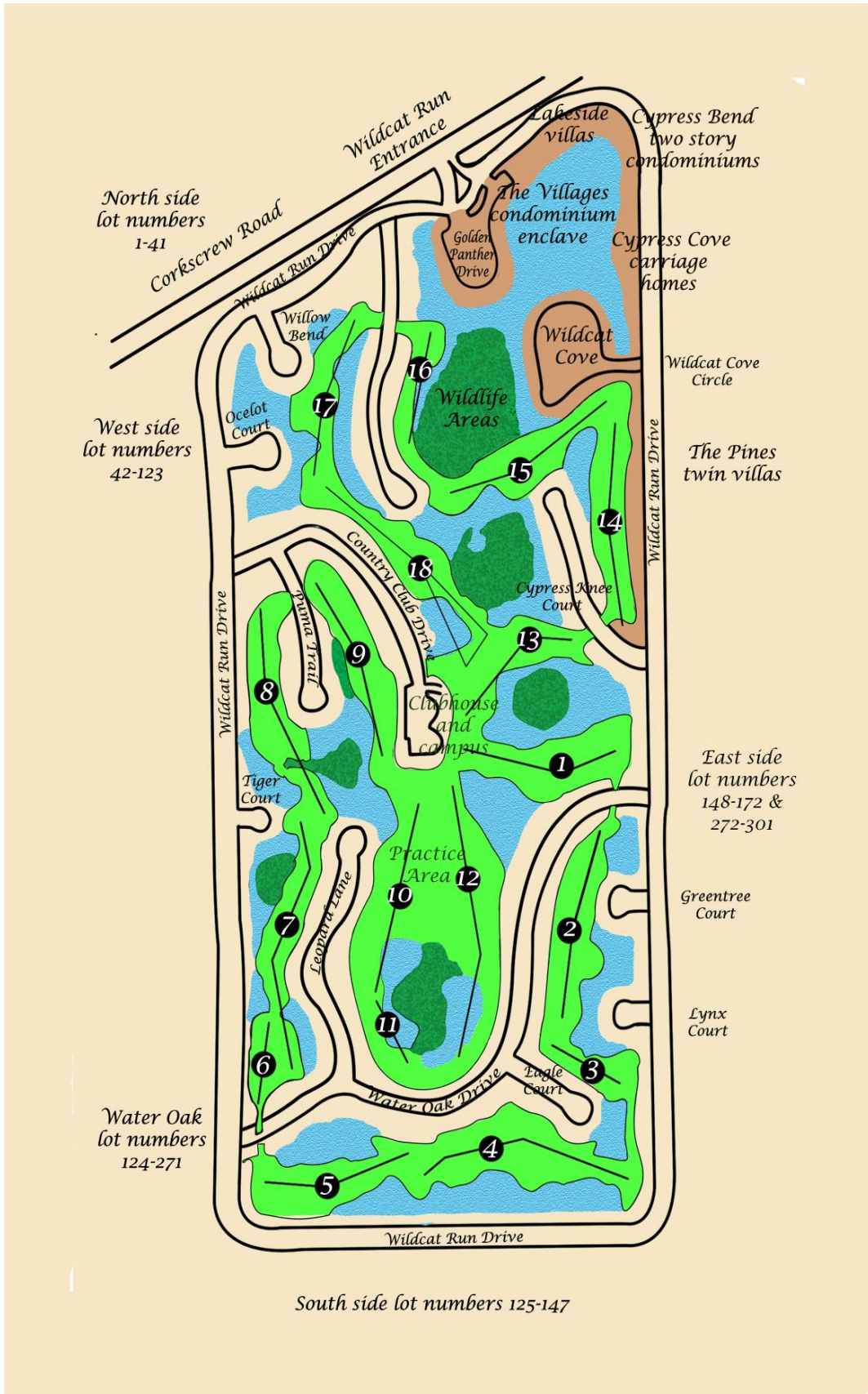
Separate guidelines apply to multi-family and other home-owner associations residences

Visit the South Florida Water Management District's website at www.sfwmd.gov/curre/watshort/inde_tips.html to verify current restrictions.

Violations/ Fines:

- First violation - \$25.00
- Second violation - \$100.00

- Third violation - Not to exceed \$500.00 and/ or more than 60 days in the Lee County jail



2019 Community Association Board of Directors

Vincent Vicidomini –President
12491 Water Oak Drive
Esteros FL, 33928
Home: 239-206-2984
Cell: 239-405-9528
Email: vvicidomini@gmail.com

Jack Oliver – Vice President
20255 Puma Trail
Esteros FL, 33928
Home:239-676-8672
Cell: 248-939-7175
Email: RJO1@comcast.net

Michael Barr - Treasurer
12608 Wildcat Cove Circle
Esteros FL, 33928
Home: 239-498-7602
Cell: 617-799-4235
Email: mbarr@aol.com

Suzanne Hoffman - Secretary
12336 Water Oak Dr.
Esteros FL, 33928
Home: 239-390-2669
Cell: 518-522-9547
Email: shoffman332@gmail.com

Tom Hawkins - Director
12568 Wildcat Cove Circle
Esteros FL, 33928
Home: 239-948-0141
Cell: 630-799-4235
Email: tee65bone@yahoo.com

Bill Bennett - Director
12584 Wildcat Cove Circle
Esteros FL, 33928
Cell: 630-981-9646
Email: wbendds@yahoo.com

Patti McNeiley - Director
20569 Cypress Knee Court
Esteros, FL 33928
Cell: 618-616-3456
Email: pwils1031@yahoo.com

Management Company
Alliant Association Management
13831 Vector Ave
Fort Myers, FL 33907
Ph: 239-454-1101
Fax: 239-454-1147
www.alliantproperty.com

2019 Community Association Committee List

Community Access and Roads – Tom Hawkins, Chair

Communications – Suzanne Hoffman, Chair, John Wood

Long Range Planning – Vince Vicidomini, Chair, Mike Barr

Grounds Committee – Bill Bennett, Chair, John Wood Co-Chair
Maureen Cronin, Lucille Ranieri, Don Simonsen, Mary Ellen Simonsen, Suzanne Hoffman,
Tom Scattoloni, Charles Sheley, Jim Dodge, John Wood, Bill Bennett, Doug Shaw, Len
Carpezzi, Warren Pray, Gayle Grosso

Design Review Committee – Jack Oliver, Chair, Phil Latini, Vince Vicidomini

Local Association Boards within Wildcat Run

Village of Wildcat Run Condominium Association, Inc.

Gary Mason - President
20210-1 Golden Panther Drive
(239) 691-1263 kgmason@att.net

Property Manager - Sentry Management
Brandi Wells
6330 Techster Boulevard
Ft. Myers, FL 33966
(239) 277-0112 (239) 277-0114 (fax)

Village of Wildcat Run Master Association

Austin Brainerd - President
20190-4 Golden Panther Drive
(239) 949-9459 albnavy@gmail.com

Property Manager - Sentry Management
Brandi Wells
6330 Techster Boulevard
(239) 277-0112/ (239) 277-0114 (fax)

Lakeside Villas at Wildcat Run Condominium Association

Tom Kneer, President
20961 Wildcat Run Dr.
(239) 948-4844 tomkneer@aol.com

Property Manager - Bonita Management Group
Bob Raubault
Cell (239) 565-2659/ Fax (495) 6306 bonitamgmt@comcast.net
26025 Clarkston Dr. Bonita Springs, FL 34134

Cypress Cove at Wildcat Run Condominium Association, Inc.

Tony DeMello - President
20683-102 Wildcat Run Drive
(239) 390-3338 (239) 405-0362 (c)

Property Manager - WMC Property Management Co.
William (Bill) Chini
3880 Spring Garden Lane, Estero, FL 33928
Cell (239) 778-4189, billchini@yahoo.com

Wildcat Cove Homeowners Association

Ahmed Ouaou, President
12592 Wildcat Cove Circle
484-947-3765
ahmedouaou@msn.com

Bill Bennett, Vice President
12584 Wildcat Cove Circle
630-988-0764
wbendds@yahoo.com

Property Manager - Alliant Association Management
13831 Vector Ave
Fort Myers, FL 33907
Ph: 239-454-1101
Fax: 239-454-1147
www.alliantproperty.com

**Cypress Cove at Wildcat Run Commons Association, Inc. for the Common Pool at
Cypress Cove and Wildcat Cove (Per Deed)**

Cypress Cove Representative:
Larry Brown
20667-202 Wildcat Run Drive
(317) 497-6322 lbrown7098@aol.com

Wildcat Cove Representative
Ted Casey
12581 Wildcat Cove Circle
239-495-5364
tcasey1242@comcast.net

Property Manager - Bonita Management Group
Bob Raubault
Cell (239) 565-2659/ Fax (495) 6306 bonitamgmt@comcast.net
26025 Clarkston Dr. Bonita Springs, FL 34134

Cypress Bend at Wildcat Run Condo Association, Inc.

Ruth Harper, President
20881 Wildcat Run Dr. #208
Cell (708) 214-8311 (708) 424-2639 gal1983@aol.com

Property Manager - WMC Property Management Co.
William (Bill) Chini
3880 Spring Garden Lane, Estero, FL 33928
Cell (239) 778-4189, billchini@yahoo.com

The Pines at Wildcat Run Homeowners Association, Inc.

Mitchell Mills - President
20627 Wildcat Run Drive
Cell-660-924-3211
mmillsd@millsinsurance.com

Doug Shaw
20609 Wildcat Run Dr.
Cell 502-724-3097

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