

Welcome Realtors
To
Wildcat Run



Wildcat Run Community Association
(239) 992-8018 (gatehouse)

Country Club
(239) 947-6066
www.wildcatruncc.com

Dear Realtor:

Welcome to Wildcat Run. We have put together this packet of information to provide you with the rules and guidelines when listing or conducting a sale of any property in Wildcat Run.

Please review these documents which are posted on the public side of the Wildcat Run website, under the HOA tab. They are designed to educate you and your team and any prospective builder and/or buyer. You may print any of the listed documents for your customers. Included are:

1. Design Review By-laws (including architectural and construction standards and requirements). The following items are attached for quick reference. The Design Review By-laws are also posted on the public side of the Wildcat Run website under the HOA tab. No home renovations, including pool screens, landscaping and outside painting may be started without approval of the Design Review committee.

- Information regarding realtor signage.
- Animals and Pets
- Parking and Vehicles

Please note that individual associations within the Wildcat Run community may have stricter requirements.

2. Legal Documents – Second Amended and Restated Documents, Second Amended and Restated Articles of Incorporation, Second Amended and Restated Bylaws

3. Wildcat Run Community Association Information Sheet. The names of the Board of Directors, including their address and phone numbers is included. You will also find the officers of the individual associations within Wildcat Run. These may change from year to year.

4. Basic fee sheet.

5. Contacts for Title Company and Wildcat Run administration

6. Information sheet for new residents

7. Rental Guidelines and Restrictions for Wildcat Run Community Association

Realtors should notify buyers/builders that they must agree to abide by the rules, regulations, and by-laws of the Community Association of Wildcat run Country Club. If they violate the Design Review Requirements, buyers/builders will be denied access to Wildcat Run. We look forward to a mutually beneficial relationship with Realtors and prospective buyers and are here to assist if you have any questions.

Master the Art of Championship living while enjoying our Private, Member-Owned Club

Set amidst unmatched beauty in its purest form is the intimate Wildcat Run, a gated community of 514 acres. As a showcase of majestic palms and tall pines, cypress preserves, and sparkling lakes, Wildcat Run embraces the ambiance and style of traditional country club living.

Beyond its gracious entry, Wildcat Run exhibits a serene balance of nature and luxury living. Driving along wide open streets enhanced with lush landscaping is a visual treat and a perfect complement to the elegant homes on exceptionally spacious home sites. It's a community where neighbors become lifelong friends.

A community close to all there is to offer in Southwest Florida without compromising privacy. Wildcat Run is perfectly located just minutes from world class shopping; the Miromar Outlets, Gulf Coast Center, the new Coconut Point Mall and International Design Center. You will find an abundance of excellent places to dine, have access to the arts, historic sites, movie theatres, professional sports venues, schools and the Florida Gulf Coast University. Wildcat Run is also minutes from Interstate 75 and the new Southwest Florida International Airport.

Championship Homes

Wildcat Run features a variety of elegant homes to perfectly suit your lifestyle, from condominiums to elegant detached villas and custom estate homes.

Estate Homes: The Estate Homes within our community have been built by some of the most reputable builders in Southwest Florida. Home styles include traditional Florida style and Mediterranean. One of the most attractive features of Wildcat Run Estate Homes is the exceptionally large lot sizes, ranging from one half to three quarters acre. All lots have either lake or golf course views and some enjoy both. There are a total of **292** individual home sites in this community.

The Village at Wildcat Run: This condominium enclave of thirty –six (36) attached villas was started in the late 1980's. It is comprised of eighteen (18) single-story end units, which are two-bedroom, 2 ½ bath units and eighteen (18) two-story units which are three-bedroom, 2 ½ bath units. Views of the lake, preserve and/ or fountain make this a very peaceful setting. An inviting, well-maintained pool and two tennis courts provide additional means to get to know your neighbors.

Lakeside Villas: Built in the late 1980's, this condominium community has ten (10) single-family detached homes. There are three separate floor plans with variations including: three bedrooms, two bedrooms with den, and with either two or three baths or two-and-one-half baths. Sizes range from about 2000 to 2300 square feet. This association also has use of the pool and tennis courts at The Village condominium enclave. All of the villas have beautiful lakeside and preserve views.

Cypress Bend: These two unique condominium buildings were built in the early 1990's and enjoy beautiful lake and preserve views. Each unit has three bedrooms and three baths. The second-floor units have an interior elevator from the first floor. These eight (8) very special units also have access to the heated pool and tennis courts of The Village of Wildcat Run.

Cypress Cove: The carriage home residences of Cypress Cove, built in 1999-2002 offer a unique blend of privacy and beauty in Wildcat Run's Country Club setting. There is an enclave of forty-four (44) homes, featuring four end residences. The 1st floor units have 1759 sq ft and the 2nd floor units have 2130 sq ft. All units have private two car garages. A community pool is also part of this complex.

The Pines: This lovely enclave is comprised of ten (10) duplexes, also known as twin villas. Individual units may have as many as three bedrooms and three baths, as well as a den/ office. Views of the fourteenth fairway and green can provide many hours of entertainment while sitting around your pool relaxing.

Wildcat Cove: A neighborhood of only 40 private residences ranging from 2160 to 2656 square feet of air-conditioned living space, each with its own private pool. Many boast shimmering lake, nature preserves and championship golf course vistas. The largest models are courtyard models which offer the ultimate in privacy. Residents also have access to the community pool which is jointly owned by deed with Cypress Cove.

2018 Community Fees

Wildcat Run Community Association: (Annual Fee)	\$2055.00
2018 Hurricane assessment	\$250

2018 fees for Local Associations within Wildcat Run

Please contact the Local Association Management Company for current fees

The Village

Sentry Management
(239) 277-0112/ (239) 277-0114 (fax)

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

Village of Wildcat Run Master Association

Property Manager - Sentry Management
(239) 277-0112/ (239) 277-0114 (fax)

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

Lakeside Villas at Wildcat Run Condominium Association

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

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

Cypress Cove at Wildcat Run Condominium Association, Inc.

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

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

Wildcat Cove Homeowners Association

Property Manager - Alliant Association Management

13831 Vector Ave

Fort Myers, FL 33907

Ph: 239-454-1101

Fax: 239-454-1147

www.alliantproperty.com

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

**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

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

The Village Master Association

The quarterly fees for The Village, Lakeside Villas and Cypress Bend are used to support the pool, tennis courts, island landscape lighting, along with admin costs, insurance and associated infrastructure (storm drains, irrigation, etc.)

The Lakeside Villas

The Condo Association annual dues include the use of the community swimming pool and tennis courts at the Village, house insurance excluding contents, property management, lawn care, mulching, tree trimming, minor building maintenance, and reserves for partial roof replacement, house painting, and service road maintenance.

Cypress Bend

Association dues include management fees, licenses, taxes, accounting, master Assoc. (the pool & tennis court), insurance, all landscaping and irrigation, pest control, fire inspection, exterior window cleaning, power washing and reserve funds for exterior painting, roof replacement or emergency needs.

Cypress Cove

Cypress Cove Annual Dues include water & sewage, pest control, insurance on the exterior of the building, the Community Pool shared with Wildcat Cove residents, basic cable TV, annual pressure washing of doors and pavement along with roofs done approximately every three years, building maintenance, landscaping, reserves for roof, and pavement repairs/replacement, and for painting of the buildings approximately every seven years.

The Pines

The Pines Association annual dues include management fees, maintenance fees, reserves, irrigation, lawn care, pruning of palms and roof washing. The roofs, gutters, driveways and mailbox are cleaned every two years.

Wildcat Cove

Wildcat Cove dues are paid quarterly and include landscaping, irrigation maintenance and equipment reserves, property management company and legal fees, hardwood and palm tree trimming, and monument sign care or replacement. They also include Cove Commons Association dues, which are required to maintain and manage the pool facility and grounds that are jointly owned by deed with Cypress Cove.

General Rules

Approved Signs for Realtors in Wildcat Run

All signage must conform to the Wildcat Run design standards (next page).

- No signs are permitted on medians or on any common property owned by the Association.
- No attention-getting devices like ribbons, banners or balloons are permitted.
- Only one (1) "Open House" plus a "For Sale" sign are permitted, as specified under the temporary and permanent signs rules.
- Signs will not be located on any building exterior walls or "stand out" from an exterior wall surface on any lot.

For Sale" Sign Rules

- All "For Sale" signs must conform to Wildcat Run design standards and specifications and conform to Wildcat Run color specifications.
- One 18" x 24" sign is permitted in the front of the property and one of the same designation is allowed in the rear, facing the golf course.
- One extra information sheet container is allowed. *Tubular containers are not allowed.*
- For the sale of a lot one sign is permitted on the street side of the property.
- Copy on the "For Sale" sign may only include:
 - Realty company name
 - Agent's name
 - One phone number

"Open House" Sign Rules

- All "Open House" signs shall be of metal step-type frame, not larger than 18" x 24" and must conform to Wildcat Run color specifications for realtor signs.
- Only one (1) "Open House" sign is permitted on the property for sale. One "open House sign can also be placed at the entrance to a cul-de-sac, regardless of the number of homes for sale on the street. No other copy is allowed. No separate, attached notes are allowed.
- Realtors must check with our gatehouse guard for approval to place any "Open House" signs on property.
- **Open Houses may be held on Saturdays and Sundays.**
- A realtor must be present in the home whenever an "Open House" sign is displayed and the sign must be removed by 5 p.m.
- *Real estate agents must advise the gate each day of the address of any Open House they will be holding that day. Real estate agents must notify the security guard when leaving that the Open House has ended. All Open Houses must be staffed continuously.*

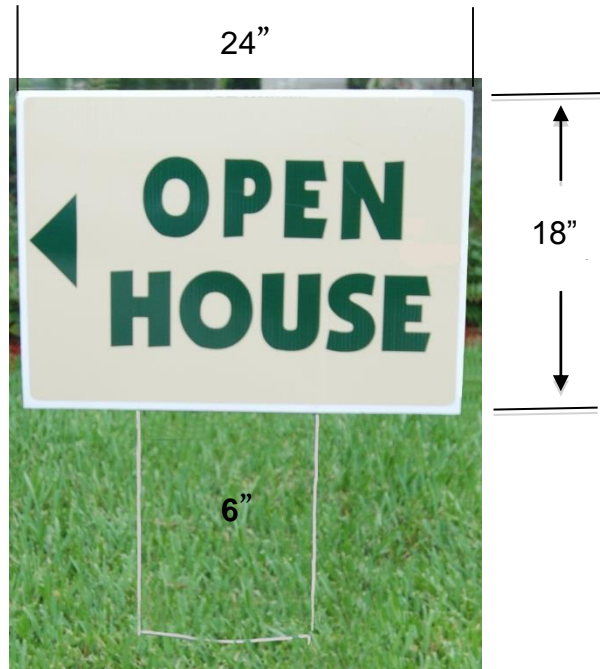
Approved Signs for Realtors in Wildcat Run

"For Sale by Owner" (FSBO) sales and their Signs:

- All FSBO signs must conform to the rules and specifications stated above.

- All FSBO Brochure holders attached must also conform to above instructions.

Approved Signs for Realtors in Wildcat Run



12. Realtors and Real Estate Prospects

- a. Realtor and prospect access is limited to 9 a.m. through 5 p.m. Monday through Sunday.
- b. Either the property owner or the Real Estate listing agent, may telephone the gate and allow entry of Real Estate sales personnel, or Real Estate prospects, to enter at any time on any day.
- c. All Real Estate sales people and all prospects must sign in via the entry log to be granted entry into Wildcat Run.
- d. Real Estate Agents and/or prospects will be granted entry after providing a drivers license.
- e. Real Estate Prospects must have an appointment with a property owner or a Real Estate Agent who has left the Prospect's name with the security guard or must show the security guard a newspaper ad, advertising brochure, or an invitation to an Open House including the Parade of Homes or must state the address of the Open House they wish to visit.
- f. Real Estate Agents must advise the gate each day of the address of any Open House they will be holding that day. Real Estate Agents must notify the security guard when leaving that the Open House has ended. All Open Houses must be staffed continuously by the realtor or a representative.

General Rules

Parking Restrictions

Vehicles parked illegally are subject to immediate towing at the vehicle owner's expense without a warning. *Vehicles may not be parked on vacant lots without the permission of the lot owner and the Board of Directors.*

The DRC reserves the right to refuse to admit a specific vehicle, or class of vehicles, into Wildcat Run if a resident continues to violate rules relating to vehicles. All vehicles must be adequately muffled so as not to cause a nuisance when operated within Wildcat Run.

In general, there is no parking allowed on any street within Wildcat Run. All visitors are required to park in the driveway of the residence being visited.

However, it is understood that if more vehicles are visiting a residence than the residence has space for in the garage and driveway, visiting vehicles may park on the residence side of the street *for up to 12 hours*. For example, if a party is being held, all the guests may park on the same side of the street as the residence for the duration of the party.

If a residence has overnight guests and the total number of vehicles exceeds the capacity of the garage and driveway, the excess vehicles must be relocated to the Community Association asphalt parking area directly across Wildcat Run Drive from the entrance to Wildcat Run. This is limited to automobiles, SUVs, vans and mini-vans.

Other than as noted above, vehicles parked on the roadway are subject to immediate towing at the vehicle owner's expense without warning. If the vehicle has a permanent or temporary Wildcat Run decal an attempt will be made to locate the owner prior to its being towed.

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.

General Rules

Pets and Animal

For the safety of residents, guests, and pets, all pets **MUST** be on a leash and attended by a responsible adult when they are outside of a home regardless if an invisible fence has been installed. Pets are not allowed to run free anywhere in Wildcat Run; this includes front, side and back yards.

No animals or pets may be kept, bred or raised on any lot for commercial purposes.

Pets may be kept on a lot only in reasonable numbers and then only for as long as they do not unduly interfere with the use and enjoyment by others of the lots, golf course and common areas. Reasonable numbers has been interpreted by the Board of Directors as a maximum of two (2) pets per home.

Pets may not be walked on the golf course, including the cart path.

Housing for pets is not allowed on any exterior portion of the property.

The DRC can exclude certain types of animals from the subdivision.

Continued dog barking that can be heard outside a Lot will not be tolerated.

Any pet excrement must be cleaned up immediately.

Any pet that runs at a person in a threatening manner [baring teeth, growling or barking], must immediately be returned inside a home.

Any pet that bites a person must immediately be reported to Lee County Animal Services.

WILDCAT RUN COMMUNITY ASSOCIATION 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 at least 30 days in advance of the start date of the lease directly to Alliant Management, at 13831 Vector Ave, Fort Myers, FL33907.

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 adult who will be living in the residence, payable to Wildcat Run Community Association. 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 Wildcat Run Community Association, 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.

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. 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](tel: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.

New Resident Gate Pass Procedure

1. Receive Personal Information form at front gate **or** online @ www.wildcatruncc.com.
2. Fill out application completely and sign. Return 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 Personal Information Form you will receive vehicle decals. 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.

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 security supervisor Luis Tulier between 9:00am and 3:00 pm Monday through Thursday to activate transponder.

Activation will take place when all information has been approved at gatehouse.

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

Contacts for Title Company

Wildcat Run Community Association

Kristen Spina
Applications Coordinator
Alliant Association Management
13831 Vector Ave
Fort Myers, FL 33907
Phone 239-454-1101 Ext 234
Fax 239-454-1147
Accounting Fax 239-267-9760
kristen.spina@alliantproperty.com

Wildcat Run Golf and Country Club

20300 Country Club Drive
Estero, FL 33928
Laurie Rozeski, Chief Financial Officer
239-947-6066

Wildcat Cove, Pool for Cypress Cove and Wildcat Cove,

Kristen Spina
Applications Coordinator
Alliant Association Management
13831 Vector Ave
Fort Myers, FL 33907
Phone 239-454-1101 Ext 234
Fax 239-454-1147
Accounting Fax 239-267-9760
kristen.spina@alliantproperty.com

The Pines Homeowners' Associations all use:

Bonita Management Group, Inc.
2605 Clarkson Drive
Bonita Springs, FL 34134
Bob Raubault
(239) 565-2659
(239) 495-6205 fax

The Village of Wildcat Run Condominium Association

Sentry Management
6330 Techster Boulevard
Fort Myers, FL 33966
Suzanne Deramo
(239) 277-0112
(239) 277-0114 fax

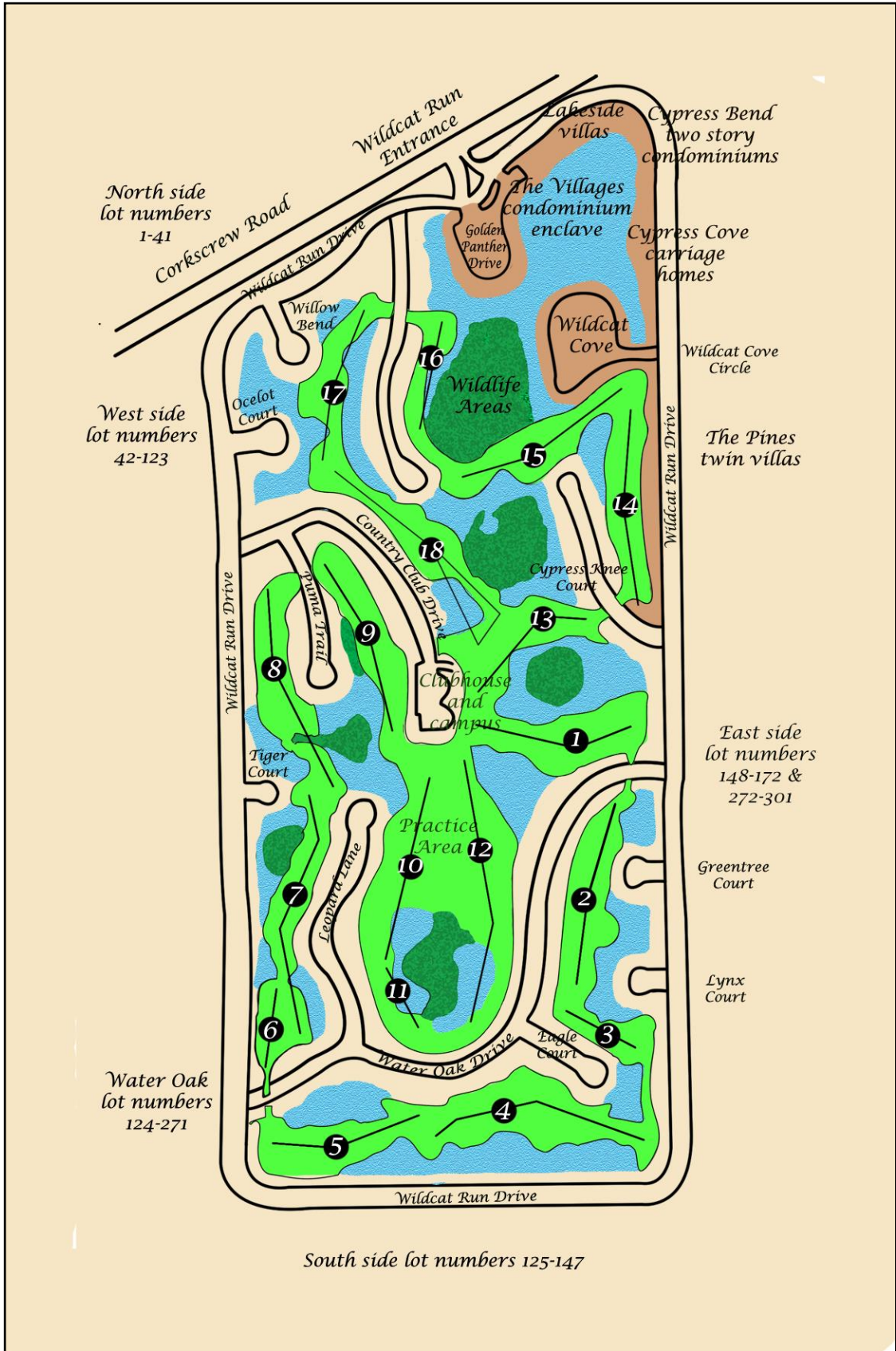
Cypress Bend and Cypress Cove at Wildcat Run Condominium Associations

WMC Property Management Co.

William (Bill) Chini

3880 Spring Garden Lane, Estero, FL 33928

Cell (239) 778-4189, billchini@yahoo.com



2018 Community Association Board of Directors

Kathleen Fitzgerald - President
12381 Eagle Court
Estero FL, 33928
Home: 239-498-4244
Cell: 239-898-4299
Email: kfitz123@comcast.net

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

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

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

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

Frank Medici – Director
20519 Wildcat Cat Run Drive
Estero FL, 33928
Home: 239-498-6096
Cell: 845-304-5239
Email: drmedici1990@gmail.com

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

Management Company

Alliant Property Management LLC
Alliant Association Management
13831 Vector Ave
Fort Myers, FL 33907

2018 Community Association Committee List

Community Access and Roads – Tom Hawkins, Chair

Communications – Suzanne Hoffman, Chair
John Wood

Long Range Planning – Kathleen Fitzgerald, Chair, Mike Barr

Grounds Committee – Frank Medici
Maureen Cronin, Lucille Ranieri, Don Simonsen, Mary Ellen Simonsen, Suzanne Hoffman, Tom Scattoloni, Charles Sheley, Jim Dodge, John Wood, Bill Bennett, Doug Shaw, Patti McLaughlin, Gayle Grosso

Design Review Committee – Jack Oliver, Chair

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
Suzanne Deramo
6330 Techster Boulevard
Ft. Myers, FL 33966
(239) 277-0112/ 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
Suzanne Deramo
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) 560-2293, 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

Alliant Association Management
13831 Vector Ave
Fort Myers, FL 33907
Phone 239-454-1101 Ext 234
Fax 239-454-1147

**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 for Cypress Cove- Bonita Management Group
Bob Raubault
26025 Clarkston Dr. Bonita Springs, FL 34134
(239) 495-3339/ (495) 6306 (fax) bonitamgmt@comcast.net

Cypress Bend at Wildcat Run Condo Association, Inc.

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

Property Manager: WMC Property Management Co.
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The Pines at Wildcat Run Homeowners Association, Inc.

Mitchell Mills - President
20627 Wildcat Run Drive
(660) 924-3211 mmills@millsinsurance.com

Doug Shaw – Secretary/Treasurer
20609 Wildcat Run Drive
(502) 724-3097
jillshaw@bellsouth.net

Property Manager: Bonita Management Group
Bob Raubault
26025 Clarkston Dr. Bonita Springs, FL 34134 (239) 495-3339/ (239) 495-6306 (fax)
bonitamgmt@comcast.net