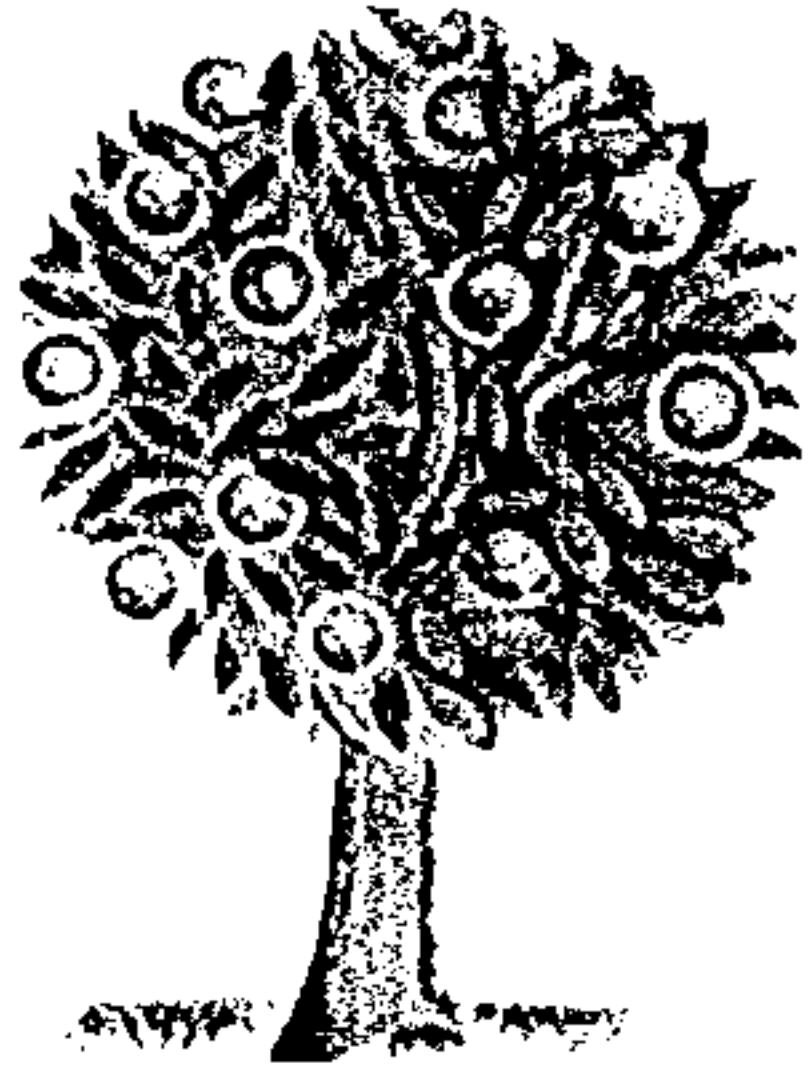




**Citrus Greens at Orangetree Homeowner's
Association, Inc.
1130 Grove Drive, Naples, Florida
A Corporation Not-for-Profit**

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Office Phone & Fax: (239) 348-1154

Notice to the Association Members of a meeting of the Board of Directors

DATE: Wednesday, October 15, 2025
TIME: 7:00 p.m.
PLACE: Recreation Center – Clubhouse

The purpose of this meeting is to conduct such business as may properly come before the Board.
The agenda for this meeting is incorporated/ into this notice and listed below:

Special meeting notice

1. Call to Order
2. Proof of Notice
3. Board to vote on Policy Regarding Home-Based Business and Commercial Activity
4. Adjournment

Immediately following the special meeting a regularly scheduled Board of Directors meeting will be held.

1. Call to Order
2. Proof of Notice
3. Review of Minutes
4. Treasurer's/Bookkeeper Report
5. Committee Reports
 - a. Landscape
 - b. Welcome
 - c. Compliance
 - c. Yard of the month
 - d. Social committee
6. Old Business
 - a. Park update
7. New Business
 - a. ARB Request
8. Adjournment

October 1, 2025

Sandra Chylinski
Sandra Chylinski, President

CITRUS GREENS AT ORANGE TREE HOMEOWNERS' ASSOCIATION, INC.
POLICY REGARDING HOME-BASED BUSINESSES AND COMMERCIAL ACTIVITY

DATE ADOPTED: _____

WHEREAS, the Declaration of Protective Covenants and Restrictions of Citrus Greens at Orange Tree (the "Declaration") states, in part, as follows:

Section 4.02 Management of the NEIGHBORHOOD Property and Common Areas. The NEIGHBORHOOD authority to manage the NEIGHBORHOOD'S property and Common Areas shall include:

A. The right to establish rules and regulations governing the use of the NEIGHBORHOOD property and Common Areas;

....

G. The right to enforce the provisions of this Declaration, or any other applicable recorded instrument adopted by the NEIGHBORHOOD, including the Articles of Incorporation and Bylaws of the NEIGHBORHOOD; and any rules and regulations governing the use and enjoyment of the NEIGHBORHOOD property and Common Areas adopted by the NEIGHBORHOOD.

WHEREAS, Section 8.21 of the Declaration states that nothing shall be done which may be or may become an annoyance or nuisance to any Person or to a Neighborhood; and

WHEREAS, the Board of Directors believes that engaging in commercial activities and conducting businesses, trades, or home-based businesses from residential dwelling units in the Neighborhood and/or residential lots may become an unreasonable annoyance or nuisance to Persons in the Neighborhood; and

WHEREAS, the Board believes it is in the best interest of the Association to adopt rules and regulations regarding engaging in commercial activities and conducting businesses, trades, and home-based businesses from residential dwellings in the Neighborhood.

NOW THEREFORE, the use of the Lots in the Neighborhood for other than single family purposes, including operating home-based businesses shall be subject to the following rules and restrictions:

1. The use of residential dwelling units is intended for single-family use.
2. No retail operations, business or other commercial activity that would increase traffic and/or parking within any part of the Residential areas shall be permitted. Commercial activities and home business that negatively affect the residents' quiet enjoyment of their home are not permitted.

3. No person other than members of the family residing on the premises may be engaged in such occupations.
4. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants.
5. There shall be no change in the outside appearance of the premises, or other visible evidence of the conduct of such home occupation.
6. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood. Any need for parking generated by the conduct of such home occupation shall be met off the street and in other than a required front yard. All visitors and invitees must comply with the Association's restrictions, rules and regulations, including all parking and traffic rules.
7. No home occupation shall be conducted in any garage, carport, yard or accessory building. Home based business office activities shall occur entirely within the residence and/or on the Lot. Use of Common Areas or facilities shall not generate a greater volume than would normally be expected in a residential neighborhood.
8. No equipment, process or use shall be conducted in such home occupation which creates noise, vibration, glare, fumes, odor or electrical interference detectable to the normal senses off the lot.
9. The Board of Directors has the right, but not the obligation, to require proof of insurance coverage for any activities that may be conducted in the Common Areas or Association facilities.
10. The Board of the Directors has the authority to adopt and amend rules and restrictions as deemed necessary to protect and preserve the residential atmosphere of Citrus Greens.