



ALL YOU NEED TO KNOW AND
MORE - WELCOME NEW
HOMEOWNERS!

Welcome to Lakeside of Naples and congratulations on the purchase of your new home.

Lakeside of Naples is a privately owned, Residential community located in the heart of Naples. We have 396 residences which consist of 100 single-family homes, 44 villas and 252 multi-family condominiums located around a luxurious 40-acre lake.

Our community offers many amenities, including two swimming pools, a spa, the two-story Old Florida clubhouse complete with sauna, weight room, shower, kitchen facilities, library and game rooms. The property features five clay tennis courts, tot playground, shuffleboard, bocce and basketball courts. In addition, there is a mile and a half walking path that meanders through award winning lush landscape and two lighted lake fountains.

The Lakeside of Naples Residents Association is the Master Association for our community. We are here to provide resources and assistance to our community and strive to provide a pleasant and comfortable living environment to all our neighbors.

We look forward to meeting you as you settle into your home. Your on-site staff is:

Paul Braid; CAM Manager
Paul Zanella, Operations Manager

Cyndi Brandon, Administrative Assistant
Maintenance Crew: Rick Fraley & Rolando Ramirez

Office business hours are Monday – Friday, from 8:30 AM to 4:30 PM. We are closed each weekday for lunch between 12:00 – 1:00 PM. After hours and on weekends our call service is available for Maintenance emergencies by calling 239-591-1661.

Non-emergency law enforcement is available by calling 239-252-9300.

We have included information you may find helpful as you begin to enjoy your new home:

Personal Access Codes: You will be assigned a personal Entry code to access the Guest gate. We do not recommend that this code be shared in general. We recommend that you stop by the office to receive information on access options for visitors and service workers which does not involve sharing your personal code.

Vehicle Barcodes, Clubhouse, Pool and Fitness Center Access:

Barcodes may be purchased at the office for \$25.00. The sticker is a small adhesive application placed on the outside of the back seat passenger window, allowing you to drive straight through the **Residential** entrance gate (via electronic transponder).

Clubhouse, pool and fitness center keys are available for \$10.00 each. The fitness center key also provides access to the tennis, bocce, pickleball and shuffle-board courts.



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Policy for use of the Clubhouse, Pool and Fitness Center:

Both pools are open between 8:00 AM & 10:00 PM. Aquatic exercise activities are held on certain mornings during the week which should be quietly observed.

The Clubhouse is open from 5:30 AM to 10:00 PM daily. Residents may reserve the Clubhouse for functions of eight or more guests (should not exceed 50). Registration forms are available on the website and in the office. A \$300.00 deposit is required for the reservation. Following inspection by the facility maintenance staff and confirmation that no special clean up is necessary and there is no damage, the \$300.00 will be returned to the resident when the kitchen key is returned. The kitchen is locked at all times; a key will be available for parties and gatherings via pick up from the office during business hours. If Lakeside staff are requested to produce the key after closure a \$25 charge will be applied.

The Fitness center is open from 5:30 AM to 10:00 PM daily. Equipment consists of a treadmill, bike, workout/weight station, and elliptical equipment as well as a sauna and shower facilities.

Social Activities: The Social Committee organizes gatherings and activities throughout the season. Planned events are emailed to residents and posted on the community bulletin boards.

Landscaping Services: Grass cutting, and edging are done every other week from November to April, and every week during the summer. Every six weeks trimming is done, and every three months all foliage is fertilized. Lakeside's professional lawn care company is Expert Landscaping.

Pest Control: Antimidators Pest Control provides general interior treatment for management of common household bugs. Services are scheduled each Tuesday and Friday AM. Contact the office at 239-591-1661 *in advance* of the service day for placement on the schedule.

Comcast Cable: Xfinity basic cable with HD and two additional HD outlets are provided with your Association amenities. It is recommended that you visit the Xfinity retail store to get your boxes / outlets for connection. Your address will indicate that your home is under the Lakeside of Naples bulk agreement. For assistance with troubleshooting, Comcast Support may be contacted at 800-934-6489. Please be aware that the customer service call must be made from the home address – the office cannot contact Comcast for this service. Internet is not included with the amenities.

Florida Power and Light: visit www.FPL.com or call 800-226-3545 for any issues with electricity in your home.

Collier County Water & Sewer: Water is included in the Condominium Quarterly Assessment fees. Single Family and Villa Homes will need to set up service with the water utilities department. Visit www.colliergov.net or call 239-252-2380.

Trash and Recycle: Collier County Waste Management provides trash and recycle service. Wednesday is Trash and Recycle pick up and Saturday is Trash only. Containers should go out after 6:00 PM the evening before pick up and removed from curbside back to the resident storage as soon after pick up as possible.



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Dumpsters are for use by the residents of the Gardens 'A' Condominium Association only. These are buildings D, E, F, M, N and O. Condominium owners needing large items removed should call the Lakeside office to arrange Waste Management pick up.

Collier County Dumpsite
2640 Enterprise Avenue, Naples
Phone: 239-643-3099
Hours: Tuesday-Saturday, 8:30 AM - 4:00 PM.

Collier County Recycle Station
9950 Goodlette Road, Naples
Phone: 239-252-8617
Hours: Tuesday-Saturday, 8:30 AM – 4:00 PM.

Homeowners may arrange for pick up directly with the County. Please call 239-252-2380 **48 hours in advance.**

Do not set recyclables or large items out more than 48 hours in advance of the scheduled pick up.

Pets: Review your Association rules on pets. **Tenants are not permitted pets at all;** owners are permitted **one** pet. There are weight requirements for pets in the Lakeside condominium homes. We urge owners to be responsible and respectful pet owners which includes picking up your best friend's waste.

Parking: Trucks, motorcycles and recreational vehicles are not permitted to be parked outside anywhere within Lakeside, between 12:00 AM midnight to 6:00 AM. The only exception is for guests or owners who have temporary parking permits. A permit can be obtained from the Office. No overnight parking on the street is permitted.

Lakes / Fountains: The lake is 40 acres with two lighted fountains. Fishing is allowed. Alligators, snakes, pelicans and ducks are regular residents around the lake. Small boats are allowed but must be registered. Contact the office for information on storage and crafts permitted on the lake.

Architectural Review Board: Approval by the ARB is required prior to signing a contract or pursuing a structural change to your home. HOA homeowners must inquire at the Office if considering any change to the exterior of their home; condominium owners must be informed of requirements to be met with flooring changes as well as exterior projects. This includes approval of the Contractor's current licensure, insurance (including workman's compensation insurance) and liability. Owners should not engage a contractor until the ARB rules have been carefully reviewed. You may have your contractor contact the Office to receive necessary information.



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County Beach Parking Information

Beach Parking Permits: Residents are required to provide documentation verifying their residency.

Without a beach permit, visitors must pay a parking fee (\$8.00) at any of the Collier County beach parking facilities, including the Vanderbilt Beach parking garage.

Full time residents must provide the following to obtain a parking permit:

- Original current Collier County Vehicle Registration (copies are not acceptable).
- Original current Collier County Driver's License (copies not acceptable).
- Both documents must display the same name and Collier County residence address.

Part time Resident property owners must provide the following to obtain a parking sticker:

- Original current Vehicle Registration or rental car agreement (copies not acceptable).
- Original current Driver's License (regardless of state) (copies not acceptable).
- Current Collier County Tax Statement or deed.
- All three documents must display the property owner's name.

Permits can be obtained at:

- Veteran's Community Park – 1895 Veterans Park Drive (239-566-2367)
- Vineyards Community Park – 6231 Arbor Blvd. W. (239-353-9669)
- North Collier Regional Park – 15000 Livingston Road (239-252-4024)
- North Collier Government Services Center – 2335 Orange Blossom Dr. (239-252-8999)