



BONITA BAY COMMUNITY ASSOCIATION

Property Owners Handbook

Welcome to Bonita Bay

Let us be the first to say “Welcome to Bonita Bay”. We know you’ll enjoy living here. Bonita Bay offers homeowners a haven of quiet beauty in the center of Southwest Florida. This 2,400 acre, gated community is devoted to private homes, condominiums and villas. Recreational opportunities abound with golf courses, tennis courts, a swim center, fitness center, pathways, a Gulf access marina, and our private Beach Park...and of course nature.

Bonita Bay was designed from its inception to blend with nature, to become and remain an unspoiled ecosystem of 2,400 acres, built with the highest standards of quality. This was the dream of the late David B. Shakarian, founder of General Nutrition Corporation. The philosophy of Bonita Bay is uncompromising commitment to the protection and enhancement of Southwest Florida’s natural setting and quality of life.

We hope you will find this handbook helpful and informative. If you are interested in further information, please phone the office of the appropriate organization found in the informational directory available in this handbook.

Best wishes in your new home from the Bonita Bay Community Association Staff.



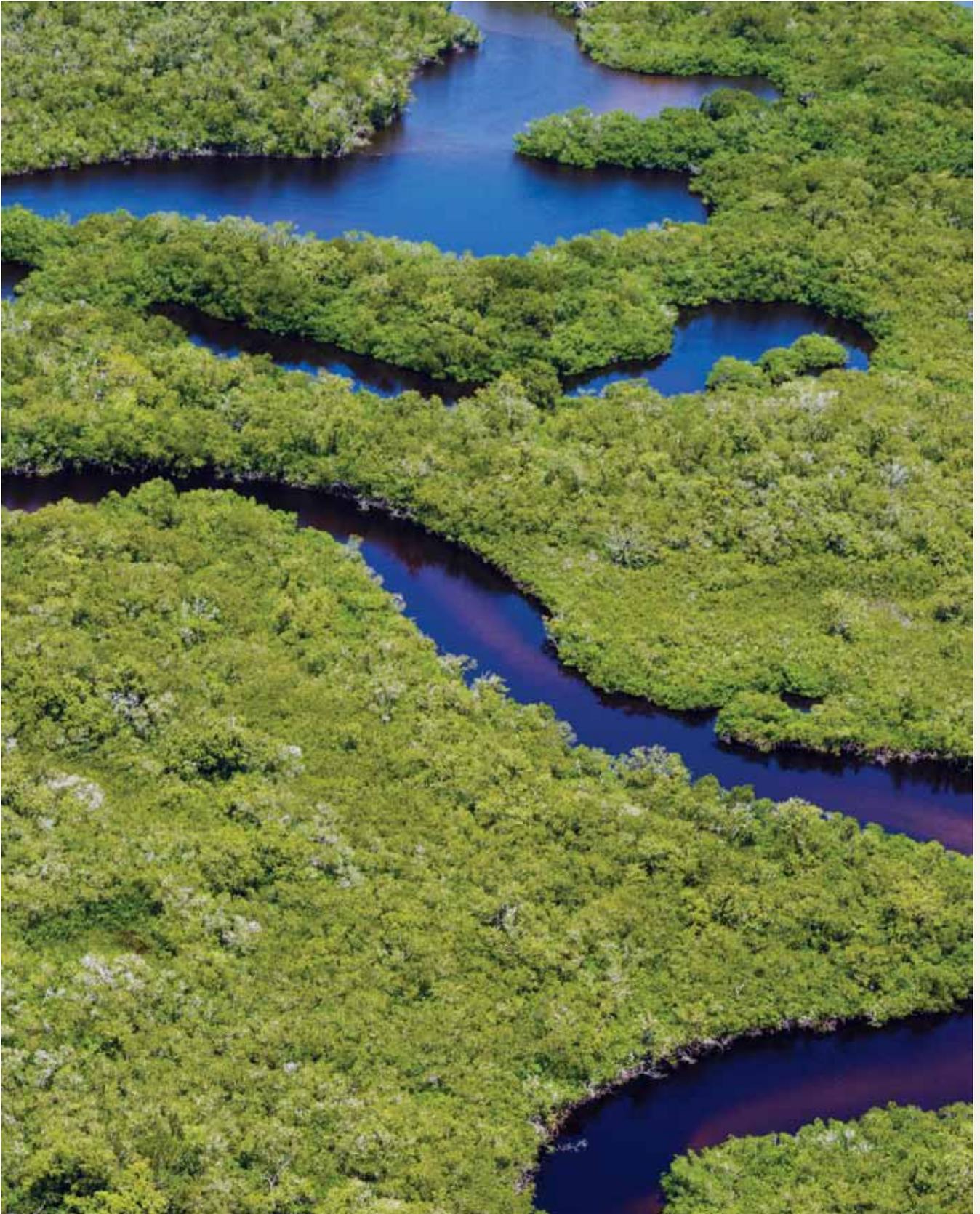


Table of Contents

BONITA BAY COMMUNITY ASSOCIATION, INC.
PROPERTY OWNERS HANDBOOK

I. At Your Fingertips	4	IV. Community Patrol and Limited Access	30
II. Overview	6	Community Access	31
Bonita Bay Community Association	6	Property Owner Access	31
Mission Statement	6	Guest Access	32
Bonita Bay Community Activities	7	Commercial Access	32
Tree Lighting Celebration	7	Lessees	33
Bay Breeze Concert Series	7		
Old Fashioned Social	7	V. Lake and Water Management	34
Easter Egg Hunt	7	Stormwater Management System	34
Bonita Bay Design Review	8	Lake Guidelines	36
Bonita Bay Club	10		
Bonita Bay Marina	11	VI. Habitats	38
		Uplands	38
III. Community Association Parks, Pathways and Roadways	12	Wetlands & Waterways	39
Bonita Bay Beach Park	12	Beach Park	41
Esterro Bay Park	15		
Riverwalk Park	19	VII. Phone Numbers and Street Directory	44
Spring Creek Park	20	Bonita Bay Phone Numbers	44
Road and Traffic Regulations	22	Important Area Phone Numbers	45
Pathways	23	Alphabetical Street Listings	48
Park Maps	24	Bonita Bay Neighborhood Street Listings	50
		Neighborhood and Amenities Map	52



At Your Fingertips

- Please notify the Community Association Office with any changes of mailing address, phone number or email address. Any change of address must be provided in writing (i.e. e-mail, US mail, or in person).
- Be sure to contact the Main Gate in advance when you wish to have anyone admitted to the community.
- Please keep your authorized guest list up-to-date, so that your guests may gain quick entry through either gate.
- Please obey posted speed limits and traffic signs.
- Don't forget to contact the Bonita Bay Design Review Committee for approval of exterior home renovations, additions, and landscape revisions. Bonita Bay Protective Covenants require this review and approval.
- For information regarding canoe rack availability or the complimentary Community Canoe Program, contact the Community Association Office.
- To reserve Riverwalk Park, Spring Creek Park or Estero Bay Park, contact the Community Association Office.
- To reserve the Beach Park, please contact the Beach Park directly.
- Pets are not allowed at the Beach Park.
- All dogs must be leashed while outside of your home or yard. Please remember to pick up after your pets in consideration of your neighbors.

I. AT YOUR FINGERTIPS

- **TRASH REMOVAL:** Please use an appropriate trash container with a lid, and place at the curb by 6:00 a.m. or after dark the night before. Trash and recycling containers must be removed from the curb within 12 hours following pickup. Loose papers and boxes should be crushed into tight bundles and placed at the curb in the appropriate recycling container. Styrofoam “peanuts” used for packing must be placed in fastened trash bags and placed in the trash container. You may contact the BBKA office at 239-495-8111 for the current trash removal schedule and the current provider’s name and contact information. For more information regarding trash removal and recycling you may wish to visit Lee County’s website at www.leegov.com/gov/dept/solidwaste.
- The Bonita Bay Resident Web Site is www.bonitabayresidents.com. It is exclusive to residents of Bonita Bay. Keep up-to-date on all the current news, activities and events for the Bonita Bay Community. Read the Around The Bay newsletter online; sign up for events; and have a wealth of information at your fingertips. If you don’t have or can’t remember your login or password, call the Community Activities office for assistance.
- Homeowners or rental agents leasing your property must provide the Community Office with lessee information so that appropriate vehicle passes may be issued. This will allow your tenant access through the Gate Houses.
- When enjoying the pathways, please give a verbal warning when approaching others from the rear.
- Hurricane season runs from June 1 – November 30. Hurricanes can cause storm surge, inland flooding, high winds, and tornadoes. Make plans early. Hurricane preparedness information is available at the Community Association office, from the Lee County Emergency Operations Center at 533-3622, or online at www.leeecoc.com.

Bonita Bay Community Association

The Bonita Bay Community Association, Inc. (“Community Association”) is the master association of Bonita Bay. All Bonita Bay homeowners automatically become members of the Community Association. The Community Association is dedicated to maintaining the natural beauty and integrity of Bonita Bay, and providing certain recreational amenities. Community Association recreational opportunities are plentiful with a private Beach Park, three recreational parks, and miles of paved pathways. The Community Association is responsible for maintenance of common grounds, roads, streetlights, lake and storm water management control, and our private parks.

Community Patrol limited access control services are also part of the Community Association’s responsibilities. These activities would include checking in your visitors, issuing and installing Bonita Bay automobile decals and the BayPass barcode system at the gates.

Our professionally staffed Design Review department helps guide the building process and assures long-term community quality. This department is also responsible for the enforcement of certain provisions of the Declarations of General Protective Covenants and Restrictions for Bonita Bay. If you are considering modifications to your home or landscaping, please contact our Design Review office for guidance.

Mission Statement

The Bonita Bay Community Association will be administered so that: Homeowners are pleased with association services, real estate values are enhanced through maintenance of our common grounds and parks, and the association operates on a solid financial foundation. In the conduct of our business dealings, we strive to exhibit the highest ethical standards, treat all homeowners and employees with respect and honesty, and maintain our commitment toward environmental integrity.

Bonita Bay Community Activities

Bonita Bay Community Activities is a department of the Community Association which organizes activities and annual events for the entire community.

Open to all residents, the Activities program focuses on offering a vast array of monthly activities that appeal to everyone. Thought provoking lectures, creative art classes, educational classes and cooking classes are planned each year. Excursions to local attractions and fascinating trips, as well as theater and baseball spring training tickets round out the social program.

Five Annual Events open to residents and their guests are organized every year. These annual events, many of which are held in the Community Parks, are:

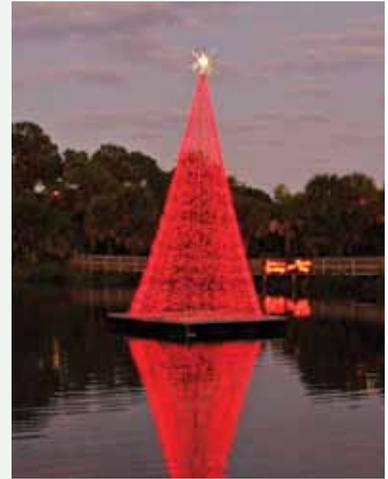
TREE LIGHTING CELEBRATION: An annual event since the conception of the Community, this event kicks off the beginning of the holiday season with a grand lighting of our Community Tree. Other festivities include carols, pictures with Santa, and a festive display of holiday treats.

BAY BREEZE CONCERT SERIES: Enjoy an afternoon of cool breezes, soft drinks, and the sounds of jazz, classical, Big Band, and 50's and 60's. Family and friends are encouraged to attend.

OLD FASHIONED SOCIAL: The signature event of the year, this event is reminiscent of good old-fashioned fun with a great variety of culinary offerings, sure to please everyone. Boat rides, caricatures, root beer floats, jugglers, live entertainment, and family oriented games bring back memories of the good old days.

EASTER EGG HUNT: Our egg hunt marshals, who are resident volunteers in the Community, help hide over 9,000 eggs for the children to gleefully find. A spring flower display, a visit from the Easter Bunny, and a bountiful buffet of sweet goodies make this event complete.

Information on all upcoming events happening in the Community can be located in the Around The Bay newsletter, or on the resident website at www.bonitabayresidents.com. For additional information or reservations, please call the Community Activities department at 239-390-5550.



Bonita Bay Design Review

One of the most appealing aspects of Bonita Bay is the beautiful blending of architecture and environment. The Bonita Bay Design Review Committee helps guide the building process and assure long-term community quality. The ultimate goal of this DRC is to protect the beauty and desirability of the Bonita Bay community by the use of strict Design Review guidelines and specific native landscaping requirements. The governing documents require that all exterior modifications to your home and existing landscaping, including the golf course buffers, need to be reviewed and approved by the DRC. The Committee meets regularly to review plans. Submittal of written plans and a completed application, with application fee, is required by the DRC. The following is a sample list of what needs to be reviewed:

- Paint colors
- Landscape renovations
- Solar panels
- Storm shutters
- Exterior building modifications
- Fence additions
- Driveway materials
- Accessory/decorative structures
- Screen enclosures
- Satellite dishes
- Roofing changes
- Pools & spas
- Lawn ornaments/statues

It is unfortunate, but often residents are reminded of these restrictions only after violating them. The most common restriction violations include:

- Paint colors
- Flags & flagpoles
- Lawn ornaments/statues
- Accessory structures
- Landscape additions or deletions
- Trimming of golf course buffers
- Poorly maintained mailboxes
- Signage

Remember, if you are unsure about your planned home improvements, contact Design Review at (239) 495-8111 prior to beginning work.

II. OVERVIEW



Bonita Bay Club

Bonita Bay Club is a private club offering three championship golf courses all designed by Arthur Hills and two off-site Tom Fazio-designed golf courses, both of which enjoy Audubon Signature status. Club facilities include informal and formal dining rooms, two lounges, locker rooms, meeting rooms, golf and tennis shops, a fitness center, and a tennis and swim complex complete with eighteen hydro-grid tennis courts (thirteen lighted for night play), and a heated lap-sized swimming pool with cabana and dressing rooms. Membership in Bonita Bay Club is not granted with the purchase of property in Bonita Bay or with membership in the Community Association but instead requires, among other things, separate purchase of a membership in the Club. Bonita Bay Club membership information, rules and regulations may be obtained from the Club administrative offices, at 239-495-0200, or at www.BonitaBayClub.net.



Bonita Bay Marina

The Bonita Bay Marina is a semi-private, full-service marina located on the Imperial River, offering wet and dry boat storage rentals and Backwater Jack's seasonal restaurant.

The full-service marina offers fuel and service, a fully stocked ships store with fishing tackle, licenses, bait and ice. Other amenities include restroom facilities, vessel maintenance, detailing, sightseeing and fishing charters. The Marina is open daily from 8 a.m. to 5 p.m.

Use of the facilities will be available to boaters of the Marina and their guests, and others permitted by Bonita Bay Marina in accordance with the rules and regulations, as amended from time to time. Marina privileges are not automatically granted with the purchase of property in Bonita Bay, or by membership in the association, but require a separate application and fee. Rental rates and information may be obtained from Bonita Bay Marina or online at www.BonitaBayMarina.net.





12



Bonita Bay Beach Park

The Bonita Bay Beach Park is the most popular of the four Community Association Parks. The Beach Park is located at 27250 Hickory Boulevard on the Gulf of Mexico, approximately 10-15 minutes from the U.S. 41 main entrance to Bonita Bay. Residents and their guests may enjoy swimming, sunning, shelling, bird watching and even fishing at this attended park surrounded by the white sand and clear water of the Gulf of Mexico. Picnic pavilions, grills, beach chairs and lounges, umbrellas, showers, restrooms equipped with infant changing stations, and free parking are provided for residents in a setting landscaped with native beachfront vegetation.

So that you may fully enjoy the Beach Park, we ask that you adhere to the following Beach Park rules and regulations:

HOURS OF OPERATION – the Beach Park is open from 8 am to 9 pm. The Beach Park lighting and restroom doors are on automatic timers, set to shut down at precisely 9 pm. The parking gates are also locked at 9 pm. All resident and guest activities should be completed by 8:45 pm.

PARKING – parking is available on a first come, first served basis. No double parking or parking in NO PARKING areas will be permitted. Beach Park staff is not authorized to accept keys or to move vehicles.

During the winter months, (November 15th through April 30th), during the hours of 9 am to 9 pm, parking will be available only to residents with resident decals displayed on their vehicle windshield. A guard on duty will check for vehicle identification. All guests are welcome to use the Beach Park, but must utilize the shuttle bus.

During the time period from May 1st through November 14th parking will be available to all Bonita Bay residents and their guests. A resident decal or an appropriate guest pass displayed on the vehicle windshield is required when entering the parking area. The attendant on duty will check for vehicle identification.

SHUTTLE BUS SERVICE – for your convenience, a winter season shuttle bus traveling from the Bonita Bay main property to the Beach Park is available for your use. We encourage all homeowners to utilize the shuttle bus service. With the winter parking restrictions, all guests using the Beach Park must utilize the shuttle bus.

Shuttle bus schedules are available at the Beach Park and Community Association Office. Generally, the bus will deliver a homeowner to the Beach Park within thirty minutes from pickup.

Please note, the shuttle bus does not enter each neighborhood, but travels along Country Club Drive, Bonita Bay Boulevard and Riverwalk Way. Shuttle bus stops are marked with informational signs and park benches. You may pick up a schedule of the shuttle service at the Community Association office or the Activities Center.

The bus is also equipped with storage racks for beach chairs, coolers and other personal items. For passengers with special needs, the bus is wheelchair accessible. Remember, the shuttle bus is for your comfort and convenience. Please allow our trained staff to do the driving for you.

GUESTS – the Beach Park is reserved for the use and enjoyment of residents, including lessees, family, and guests staying in the home. The Beach Park may not be used by friends or family living outside Bonita Bay, unless actually accompanied by the resident.

BEACH UMBRELLAS, CHAIRS, AND CHAISES – chaise lounges, sand chairs, and umbrellas are available on a first come, first served basis. The staff is responsible for the distribution of chairs and umbrellas. The staff will collect all chairs and umbrellas immediately following sunset. For your safety umbrellas will not be available and will be taken down when weather conditions become unfavorable. Personal chairs, umbrellas and other beach items are welcome.

III. COMMUNITY ASSOCIATION PARKS, PATHWAYS AND ROADWAYS

PAVILION USE – pavilions, picnic tables and grills are available on a first come, first served basis. Staff attendants will assist you in finding accommodations appropriate to the number of people in your party.

Grills are to be used by adults only. In consideration of others who will be using the grills after you, please clear away any cooking debris. Two utility-tubs are available for cleanup of utensils, plates, pots, pans, etc. Waste receptacles are also conveniently located nearby.

RESERVATIONS – reservations are accepted on a limited basis. Events that entail the solicitation of business will not be permitted. Only a portion of the Beach Park can be reserved, in order to make space available to the greatest number of homeowners. Reservations can be made at the Beach Park. For a complete outline of reservation policies contact the Beach Park.

MUSIC – music is allowed at levels which will not create a disturbance to surrounding neighborhoods. Any activities or noise which

becomes a nuisance to neighboring homes or other guests will not be permitted.

WATERCRAFT – water scooters and other motor crafts, such as Wave Runners and Jet Skis, are not allowed at the Beach Park.

PETS – pets are not permitted at the Beach Park.

ALCOHOLIC BEVERAGES – Alcoholic beverages may be enjoyed in the pavilions, however in accordance with Lee County ordinance, alcoholic beverages are not permitted on the beach and offenders can be ticketed by the Sheriff's Department. If alcoholic beverages are to be served, the sponsor of the event will assume full responsibility for any resulting accidents.

Questions regarding the Beach Park rules and regulations may be addressed to the Beach Park staff directly, or the Community Association Office.





Estero Bay Park

Estero Bay Park is found nestled beside the mangroves along Estero Bay, in the Eagle Watch area adjacent to Bonita Bay Boulevard. The Park offers views of Estero Bay from an 800-foot-long boardwalk through the mangroves; a screened pavilion with restroom facilities; picnic areas with grills; a children's playground; a butterfly garden; and nature trails marked with archeological and historical interpretive signs. The Park is available for all residents and their guests.

The Estero Bay Park site is being preserved so that we may share with you its rich historical and archeological significance. The preservation of this site allows for the gathering of data which enables us to follow the evolution of human cultures and the development of modern society.

The Native Americans of Estero Bay, the Calusa Indians, settled in this area more than 8,000 years ago. The Calusa society built its settlements atop large earthen mounds called middens. The middens were constructed from shells, animal bones and other refuse. Their homes were round and thatched with palmetto. In addition to building middens, the Calusas were known for building the largest canals in North America. The Calusa did not cultivate plants for food, but relied on the abundant marine environment and rich inshore food sources. Over time, diseases such as smallpox decimated the Calusa population, which is now extinct.



In the 1890's, the original Naples Dock was built at the Estero Bay Park site. The location of the dock was determined by several factors. A deep water channel cutting close in to shore, along with a narrow mangrove zone and pine uplands coming close to the water made this site accessible. It was also the southernmost navigable point along the inland waterways between Ft. Myers and Naples. The railroad at that time terminated in Punta Gorda. Supplies were loaded onto barges and shipped by inland waterways to the Naples Dock. Once there, they were transferred to wagons and pulled by mule to Naples. Supplies bound for Bonita Springs were shipped up the Imperial River. The pier was abandoned in 1926 when the Tamiami Trail was completed. In the 1930's, the dock was rebuilt by Ed Hendry, a commercial fisherman. Fishing was a major industry at this time, second only to citrus.

In the 1940's, the site was acquired by Mr. Boone, a commercial fisherman, who decided to clear and cultivate the land. He tried a variety of crops, including mango or papaya trees, none of which remain on the property. Boone built his home atop a 1,690-foot-long horseshoe-shaped shell enclosure, rising up to six feet above the surrounding pineland. This shell enclosure, called the Bonita Shellworks has two arms composed of hundreds of thousands of shells placed on sandy ridges. Radio carbon dates tell us the shellworks was built 1850 B.C. to 1500 B.C. the function of the shellworks remains a mystery. Mr. Boone left town after his home was destroyed by fire in the late 1940's, leaving the site unoccupied since that time.

In addition to the history and archeology of the site, Estero Bay Park is of environmental significance.

Estero Bay Park is home to four species of mangrove; the Red Mangrove, Black Mangrove, White Mangrove and Buttonwood, often considered only a cousin of the mangroves. Mangroves are a tree species, which through adaptations can survive in salt and brackish water environments. Mangrove protection is essential as they serve as feeding, breeding and nursery grounds for a great variety of fish, shellfish, birds and other wildlife. Viewing of the mangrove species may be enjoyed while strolling the boardwalk to Estero Bay.

RED MANGROVES

The Red Mangroves grow closer to the water than other mangroves and are usually flooded at high tide. Red Mangroves can root on inter-tidal surfaces such as oyster beds and sandbars, forming mangrove islands. Red Mangroves are easily identified by the tall arching roots, called prop-roots and are often called the Walking Tree. These aerial roots supply air to the underground roots, as well as adding stability to the tree. Red Mangroves average twenty feet in height. The leaves are opposite, egg-shaped, leathery, and shiny

dark green above the paler underneath. In the spring, clusters of 3 to 4 pale yellow flowers can be seen.

BLACK MANGROVES

Black Mangroves grow closer to shore where they are reached only by high tides. Like its name implies, it has a rather black trunk. Black Mangroves can most easily be identified by the many pencil-like, breathing tubes, called pneumatophores, which grow vertically from the mud to just above the highest sustained water level. Like the prop root of

the Red mangrove, these provide air to the underground and underwater roots. The leaves of the Black Mangrove are opposite, two to four inches long tapering at the base, shiny above, hairy underneath, and sometimes slightly rolled along the edges. The leaves are often coated with salt crystals eliminated by the tree. Black Mangroves bloom heavily in June and July with white flowers. During the bloom periods, beekeepers set up hives to collect the nectar for the production of mangrove honey. This honey is of very high quality and was produced in the United States until about 1895, when hurricane destruction of the best forests occurred. Interest in the product has been recently renewed.

WHITE MANGROVE

The White Mangrove is generally found above the tide line. While it may have prop roots and/or pneumatophores depending on habitat conditions, most have neither. The White Mangrove is easily differentiated from other mangroves by succulent leaves which are rounded at the base and top and smooth underneath. Two glands, called nectary's, at the base of the leaf excrete sugar, which some insects feed on. The White Mangrove has a small, dry, leathery, ribbed fruit. It contains dark red seeds and is buoyant, allowing it to float to new growing sites. Its flowers are greenish white and produce good honey.

BUTTONWOOD

The Buttonwood is in the same family as the White Mangrove, but is often considered only an associate of mangroves. It is shrub-like along the shore and tree-like further inland. The button part of the name comes from the button-like appearance of the rounded flower heads that grow in branched clusters and the purplish-green, round cone-like fruit. While the other mangrove leaves grow opposite, the

Buttonwood leaves are alternate, leathery and pointed at the tips, with two glands at the leaf base.

When visiting the park, you may catch sight of Bald Eagles soaring overhead en route to Estero Bay. The eagle's existing nest is found in the north slough, east of the park site. Bonita Bay's commitment to the preservation of this site is evidenced by the development of Estero Bay Park which has allowed the "Eagle Fly Way" to remain undisturbed.

So that you may fully enjoy Estero Bay Park, we ask that you adhere to the following Estero Bay Park rules and regulations:

1. **PARKING** - Parking of resident and guest vehicles is allowed from dawn until dusk. No overnight parking is allowed for vehicles of any kind, including recreational vehicles, boats and boat trailers.
2. **FOOD AND BEVERAGE** - When picnicking in the park, remember that campfires are not permitted. Grills are provided for cooking out. We ask that all debris be placed in the appropriate trash receptacles and all personal items be removed. Clean up is the responsibility of the user. If alcoholic beverages are to be served, the sponsor of the event will assume full responsibility.
3. **RESERVATIONS** - The Pavilion will be open for resident use on a regular basis. However, reservations for the Pavilion for special events will be accepted on a first come, first served basis with the completion of the Reservation Form. The entire park cannot be reserved for one function, in order to make space available to the greatest number of

III. COMMUNITY ASSOCIATION PARKS, PATHWAYS AND ROADWAYS

homeowners. Reservations can be made at the Community Association Office, or by calling 239-495-8111. The following rules apply when making a reservation:

- a) Completion of a Reservation Form is required.
 - b) Please allow 1 hour between events for cleanup and set up by BBCA staff.
 - c) An inspection of the pavilion and park facilities will be done prior to and after the event. If any damages occur or excessive cleaning is required, the sponsoring resident will be given an itemized list and charged accordingly.
 - d) Cancellations are requested a minimum of 5 days prior to the event.
4. **MUSIC** - Music is allowed at levels that will not create a disturbance to surrounding neighborhoods.
 5. **CAMPING** - Camping of any kind is not permitted.
 6. **PETS** - Many of our residents enjoy exercising their pets in the park. A doggy drinking station as well as a doggy waste station has been provided within the park for your use. Lee County ordinances and Bonita Bay rules require animals must be under leash control. In consideration of others, pick up after your pets.
 7. **FISHING** - Fishing is allowed. Fish cleaning is not. However, a fish cleaning station is available at the Marina. Fishing licenses may be required by law. Please contact the Bonita Bay Marina for licensing information.



8. **PIER** - Access to the pier is by foot only. No bicycles, motorized vehicles of any kind, rollerblades, roller-skates, skateboards or golf spikes are allowed.
9. **PLAYGROUND** - Children should be properly supervised when enjoying the playground. Please do not leave small children unattended.
10. **INSECT CONTROL** - Spraying or fogging for insects in Estero Bay Park is strictly prohibited due to the proximity of the Butterfly Garden.

Riverwalk Park

Riverwalk Park, at Bonita Bay's southern border, is located on the Imperial River. The park offers one lighted tennis court, pickle ball courts, a basketball court, three bocce ball courts, children's playground, restroom facilities, two pet stations, canoe racks, boat docks and a launching ramp. There is also a twelve-station fitness course called the Parcourse. The park and its facilities are available for all Bonita Bay residents and their guests.

So that you may fully enjoy Riverwalk Park, we ask that you adhere to the following Riverwalk Park rules and regulations:

1. **PARKING** - Parking of resident and guest vehicles is allowed from dawn until dusk. No overnight parking is allowed for vehicles of any kind, including recreational vehicles, boats and boat trailers.
2. **FOOD AND BEVERAGE** - When picnicking in the park, remember that campfires are not permitted. Grills are provided for cooking out. We ask that all debris be placed in the appropriate trash receptacles and all personal items be removed. Clean up is the responsibility of the user. If alcoholic beverages are to be served, the sponsor of the event will assume full responsibility.
3. **RESERVATIONS** - Reservations for special events will be accepted on a first come, first served basis with the completion of the Reservation Form. The entire park cannot be reserved for one function, in order to make space available to the greatest number of homeowners. To make reservations, stop by the Community Office, or call 239-495-8111. The following rules apply when making a reservation:
 - a) Completion of a Reservation Form is required.
 - b) An inspection of the park facilities will be done prior to and after the event. If any damages occur or excessive cleaning is required, the sponsoring resident will be given an itemized list and be charged accordingly.
 - c) Cancellations are requested a minimum of 5 days prior to the event.



4. **MUSIC** - Music is allowed at levels that will not create a disturbance to surrounding neighborhoods.
5. **CAMPING** - Camping of any kind is not permitted.
6. **BOAT DOCK & LAUNCH** - Please see separate Rules & Regulations found on the Community's website at www.BonitaBayResidents.com or by contacting the Association office at 239-495-8111.
7. **PETS** - Many of our residents enjoy exercising their pets in the park. Doggy drinking stations as well as doggy waste stations have been provided within the park for your use. Lee County ordinances and Bonita Bay rules require animals must be under leash control. In consideration of others, pick up after your pets.
8. **FISHING** - Fishing is allowed. Fish cleaning is not. However, a fish cleaning station is available at the Marina. Fishing licenses may be required by law. Please contact the Bonita Bay Marina for licensing information.
9. **DOCKS** - Access to the docks is by foot only. No bicycles, motorized vehicles of any kind, rollerblades, roller-skates, skateboards or golf spikes are allowed.
10. **PLAYGROUND** - Children should be properly supervised when enjoying the playground. Please do not leave small children unattended.
11. **BOCCE BALL** - The bocce courts are frequently reserved for league play, so please see the posted schedule for open play slots. An open play court is available at Spring Creek Park.
12. **SWIMMING** - For your own safety, swimming is not allowed in the boat basin.
13. **CANOE STORAGE** - A limited number of canoe storage racks are available for lease from the Community Association. Availability is on a first come, first served basis. Residents who wish to lease a rack should check the availability of space with the Community Association prior to purchasing a canoe.



Spring Creek Park

Spring Creek Park is found at the northern end of Bonita Bay where nature trails wind through peaceful bayhead areas. A canoe launch, canoe racks, picnic areas, grills, restroom facilities, bocce ball court, children's playground and gazebo sites are provided for residents' use.

Please be cautious with the disposal of any smoking materials. When extreme dry weather conditions exist, usually during the winter months, park staff may remove grills to help prevent fire hazards.

So that you may fully enjoy Spring Creek Park, we ask that you adhere to the following Spring Creek Park rules and regulations:



1. **PARKING** - Parking of resident and guest vehicles is allowed from dawn until dusk. No overnight parking is allowed for vehicles of any kind, including recreational vehicles, boats and boat trailers.
2. **FOOD AND BEVERAGE** - Please remember that campfires are not permitted. Grills are provided for cooking out. We ask that all debris be placed in the appropriate trash receptacles and all personal items be removed. Clean up is the responsibility of the user. If alcoholic beverages are to be served, the sponsor of the event will assume full responsibility.
3. **RESERVATIONS** - Reservations for special events will be accepted on a first come, first served basis with the completion of the Reservation Form. The entire park cannot be reserved for one function, in order to make space available to the greatest number of homeowners. Reservations can be made at the Community Association Office, or by calling 239-495-8111. The following rules apply when making a reservation.
 - a) Completion of a Reservation Form is required.
 - b) An inspection of the park facilities will be done prior to and after the event. If any damages occur or excessive cleaning is required, the sponsoring resident will be given an itemized list of expenses incurred and be charged accordingly.
 - c) Cancellations are requested a minimum of 5 days prior to the event.
4. **MUSIC** - Music is allowed at levels that will not create a disturbance to surrounding neighborhoods.
5. **CAMPING** - Camping of any kind is not permitted.
6. **PETS** - Many of our residents enjoy exercising their pets in the park. A doggy drinking station as well as a doggy waste station has been provided within the park for your use. Lee County ordinances and Bonita Bay rules require animals must be under leash control. In consideration of others, please pick up after your pets.

7. **FISHING** - Fishing is allowed. Fish cleaning is not. However, a fish cleaning station is available at the Marina. Fishing licenses may be required by law. Please contact the Bonita Bay Marina for licensing information.
8. **CANOE STORAGE** - Residents who own a canoe may lease a storage rack from the Community Association. Availability is on a first come, first served basis. When applicable, a waiting list is maintained by the Community Association.
9. **CANOE/KAYAK PROGRAM** - A complimentary Community Canoe/Kayak Program is available to residents and their guests who might enjoy some time on the water. Please contact the North Gate for details (239-498-7173).
10. **BASKETBALL / BOCCE BALL** - To use the equipment for the basketball hoop or bocce ball court, please locate the equipment room with the coded lock (next to the restrooms) and use the following code to remove the equipment - press "5" then "1" then "enter". We do ask that all equipment be replaced when finished so that all residents and guests are able to enjoy them as well.
11. **PLAYGROUND** - Children should be properly supervised when enjoying the playground. Please do not leave small children unattended.

Road and Traffic Regulations

It is the responsibility of Bonita Bay Community Association, through its Community Patrol Department, to establish and enforce traffic and safety regulations within Bonita Bay Community common roadways. The neighborhood associations are responsible for the maintenance of the roadways within their respective neighborhoods, and Community Patrol Officers maintain a visible presence within all neighborhoods as well as the common streets. Located in this handbook, you will find a map of the community as well as a list of all boulevard and street names in both alphabetical order and by individual neighborhood.

All vehicles should be prepared to stop at any time and yield to golf carts, bicyclists, joggers, and pedestrians. Golf carts are not permitted to operate on roadways or pathways other than approved crossings established by Bonita Bay.

Speed limit signs are posted on all roadways, and we request that you and your guests adhere to all posted speed limit and stop signs within the community for the safety of all residents, employees and guests. At times, the Lee County Sheriff's Office patrols our streets and issues citations or warnings for observed traffic violations. Also on a regular basis, Bonita Bay Community Patrol Officers conduct self-awareness and traffic enforcement through the use of a certified radar speed display sign. A written violation will be issued for all traffic violations witnessed within the community by the Community Patrol Officers.

Pathways

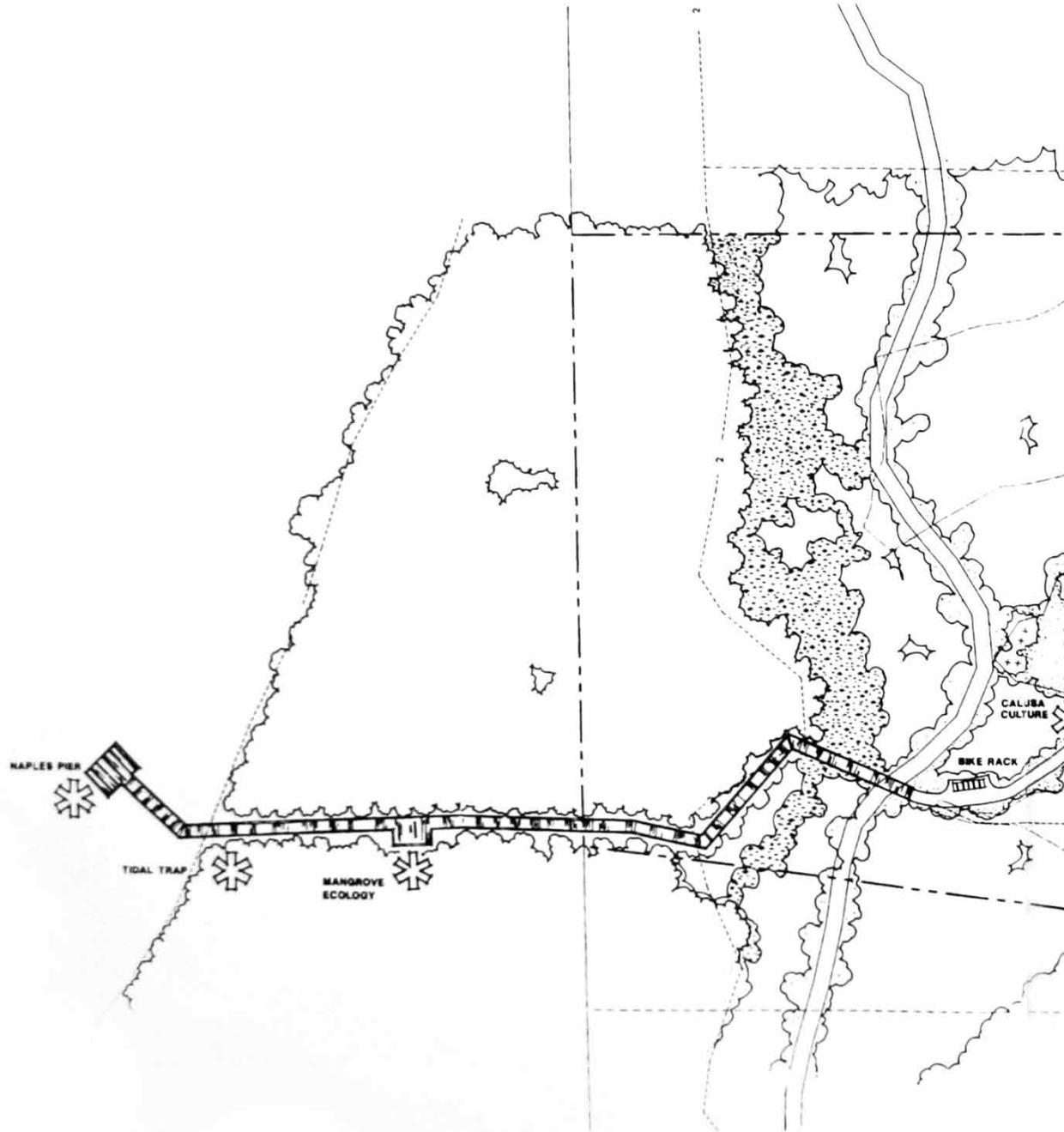
Bonita Bay has miles of pathways throughout the community. Our pathways provide access through the community for pedestrians, bicyclists, and joggers. We request that you utilize these paths when they are available and remain off of the roadways.

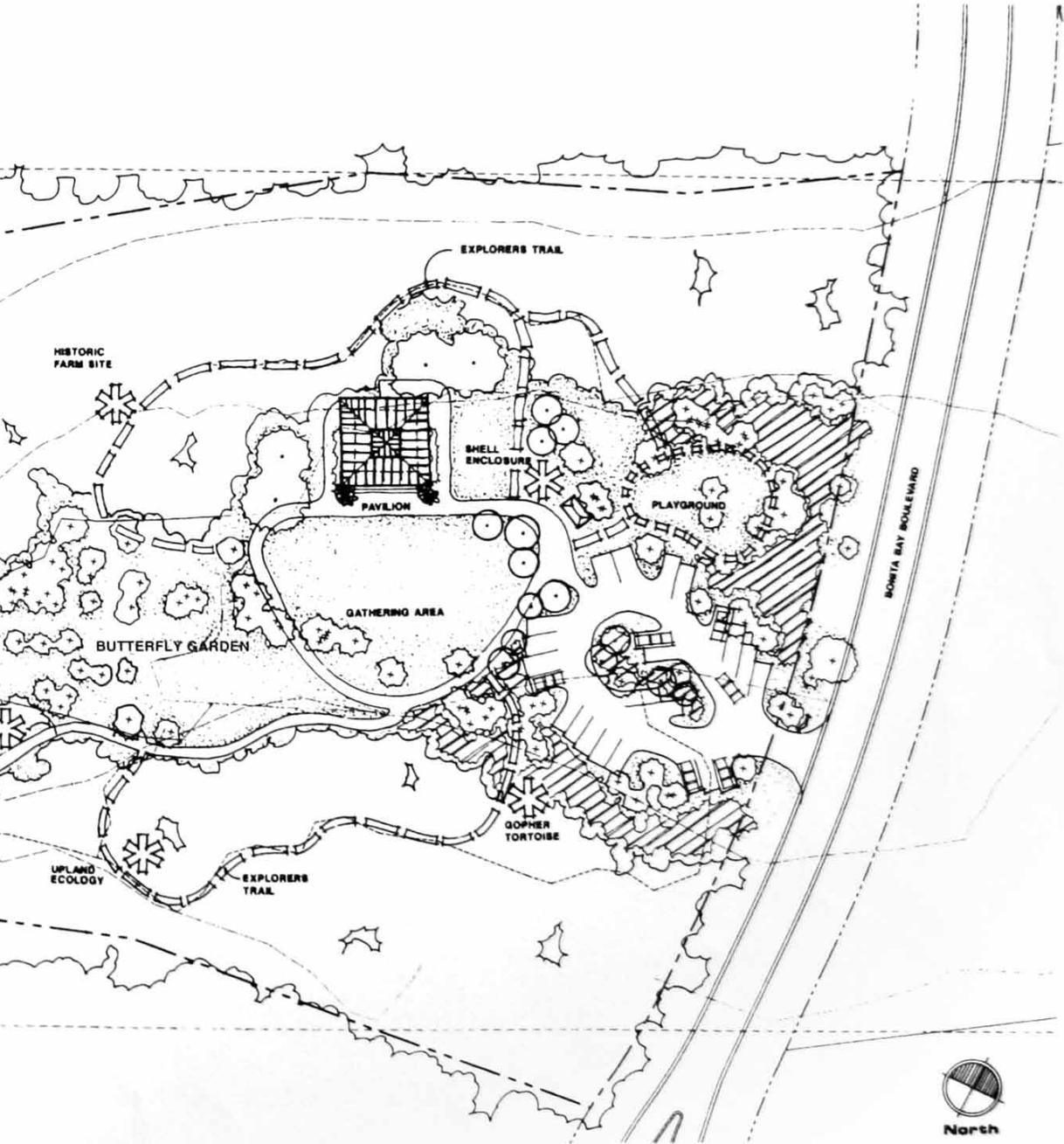
No motorized vehicles of any type are permitted on any of the pathways other than necessary Community Association maintenance vehicles. Along Country Club Drive, near the Creekside Golf Course, there are golf cart paths and golf maintenance paths for the use of golf carts and golf maintenance vehicles only. No pedestrians, bicyclists, or joggers are permitted on golf course cart paths.

For your safety, please adhere to all temporary road and/or path “closed” signs. These signs have been placed there for your safety, and venturing along that path may be dangerous. For your safety and enjoyment, we ask that you adhere to the following pathway rules:

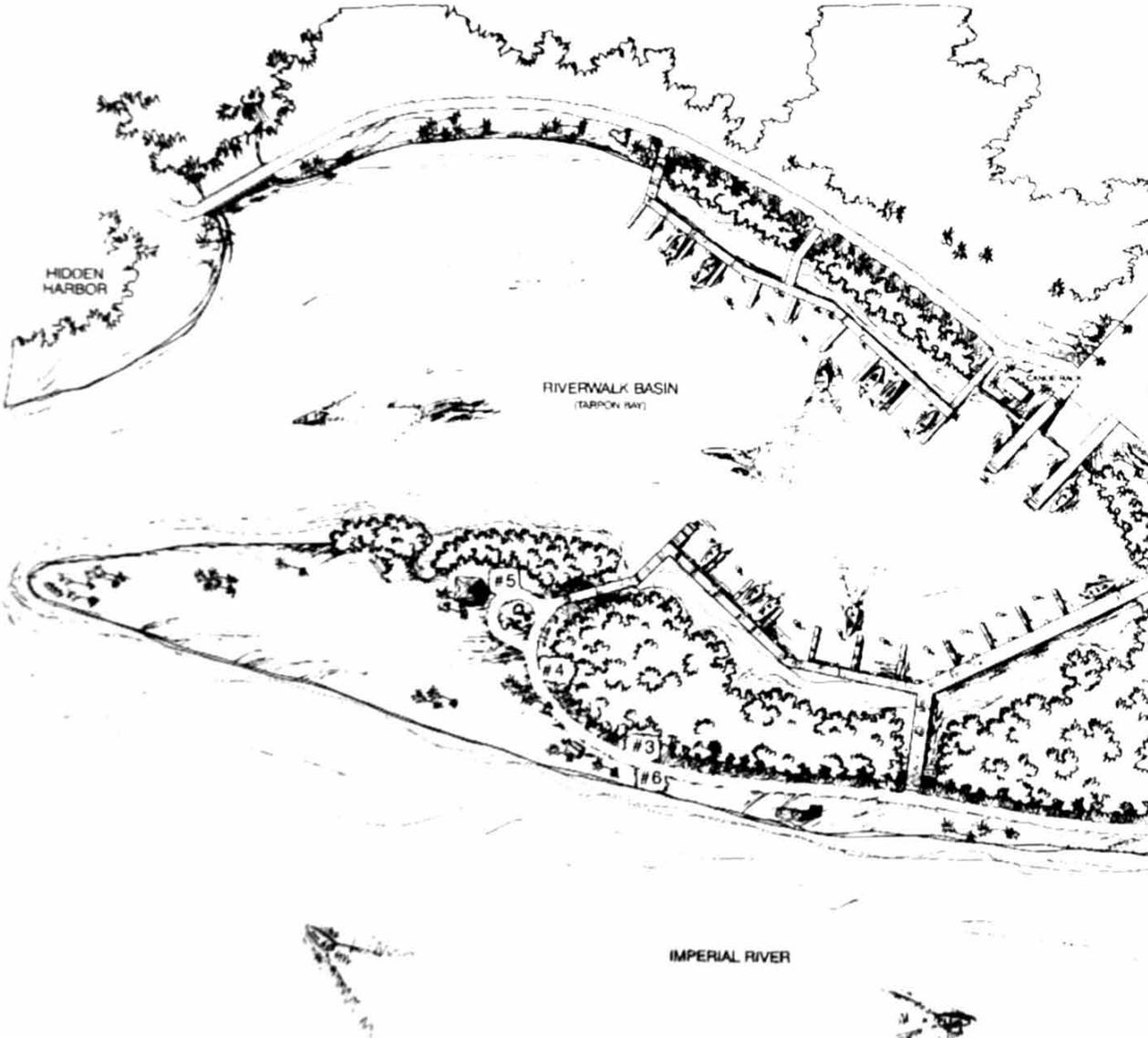
1. No motorized vehicles are permitted on any pathways other than necessary Community Association maintenance vehicles.
2. Stay to the right except when passing.
3. Pass on the left with caution, using an audible warning such as “passing on the left”.
4. In consideration of and safety to others, do not walk or ride two or more abreast.
5. When rounding blind corners, cyclists and roller-bladers should slow down and use caution.
6. When approaching two-way traffic, bikers and skaters should slow down and use caution.
7. For the safety of all children, please be sure they do not zigzag from one side to the other. This is dangerous for them as well as others.
8. If you meet a friend and decide to chat, for your safety, please move to the side of the path.
9. Community Association rules require that all dogs must be leashed while walking. Please use a short leash while on the pathways. Longer leashes can become tangled with other trail users and could cause injury.
10. In consideration of others, always pick up after your pets.

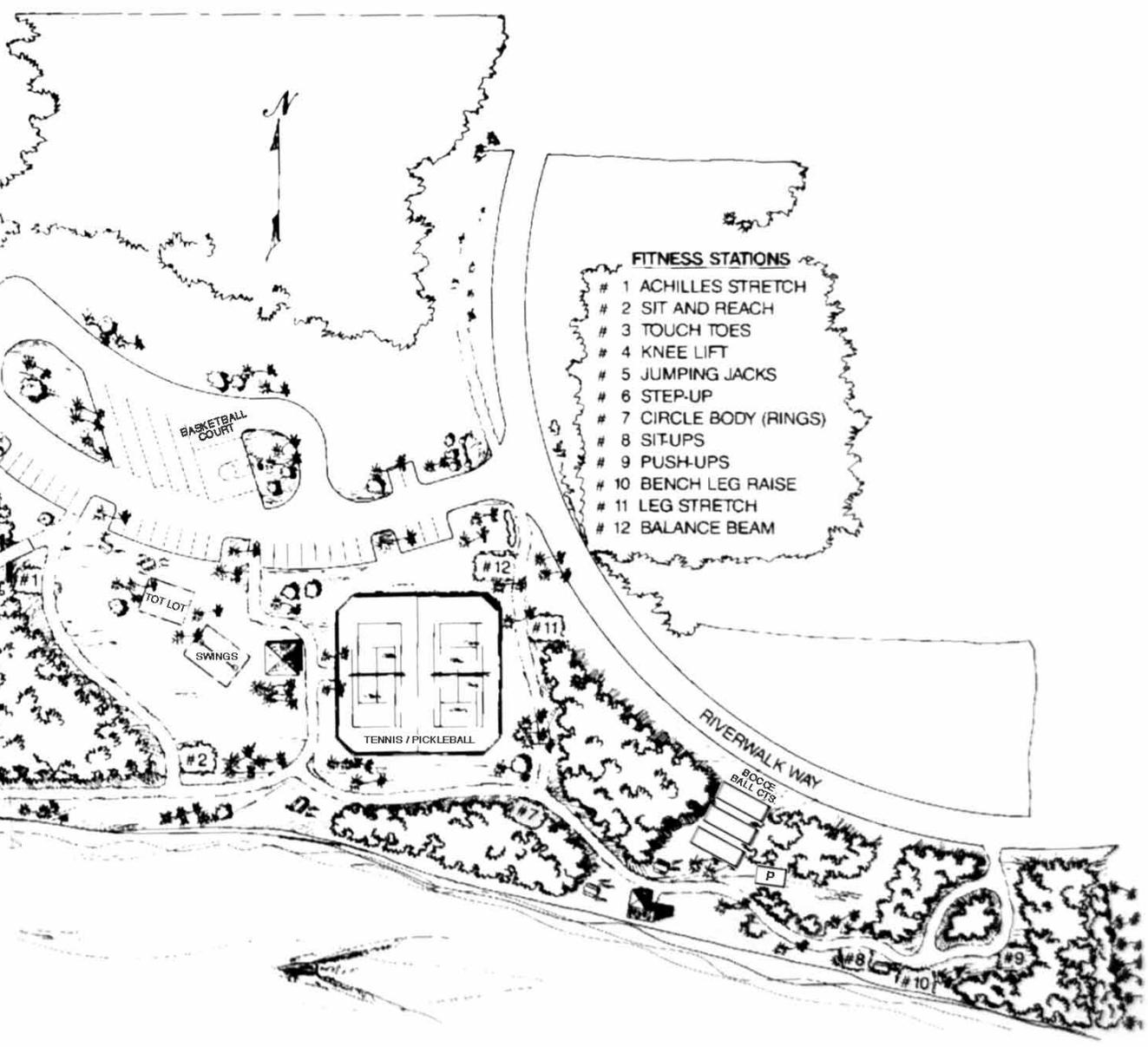
MAP - ESTERO BAY PARK

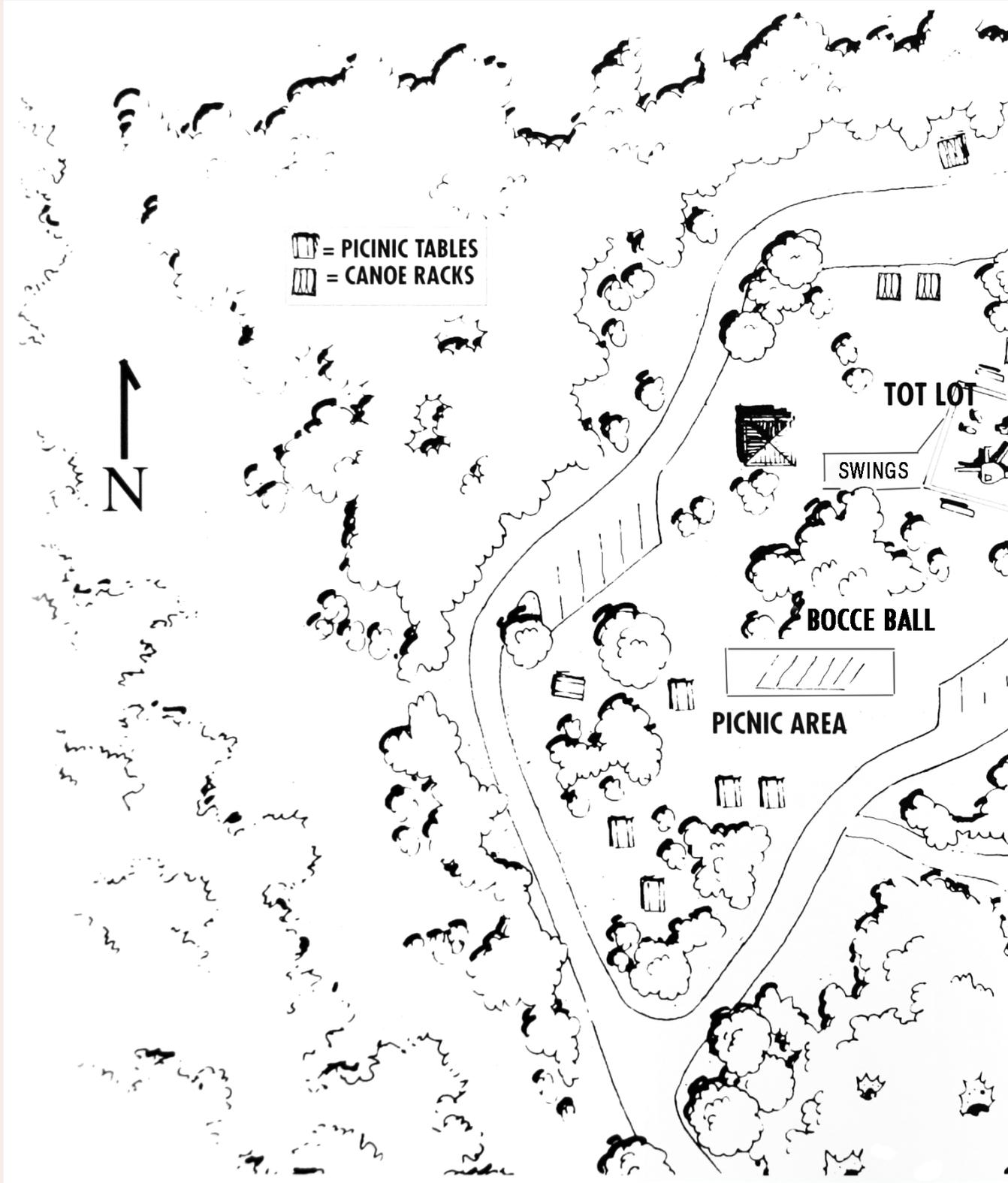


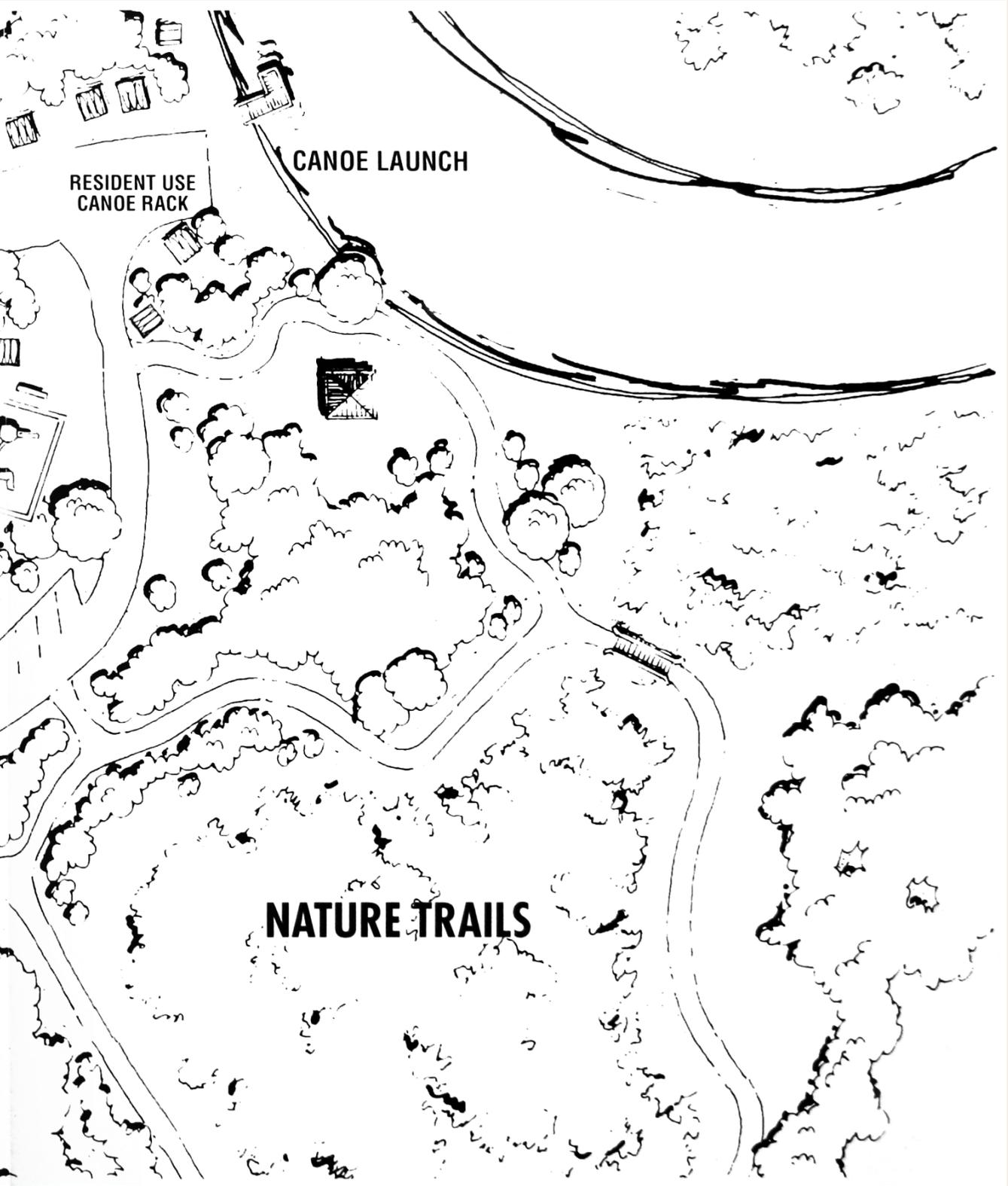


MAP - RIVERWALK PARK









Community Patrol and Limited Access

Bonita Bay is a gated community with limited access. Our community is unique in that all of the roadways within Bonita Bay are privately owned. This status allows us to maintain an access program at each of our entry gates. Bonita Bay Community Association (BBCA) through its Community Patrol Department is responsible for providing controlled access and traffic safety services for the community. Roadways within Bonita Bay are patrolled 24 hours a day, 365 days per year by Community Patrol Officers. The Community Patrol Department also provides access control for the Beach Park during seasonal months.

The primary responsibilities of our Community Patrol Department are to control access to the community, establish a visible presence on the property, provide information and aid to residents, employees and guests, and to report any unlawful activity to the proper authorities. Although we wish to help out in any way possible, our personnel are not police officers, firefighters or medical professionals, they do not have arrest powers, nor do they carry weapons of any type. Therefore in an emergency, we suggest you call 911, prior to contacting our patrol staff.



We do encourage you to take all necessary precautions to protect yourself, your home, and valuables. Remember, good protection starts at home. Consideration should be given to an around-the-clock utilization of an alarm system, with doors and windows locked when not at home. Remember, screened doors and windows are easily compromised by a would-be thief. You may also consider outdoor lighting of your home, where practical (in accordance with Design Review Guidelines).

There is no substitute for being aware and taking adequate precautions to protect yourself and your valuables. Each resident, family member and guest is solely responsible for his or her own safety and the security of their own belongings. The Community Association makes no representations or warranties, expressed or implied, with regard to the effectiveness of any security measures undertaken within the community.

Community Access

Two entry gates are manned by Community Patrol Officers for resident, member and social guest access. Our Gate officers will make every effort to ensure that you, your family and guests are processed quickly and treated professionally. Occasional delays will occur and we request your patience and understanding. Adherence to the guidelines in the following sections will help streamline your involvement with our process.

Property Owner Access

Bonita Bay property owners and members of their household are provided an annual automobile windshield decal and side window Bay-Pass (Personal Access Security System) for vehicles owned or leased in their name, allowing easy entrance through any resident traffic lane. To ensure ease of access for all residents, we cannot install decals or Bay-PASS tags on vehicles other than those identified as belonging to property owners and household members who have been properly verified as permanent residents. Various temporary passes are available for guests, lessees and renters.

Resident lanes are identified as such and should only be used by those vehicles displaying an annual decal and equipped with a Bay-Pass (barcode). Bay-PASS lanes are clearly marked at each gate where they have been installed. Vehicles without a Bay-PASS (barcode) should not enter through automated resident lanes. Please follow the gate officer's instructions when passing through the gate area. Only one car is allowed through the gate at a time. If you attempt to tailgate the automobile in front of you, the gate may automatically drop on your vehicle causing damage. Therefore, we ask that you pass through only when cleared by the automated gate system or when instructed by the gate officer.

Guest Access

All vehicles desiring to enter Bonita Bay without a current Bonita Bay decal or valid pass must approach the gate in the left-hand lane and come to a complete stop in front of the gate arm. Guests should give the gate officer their name and desired destination. Please discontinue cell phone conversations while communicating with the gate officer. The gate officer will then check appropriate advanced notification for authorization to enter. Guests will be required to show picture ID for verification.

Advance notification to the gate officer will facilitate guest access screening and prevent inconvenient delays. Such notification authorizes guests to enter at either the North or Main Gates. The officer will provide directions, if necessary, and then issue an appropriate pass.

Blanket authorization for specific recurring guests may be granted by completing a Property Access Authorization form. These forms may be obtained at the Community

Association Office, any gatehouse, and also on the Resident Web Site. Residents should review and keep current all database information on a regular basis to ensure that pre-approved persons are appropriate. Once approved by a resident, a recurring guest or blanket authorization will remain on the books until the resident updates this information.

Pre-arranged tennis, golfing, and Backwater Jack's lunch and dinner guests are not required to be called in to the gate by residents since the Gatehouse receives the daily tee time, court and dining sheets from Backwater Jack's and Bonita Bay Club Golf and Tennis. Bonita Bay Club luncheon and dinner guests do need to be pre-authorized by residents, since reservation sheets are not available.

Commercial Access

The Commercial Entrance is located just north of Bonita Bay Boulevard. on South Bay Drive, across from The Promenade. This entrance provides access control for service providers, vendors and contractors. Contractors and





service providers are required to be off property by 6:00 pm on weekdays and by 4:00 pm on Saturdays. Times and days that service provider/contractor access is not approved is considered “quiet time” within our community. Please be considerate of your neighbors and schedule service work within the times and days listed above. Also, service work is not authorized on Sundays and most federally recognized holidays.

Residents should pre-authorize all commercial services. Recurring vendors, requiring entry on a regular weekly basis, should be listed in the residents’ file. Please provide this information on the Property Access Authorization form or notify the Community Association Office. Please keep your commercial service provider information up to date.

As a general rule, service providers/vendors and contractors/builders should enter through the Commercial Entrance. Please notify your

service providers to use the correct gate; otherwise we may be required to redirect these vehicles through the proper entry gate.

Lessees

Residents who intend to lease their property, personally or through a rental agent, must notify the Community Association Office with the lessee’s name, address, phone number and rental unit. If a lease agreement is available it will be kept on file. Accurate information is very important in order to ensure proper access through the Gatehouse for lessees and their guests.

Appropriate passes will be issued upon receipt of this information. Persons leasing in Bonita Bay are welcome to stop by the Community Association Office with any questions they may have.



Lake and Water Management

Water in Southwest Florida is a precious natural resource. With our population growing each year we must protect and preserve our fresh water. With that goal in mind, Bonita Bay has developed a lake and stormwater management system, a residential dual water system, and adopted xeriscaping principles.

Stormwater Management System

Bonita Bay's lakes are not only beautiful, they are functional. Bonita Bay's stormwater management system has been permitted by the South Florida Water Management District to provide for flood control and to meet state water quality standards. Lake levels are designed to fluctuate throughout the year, as both the amount of rain and the groundwater levels vary.



Where possible, stormwater flows are routed through vegetation, swales and berms where the absorption of nutrients and the filtration of sediments and organic debris begin. The water is then collected in numerous ponds, marshes, and man-made lakes where it is detained for further filtration before flowing into saltwater estuaries. This detainment also protects against downstream flooding during a heavy rainfall. Both the overflow elevations and the drainage rate out of the ponds are based on the way water naturally behaved on the property prior to development. This maintains the natural groundwater table and preserves the natural “hydro period”, or the amount of time it would take the land to drain naturally.

Lake Guidelines

In order to preserve a healthy balance of vegetation and wildlife, there are a few common sense rules and regulations which should be adhered to by property owners regarding our lakes:

- No chemicals, grass clippings or any foreign substances should be introduced into any lake or natural area.
- No boats or watercraft powered by gasoline or diesel fuel are permitted in any lakes.
- Fishing is allowed in community lakes. Fishing on golf course lakes is prohibited. Please do not enter private property to gain access to a lake; instead, utilize Community Association common area accesses. We request that you practice "catch and release". Fishing licenses may be required by the State of Florida. You may contact the Bonita Bay Marina Ship's store for further licensing information.
- No swimming is allowed in any lake.
- No docks will be allowed in any lake, except as permitted by the Community Association.
- It is the abutting property owner's responsibility to maintain the bank of the lake or natural area to the water's edge. The bank must be kept mowed and maintained to create a neat appearance.
- Property owners should not enter upon the marsh or wetland areas which are a part of the stormwater management system.
- Flow ways, control structures and outfall pipes should be left clear and unobstructed. Property owners are not allowed to make any modifications or create any blockages to such flow ways.
- Introduction of fish and other animals, wild or domestic, is not allowed.
- In some areas, pathways are located on top of the spreader swale berms. Occasionally, after a heavy storm, stormwater will discharge by sheet flow over the top of the concrete portion of the pathway. This overtopping should not be interfered with since it is an integral part of the stormwater management system.

Our lakes are maintained to the highest level using professional aquatic management. There may be occasions when some visible algae or other aquatic weeds make an appearance. Virtually every lake in Bonita Bay will at some time show these signs. This occurrence is not a sign of an unhealthy lake, but a natural part of the lake system.



To foster the water conservation efforts, xeriscaping principles have been implemented throughout Bonita Bay. Though this unique word may be unfamiliar, it means nothing more than placing appropriate supplemental plants among existing vegetation to create a water-efficient landscape. On average, fifty percent of normal water consumption is used in landscaping. By effectively adhering to xeriscaping guidelines, your water consumption can be reduced up to fifty percent.



Some xeriscaping suggestions for landscaping around your home are to use mulches and drought-tolerant plants. If you use turf, take into consideration that it is the single largest consumer of water. When planting, pay attention to the water retention of the plant. For instance, lantana is an extremely drought-tolerant plant and comes in many colors and sizes. However, impatiens, an annual flower, should be limited to small focal areas such as entrances due to their high water requirements. Further information on xeriscaping principles is available in publications issued by the South Florida Water Management District and in the Bonita Bay Design Review Guidelines.



The Community Association utilizes the xeriscaping concept on its streetscapes, parks and common areas. Our xeriscaping approach has even been featured in segments on national television programs. By practicing smart planting, Bonita Bay conserves a precious resource, while wasting little, and preserving a natural balance.

Habitats

Harmony between man, animal, and vegetation has been at the heart of the Bonita Bay vision. Long before Bonita Bay became a residential community, a very “natural” community already existed. Bonita Bay has preserved much of the Southwest Florida habitat originally found on the land. Several distinct ecosystems are found on our 2,400 acres.

Uplands

Whether you are playing golf, riding your bike, or simply passing through in your car, you will notice a wide variety of wildlife and vegetation in our uplands. Providing shade overhead is the drought-tolerant cabbage palm, our state tree. These palms vary in appearance, but they are recognized by the criss-cross formation of their base leaves. Another tree with its large branches looming overhead is the live oak. This tree is never totally bare, as it keeps most of its green leaves all year round. This tree is extremely tough and it was once used for ship building. The live oak is also home to Spanish moss which can be seen dispersed throughout its branches. Throughout Bonita Bay you will also find many slash pine trees. This pine has two to three cylindrical needles per bundle. Pines do not produce flowers, but instead reproduce through cones. The disbursement of pollen from the pines is what causes the light dusting of yellow on the top of your car.



While roaming the uplands you may have a chance encounter with one of our many mammals. The white tail deer is not an uncommon sight throughout the woods of Bonita Bay. They are not very large, standing three feet high and weighing approximately 100 pounds; much smaller than the northern deer. Shy and alert, these beautiful creatures are most often seen at night or during the transitional hours of dusk and dawn. Another wary animal that inhabits the woodlands is the bobcat. The bobcat's coloring is usually yellow to brown, with brown or black spots and a blackish stripe down the back. It is relatively small, about 32 inches in length and weighing about 22 pounds. This animal is a nocturnal hunter, usually preying on small mammals and birds.



Open land just wouldn't be the same if there were no diggers to dig in it. The nine-banded armadillo is known for habitual digging. This

VI. HABITATS

fearless creature has been known to damage our landscaping, and golf courses in its search for food. The armadillo's sturdy armored bands are overlapped and hinged by the animal's skin. The tail is also covered with armor. Burrows from 10 to 35 feet long can be dug by our other famous digger, the gopher tortoise. Since man and the gopher tortoise compete for the same dry land to make their homes, it has now become illegal to kill, capture, own, buy or sell gopher tortoises except by special permit.

Over 70 other kinds of animals have been found using abandoned gopher tortoise burrows. Quite often, snakes take up residence in these abandoned burrows. A common snake is the black racer which is fast moving and quick to flee. Black with a white chin and throat and reddish irises, this nonvenomous snake may attain a length of six feet. These snakes are built-in natural pest controllers, since rodents are their favorite prey.

Occasional sightings of rattlesnake in the upland natural areas have also been made. The eastern diamondback rattlesnake is heavy-bodied, and venomous. Its triangular head and unmistakable yellow and dark-brown diamond pattern on its back make it very recognizable. All snakes have a natural fear of man and do their best to avoid human contact. Remember that snakes, whether venomous or non-venomous, have the potential to bite; so be cautious if you happen upon one.

Bonita Bay is fortunate to be home to our U.S. national bird, known as "the master of the air: Bald eagles are dark-bodied with a white head, neck and tail, and a yellow bill. Their call consists of rapid, sharp chirps. Their nests, made in tall pine trees, consist of a massive collection of sticks. These birds return year after year to add to their existing nest. In the northern part of Bonita Bay, along the slough, these rare birds are nesting and reproducing. It is not unusual to site our bald eagles near our many waterways.

Wetlands & Waterways

Three of the four Bonita Bay property boundaries are waterways. We also enjoy hundreds of acres of lakes and wetlands within the property. When canoeing down the river or enjoying one of our parks, you will notice vegetation and wildlife that makes Florida unique.



Our surrounding waters are famous for their snook, tarpon, redfish and trout. A common catch in our freshwater lakes is the largemouth bass, distinguished by its green color and a dark stripe along its sides from gill to tail.

Bonita Bay is host to one of the true symbols of Florida, the alligator. They inhabit the freshwater lakes, ponds and rivers. When swimming, only the gator's head and part of its back are out of the water, many times resembling a floating log. They are more commonly seen during mating season and droughts. Though they were once threatened with extinction, they have made a strong recovery due to strict hunting regulations. North American crocodiles, cousins of the alligator, are inhabitants of saltwater shorelines, but have, on occasion, been found in our lakes. They are distinguished from the alligator by their long, narrow snout. The crocodile, somewhat shyer than the alligator, is rare and endangered. Although both alligator and crocodile are potentially dangerous animals, their natural instinct is to avoid human contact and to flee. Neither animal should ever be fed since this diminishes their natural fear of man. Enjoy the sight of these prehistoric creatures, but always remember to keep a safe distance, and do not feed them.

Vegetation is abundant throughout the saltwater wetlands, but none is more important to our ecological balance than the mangrove. Mangroves may be the greatest natural resource of our state since they provide nursery and feeding areas for many forms of life, including endangered and threatened species. Therefore, management of mangroves has become highly regulated. Red, white and black mangroves are abundant throughout the Bonita Bay shoreline and through our central slough. Riverwalk, Spring Creek and Estero Bay Parks are excellent sites for mangrove viewing.

The high trees and waters throughout Bonita Bay provide excellent habitat for many of Florida's native birds. One of the largest wading birds, the great blue heron, is known for its "nest relief ceremony". When the parent who went fishing for the babies' food returns, the mated pair performs a beautiful ritual of flying and wing spreading. Of all the birds, the spoonbills are the most colorful, often being mistaken for flamingos. Their ruby red eyes and bald heads are not common everywhere in the state, so it is a delight to have them in Bonita Bay. These elegant birds feed by swinging their beaks from side to side until the special nerve ending signals at the end of their bills come in contact with food, causing the beak to instantly close. The wetland just east of The Sanctuary on Bonita Bay Boulevard, is a haven for wood storks,

VI. HABITATS

egrets, herons and other wading birds. The pathway adjacent to the wetland is an ideal viewing spot.

The large nests built in the tall trees along the Imperial River are made by the large, fish-eating osprey. This bird is frequently mistaken for the bald eagle because of its white head. This white-breasted bird with the dark band across its face is the only hawk able to grasp with two toes in front and two in the back rather than the three and one arrangement. It finds its food by plunging feet first into the water, locking its claws into the fish.

Our rivers and river banks also create a pleasant habitat for many mammals including the otter and the manatee. At Riverwalk Park you may observe the playful river otter. These semi-aquatic animals are noted for their chasing and tumbling. Also in the surrounding waters of Bonita Bay lives an animal that has been around for more than 45 million years. This wholly aquatic vegetarian known as the manatee can move up to 12 mph, weighs in around 1,200 pounds, and can be 13 feet in length. It can consume from 150 to 200 pounds of aquatic plants, daily. The greatest threats to these completely docile animals are boat collisions and ingestion of fish hooks and monofilament line. For their safety, please adhere to all signs and restrictions when boating.

Beach Park

Bonita Bay's Beach Park provides a natural habitat for aquatic plants and animal life. Sea grapes are a small shrub with nearly round leaves and clusters of fruit. These plants are used for erosion control of the coastline, since they have excellent salt tolerance. The fruit of the plant is used to make wine and jelly. Another plant found along the shore is sea oats. Sea oats help to stabilize the sandy dunes and are an essential part of the coastal habitat. The attractive seed heads of these plants bloom at the end of the summer and remain on the plant for months. Though these were once popular for flower arrangements, it is now unlawful to pick them.

Slowly soaring on the beach air currents, with its tail open in its forked "Y" shape is the magnificent frigate bird. Females have solid white breasts and black necks, while the male has a red chest that can be puffed out the size of a football during mating season. This bird is sometimes called man-o'-war, because it has been known to attack other birds for their food. Due to the frigate bird's huge wingspan, it





42

is difficult to take off from the ground or water, so most flights begin and end at the top of a tall tree. On a much smaller scale are the many variations of seagulls found roaming on the beach. In actuality there is no such “Seagull” species. The name has become a catch-all for a wide variety of gulls. Many of the gulls feed on the wave crests, and don’t actually dive into the water.

The favorite of many locals are the brown pelicans. These birds are very playful and have quite a bit of personality. They are known for their great dives into the water. The tremendous splash into the water stuns the fish. The bird then uses its beak as a fish net, scooping up the fish. Although the pelican is a threatened species, we are fortunate that the population along our Beach Park is plentiful. As the sun sets, there is nothing more beautiful than the sight of a soaring pelican.

Another interesting Beach Park creature is the omnivorous loggerhead turtle. This large, reddish-brown turtle is covered by a very thick shell, especially toward its back. This reptile lives 20 years before it reaches maturity. It is always a special time between May and August when these turtles come on shore to lay their eggs. A few have even hatched at Bonita Bay’s Beach Park. Their biggest threat in the United States is raccoons that find and destroy the eggs. Another threat is the artificial light that shines over the beach. Mistaking the light for moonlight, the disoriented hatchlings head toward the shore lights instead of the water, only to die from exhaustion, cars, etc. The Sea Turtle Protection

VI. HABITATS



Ordinance was established to aid in the survival of the Loggerhead species. The Beach Park adjusts its evening lighting from May to October in order to comply with this lighting ordinance.

Though the beach provides much fun and relaxation, there is always a small chance of encountering an animal that may cause injury. The stingray is one such animal. Stingrays enjoy swimming along the bottom of the warm, shallow waters of the Gulf. Therefore, they are sometimes difficult to see. It is wise to practice the “stingray shuffle” when wading, so that you can avoid stepping on the stingray.

Probably the most playful mammal at the beach is the bottlenose dolphin. This grayish-blue, curious dolphin loves to play and may often put on a show. The best time to catch a glimpse of their show at the Beach Park is in the early morning hours. These animals are truly a beautiful sight as they leap into the air, alive and carefree, and always with a smile.

The wildlife of Bonita Bay has endured through centuries. Many animals make this community their permanent home; others, like the bald eagle, pass through the area every year. Overall, the otters, osprey, manatees, deer, alligators, and egrets have long enjoyed their home at Bonita Bay. It is our goal to ensure that the harmony among all habitats will always remain in balance.



Bonita Bay Phone Numbers

BONITA BAY COMMUNITY ASSOCIATION

	239-495-8111
	Fax 239-495-8678
Beach Park	239-992-9840
Community Activities	239-390-5550
	Fax 239-390-5551
Design Review	239-495-8111
	Fax 239-495-8480
Grounds Maintenance	239-495-2113
	Fax 239-495-5476
Community Patrol	
Main Gate	239-947-2476
North Gate	239-498-7173
Service Gate	239-992-1831

BONITA BAY CLUB

	239-495-0200
	Toll Free 800-277-1209
	Fax 239-495-0322
Club Administration	239-495-0200
Club Dining	239-495-0200
Club Fitness Center	239-495-1937
Club Pro Shop	239-498-2626
Club Swim & Tennis	239-495-3573
Club Tee Time	239-495-8333
East Club	239-352-8700
East Pro Shop	239-353-5100

MARINA CLUB

	239-495-9009
	Fax 239-948-1911
Backwater Jacks	239-992-3010
Marina & Ships Store	239-495-3222

HIGH RISE SALES CENTER OF BONITA BAY

	239-495-1105
	Toll Free 800-277-4119
	Fax 239-495-7221

Important Area Phone Numbers

AREA CODE IS: 239
 EMERGENCIES: Dial 9-1-1
 POISON CONTROL TOLL-FREE: 1-800-222-1222

GOVERNMENT & SERVICES

Bonita Springs City Council	www.cityofbonitasprings.org	949-6262
Bonita Springs Fire Control & Rescue	www.bonitafire.org	949-6200
Clerk of the Courts	www.leeclerk.org	533-5000
County Gov't – Collier County	www.colliergov.net	252-8999
County Gov't – Lee County	www.lee-county.com	533-2737
Driver License & Vehicle Registration	www.leetc.com	533-6000
Florida State Government	www.myflorida.com	
Florida State Legislature	www.flsenate.gov	
Homestead Exemption	www.leepa.org	533-6100
Lee County Mosquito Control	www.lcmcd.org	694-2174
Lee County Office of the Sheriff	www.sheriffleefl.org	477-1000
Bonita Sub-Station	477-1140	
NOAA Extreme Weather Info Sheet	www.ncddc.noaa.gov/NEWIS	1-866-732-2382
Social Security Office	www.ssa.gov	1-800-772-1213
United States Postal Service	www.usps.com	1-800-ASK-USPS
Main Bonita Post Office		948-0339
9071 Bonita Beach Road SE		
Survey Creek Branch		948-0467
26150 Old 41 Road		948-0467
Voter Registration	www.leeelections.com	533-8683
Supervisor of Elections 24951 Old 41 Road		949-1581

HEALTHCARE RESOURCES

Bonita Community Health Center	www.bonitahealthcenter.com	949-1050
Estero Medical Center	www.esteromedical.com	498-2483
Lee Memorial Health System	www.leememorial.org	343-5000
Health Park Medical Center		343-5000
The Children's Hospital of SW Florida	343-5000	
Lee Memorial Hospital		343-2000
Gulf Coast Medical Center		343-1000
Lee Physician Group Offices		343-9800
Rehabilitation Hospital		343-3900
NCH Healthcare System	www.nchmd.org	436-5000
NCH Downtown Hospital		436-5000
NCH North Naples Hospital		552-7000
NCH Bonita Wound Healing Center		596-8814
Physicians Regional Medical Center	www.physiciansregional.com	348-4000
Urgent Care Center of SW Florida	www.urgentcareswfl.com	333-2273

VII. PHONE NUMBERS AND STREET DIRECTORY

INFORMATION SOURCES

Bonita Springs Assistance Office	www.bonitaassistance.org	992-3034
Bonita Springs Chamber of Commerce Toll Free	www.bonitaspringschamber.com	992-2943 1-800-226-2943
Bonita Springs Public Library	www.lee-county.com/library	533-4860
Lee County Library System	www.lee-county.com/library	479-4636

LICENSES

Fishing Licenses	http://myfwc.com	533-6000
Instant License Line		1-888-347-4356
Marriage	www.leeclerk.org	533-5000
Pets/Animal Services – Lee County Animal Services	www.leelostpets.com	533-7387

NEWSPAPERS

Bonita Daily News/The Banner	www.bonitanews.com	262-3161
The News-Press	www.news-press.com	335-0200

SCHOOL & EDUCATION

Lee County School District	www.leeschools.net	334-1102
Bonita Springs Elementary School		992-0801
Pinewoods Elementary		947-7500
Spring Creek Elementary		947-0001
Bonita Springs Middle School		992-4422
Estero High School		947-9400
Bonita Springs Charter School		992-6932
Ave Maria University		280-2500
Edison State College		489-9300
Florida Gulf Coast University		590-1000

THE ARTS

Center for the Arts of Bonita Springs	www.artcenterbonita.org	495-8989
Philharmonic Center for the Arts	www.thephil.org	597-1900
Southwest FL Symphony Orchestra	www.swflso.org	418-1500

VII. PHONE NUMBERS AND STREET DIRECTORY

TRANSPORTATION

Airports

Southwest Florida International Airport (RSW)	www.flylcpa.com	590-4800
Page Field, Fort Myers		936-1443

Bus Service

Lee County Transit (LeeTran)	www.rideleetrans.com	533-8726
Collier Area Transit (CAT)	www.colliergov.net	252-7272

UTILITIES & RECYCLING

Bonita Springs Utilities (BSU)	www.bsu.us	992-0711
Toll Free		1-800-583-1496
Century Link	www.centurylink.com	1-800-366-8201
Comcast Cable	www.comcast.com	1-800-266-2278
Electric		
Florida Power & Light (FPL)	www.fpl.com	1-800-226-3545
Power Outage		1-800-468-8243

NATURAL GAS

TECO Peoples Gas	www.peoplesgas.com	1-877-832-6747
AmeriGas	www.amerigas.com	261-0843

WASTE DISPOSAL & CURBSIDE RECYCLING

Lee County Solid Waste	www.lee-county.com/solidwaste/	533-8000
Resource Conservation Systems (irrigation)	www.rcsirrigation.com	495-5805
Veolia Waste Management	www.veolia.com	334-1224

Bonita Bay Alphabetical Street Listings

STREET	NEIGHBORHOOD	STREET	NEIGHBORHOOD
Arbor Strand Drive	Arbor Strand	Fawnwood Court	Spring Ridge
Arrowwood Court	Rookery Lake	Glencairn Court	Waterford
Augusta Creek Court	Augusta Creek	Greenflower Court	Tuckaweye
Bay Hammock Court	Arbor Strand	Green Heron Court	Ibis Cove
Bayhead Drive	Greenbriar/ Lakeside	Hammock Isle Court	Hammock Isle
Bonita Bay Boulevard	Arterial Street	Harbor Cove Court	Hidden Harbor (Fishbowl)
Bonita Bay Boulevard	Azure	Harbor Oaks Court	Hidden Harbor
Bonita Bay Boulevard	Esperia	Hidden River Court	Hidden Harbor
Bonita Bay Boulevard	Estancia	Ibis Cove Court	Ibis Cove
Bonita Bay Boulevard	Horizons	Island Pond Court	Bayview
Bonita Bay Boulevard	Tavira	Isle Way	Bermuda Cove
Bonita Bay Boulevard	Vistas	Key Lime Court	Enclave
Brick Lane	Coconut Isle	Kindlewood Lane	Burning Tree
Country Club Drive	Arterial Street	Lake Forest Drive	Sandpiper
Cracker Way	Cracker Cove	Lake Harbor Court	Harbor Lakes
Creekview Drive	Creekside	Lakepointe Way	Woodlake
Crossings Court	Crossings	Lakeway Court	Hidden Harbor
Deerwood Court	Deerwood	Laurel Ridge Court	Laurel Ridge
Devonshire Court	Waterford	Lost Lake Lane	Lost Lake
Egrets Landing Drive	Egrets Landing	Mahogany Pointe Court	Mahogany Ridge
Enclave Drive	Enclave	Mandevilla Drive	Spring Ridge
		Marina Isle Court	Marina Isle

VII. PHONE NUMBERS AND STREET DIRECTORY

STREET	NEIGHBORHOOD	STREET	NEIGHBORHOOD
Marina Pointe Drive	Marina Pointe	Riverwatch Drive	Harbor Landing
Marshview Court	Hidden Harbor	Riviera Lakes Court	Riviera
Mira Way	Mira Lago	Rookery Lake Drive	Rookery Lake
Montara Drive	Montara	Royalfern Court	Woodlake
Montego Pointe Court	Bay Pointe	Sanctuary Crossing	Sanctuary
Montego Pointe Way	Bay Pointe	Sawgrass Court	Enclave
Myrtle Oak Court	Riverwalk	Shell Ridge Circle	Bay Harbor
Nesting Court	Eagles Nest	Shell Ridge Court	Bay Harbor
North Bay Drive	North Entrance	Siena Drive	Siena
Oak Hammock Court	Creekside	South Bay Drive	High Rise Sales Center/Activities
Oak Knoll Drive	Oak Knoll	Survey Circle	Cracker Cove
Oaklake Court	Riverwalk	Thornbury Court	Cranbrook
Oakwood Lake Drive	Oakwood	Thornbury Lane	Cranbrook
Osprey Nest Court	Creekside	Wedgewood Drive	Wedgewood
Pineshadow Court	Rookery Lake	Whiskey Pointe Lane	Whiskey Pointe/ Lakeside
Plumage Court	Ibis Cove	Wild Pines Drive	Wild Pines
Pond Apple Court	Creekside	Wild Rose Court	Waterford
Red Oak Court	Creekside	Woodlake Drive	Woodlake
Ridge Lake Court	River Ridge	Woodlyn Drive	Baywoods
Riverbank Drive	Anchorage	Woodmoor Lane	Baywoods
Riverpark Court	Riverwalk	Wyndhurst Court	Hamptons
Riverwalk Way	Riverwalk		

Bonita Bay Neighborhood Street Listings

ANCHORAGE

Riverbank Drive

ARBOR STRAND

Arbor Strand Drive
Bay Hammock Court

AUGUSTA CREEK

Augusta Creek Court

AZURE

Bonita Bay Blvd.

BAY HARBOR

Shell Ridge Circle
Shell Ridge Court

BAY POINTE

Montego Pointe Court
Montego Pointe Way

BAY VIEW I & II

Island Pond Court

BAYWOODS

Woodlyn Drive
Woodmoor Lane

BERMUDA COVE

Isle Way

BURNING TREE

Kindlewood Lane

COCONUT ISLE

Brick Lane

CRACKER COVE

Cracker Way
Survey Circle

CRANBROOK

Thornbury Court
Thornbury Lane

CREEKSIDE

Creekview Drive
Oak Hammock Court
Osprey Nest Court
Pond Apple Court
Red Oak Court

CROSSINGS

Crossings Court

DEERWOOD

Deerwood Court

EAGLES NEST

Nesting Court

EGRETS LANDING

Egrets Landing Drive

ENCLAVE

Enclave Drive
Key Lime Court
Sawgrass Court

ESPERIA

Bonita Bay Boulevard

ESTANCIA

Bonita Bay Boulevard

GREENBRIAR

Bayhead Drive

HAMMOCK ISLE

Hammock Isle Court

HAMPTONS

Wyndhurst Court

HARBOR LAKES

Lake Harbor Court

HARBOR LANDING

Riverwatch Drive

HIDDEN HARBOR

Harbor Cove Court
Harbor Oaks Court
Hidden River Court
Lakeway Court
Marshview Court

HORIZONS

Bonita Bay Boulevard

IBIS COVE

Green Heron Court
Ibis Cove Court
Plumage Court

LAKESIDE

Bayhead Drive
Whiskey Pointe Lane

LAUREL RIDGE

Laurel Ridge Court

LOST LAKE

Lost Lake Lane

MAHOGANY RIDGE

Mahogany Pointe Court

MARINA ISLE

Marina Isle Court

MARINA POINTE

Marina Pointe Drive

MIRA LAGO

Mira Way

MONTARA

Montara Drive

OAK KNOLL

Oak Knoll Drive

OAKWOOD

Oakwood Lake Drive

RIVER RIDGE

Ridge Lake Court

RIVIERA

Riviera Lakes Court

RIVERWALK

Myrtle Oak Court
Oaklake Court
Riverpark Court
Riverwalk Way

ROOKERY LAKE

Rookery Lake Drive
Pineshadow Court
Arrowwood Court

SANCTUARY

Sanctuary Crossing
Sanctuary Way

SANDPIPER

Lake Forest Drive

SIENA

Siena Drive

SPRING RIDGE

Fawnwood Court
Mandevilla Drive

TAVIRA

Bonita Bay Boulevard

TUCKAWEYE

Greenflower Court

VISTAS

Bonita Bay Boulevard

WATERFORD

Devonshire Court
Glencairn Court
Wild Rose Court

WEDGEWOOD

Wedgewood Drive

WHISKEY POINTE

Bayhead Drive
Whiskey Pointe Lane

WILD PINES

Wild Pines Drive

WOODLAKE

Lakepointe Way
Royalfern Court
Woodlake Drive

LEGEND

Communities

-  Condominiums & Carriage Homes
-  Villas & Patio Homes
-  Single Family Homesites

Golf

-  Creekside Course
-  Marsh Course
-  Bay Island Course

Bike Paths

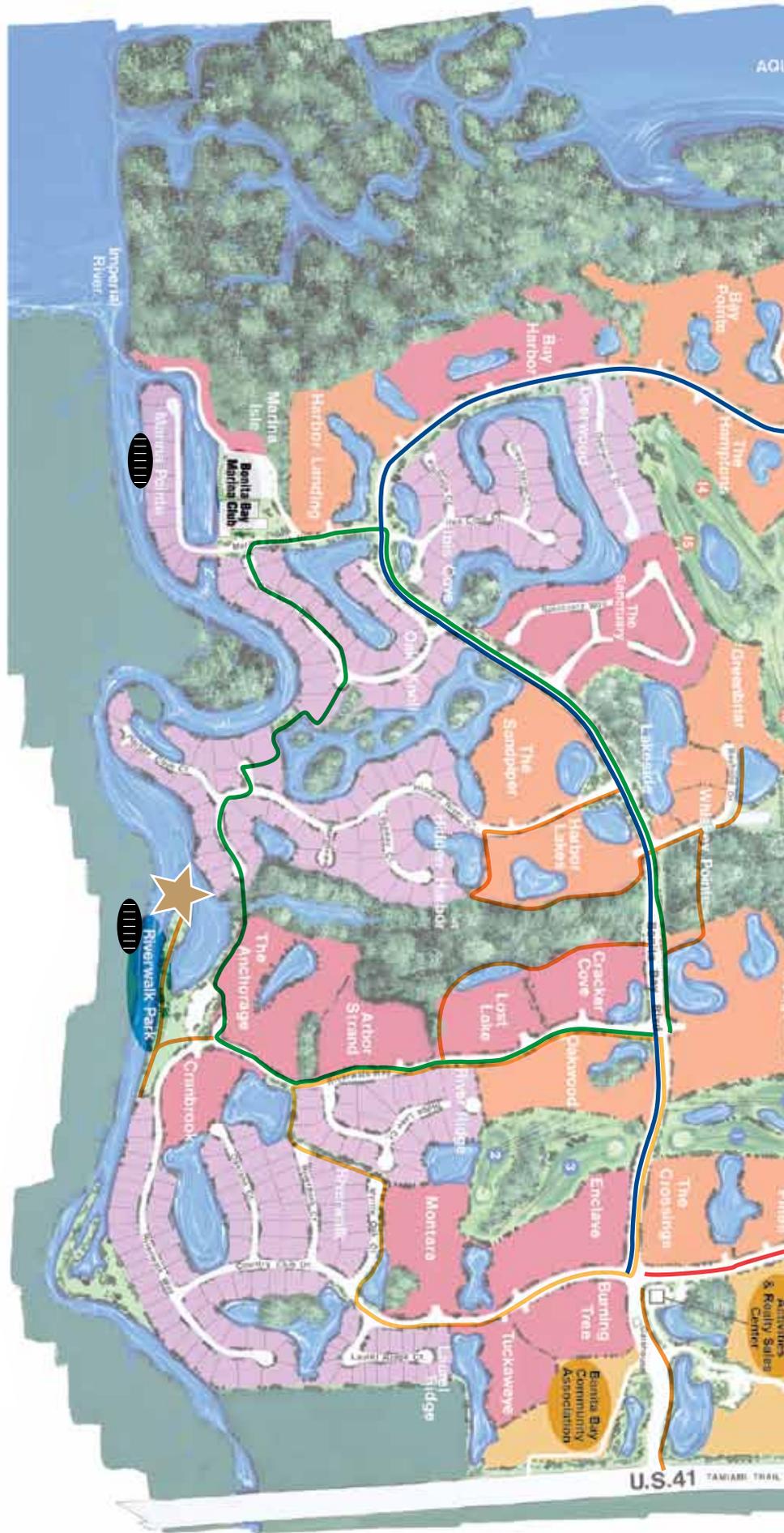
Trails beginning at Bonita Bay Boulevard and Country Club Drive

- Parks = 
- Bike Racks = 
- Red Trail = 2 miles
- Yellow Loop Trail = 1.6 miles
- Blue Trail = 2.9 miles

Trail beginning at Wedgewood intersection

- Green Loop Trail = 2.5 miles
- Orange Trails = under .5 mile

Graphics and written representations reflected on this drawing do not necessarily reflect actual dimensions and may not be to scale.



The Neighborhoods and Amenities of Bonita Bay





This Handbook contains only a summary of some of the important rules and regulations of the Bonita Bay community and Community Association. Not all of the rules and restrictions governing owners of property within the Bonita Bay community are mentioned herein. In addition to the Community Association, there are several individual neighborhood associations which manage their affairs through distinct homeowner or condominium associations. This Handbook is subject to the complete and definitive information set forth in the Declaration of General Protective Covenants and Restrictions for Bonita Bay, the various additional declarations of protective covenants applicable only to specific neighborhoods within Bonita Bay, the Bylaws of the Community Association, the Articles of Incorporation for the Community Association, the Rules and Regulations of the Community Association, and all amendments to each of the foregoing. Copies of the Governing Documents were given to you prior to your purchase. However, additional copies are available from the Community Office, or on the resident website, www.bonitabayresidents.com.



www.BonitaBayResidents.com