



WHY JOIN THE ASSOCIATION?



The Association board and staff provide a format where critical neighborhood issues can be addressed and solved. We are dedicated to enhancing your experience of living in Port Royal and maintaining its standards of excellence.

In order to achieve this, the Association provides:



Assistance with resident and neighborhood inquiries



Beautification of our four main entrances including landscaping, lights, seasonal plantings and holiday decor



Member programs offering volume discounted goods and services



Assurance of compliance with the Port Royal Deed Restrictions through architectural and dock review



Governmental liaison with City Council, the Naples Police Department, Collier County and Construction Compliance

INTERESTED IN SERVING ON THE BOARD? CONTACT US!



MY AMBITION IS TO MAKE PORT ROYAL THE FINEST

1938

After deeming Palm Beach too flashy for their taste, John Glen Sample and his wife, Helen travel to Naples in search of a laid back beach town for their winter home.

And they find it.

1950

Cutlass Cove, the first phase of Port Royal, is complete with lots selling for \$7,500 - \$12,000

1951

Groundbreaking of Trinity by the Cove Episcopal Church built in Port Royal on land donated by John Glen Sample

1938 - 1950

Sample purchases two square miles of land and deems it PORT ROYAL.

His fascination with pirate lore and a visit to Jamaica inspires the development's name.



history of
founded

PLACE IN THE WORLD TO LIVE.” - JOHN GLEN SAMPLE

1955

Lantern Lake section complete with four spec homes for sale for \$22,000 - \$25,000

1957

Final phase of the original development of Port Royal is finished boasting a total of 600 lots

1959

The Port Royal Club or Port Royal Beach Club, as it was called at the time, opens. Annual dues are \$150 plus 20% tax. Anyone interested in buying property in Port Royal has to first be approved and join the club.

Original deed restrictions created by Sample:

- Only single family homes
- No speculative homes
- Underground utilities only
- Architects must be approved
- No flat roofs
- Every purchaser was to be interviewed by Sample

port royal[®]
in 1938



DEED RESTRICTIONS



Residents of Port Royal seek the highest standards of property use and maintenance which can be established in this unique community and no other factor can contribute more to Port Royal's distinctiveness.

APPROVAL OF ALL STRUCTURES

Every structure or alteration must be approved in writing by Port Royal – this includes buildings, additions, equipment and its housing, walls, fences and docks. The exterior color scheme on existing homes and new construction **MUST** be approved by the Association.

CHOICE OF ARCHITECT, LANDSCAPE ARCHITECT + BUILDER

Only competent, licensed architects and builders with proven ability will be approved. Also, there will be no approval of arrangements which in any way reduce the individuality of home designs. There is a list of approved architects and builders available but approval and cooperation will be extended to any highly regarded residential architect or builder after an interview process.

WATERFRONT PLANTINGS

Only clear trunk trees (coconuts, royal palms, etc. – a minimum of 10 feet of clear trunk) and hedges allowed to grow no higher than 3 feet may be planted or maintained beyond the waterfront building lines. This restriction has the obvious purpose of preserving the waterway view of adjoining properties. Any existing exceptions such as on a property line common to consenting owners or next to vacant properties must be considered remediable upon demand by new owners.

THIS IS JUST A SAMPLING OF PORT ROYAL'S REGULATIONS. PLEASE VISIT OUR WEBSITE AT **WWW.PORTROYALPOA.COM** TO VIEW THE COMPLETE DEED DOCUMENT AND CITY ZONING CODE.

*Information on restrictions in this brochure is subject to change and should not be solely relied upon. For the most accurate, up to date information, please contact the PRPOA office.

CITY OF NAPLES R1-15A CODE



The Association has worked with the City to incorporate deed restrictions into code specific to the Port Royal zoning area (R1-15A). In some cases the code has been refined to better maintain the characteristics of the community.

MECHANICAL SCREENING

Permanent screening is required around all mechanical equipment. The equipment shall be fully screened as viewed from the street, neighboring properties and adjacent waterways. Landscaping is not adequate for screening.

BOATS & DOCKS

The side yard setback for all piers and lifts is 20 feet. Vessels, including engines must not encroach into side setbacks.

Pier dimensions shall not exceed the following:

- A. Shore-normal or perpendicular walkway providing access to shore-parallel pier: six feet in width
- B. Shore-normal pier: eight feet in width
- C. Shore-parallel pier: eight feet in width and 100 feet in length
- D. Catwalk providing access to side of vessel, boat lift, or mooring pile: four feet in width

Any proposed expansion of or addition (including boat lifts) to an existing nonconforming pier or dock shall require that all portions of the existing dock be brought into conformance.

RIP RAP

Rip rap should be maintained and restored when necessary. Restoration must always follow the natural shoreline, not exceed a 2:1 foot slope and not extend beyond original toe stones. Submittal for Association approval is required for all rip rap changes.

GATES, COLUMNS, WALLS & FENCES

Maximum entry treatment height. Height of main driveway gates, entry columns and posts shall be based upon the lot frontage distance and the distance which such entry treatment is set back from the adjacent paved travel-way.

Front yard outside the building envelope. Walls and fences shall be limited to a maximum height of four feet. An additional 18 inches of metalwork that is at least 50 percent open and transparent is allowed on top of such wall or fence. For any columns or posts, the maximum width, is two feet six inches.

CONTACTS



CITY OF NAPLES

POLICE NON-EMERGENCY	239.213.4844
COMMUNITY POLICE OFFICER	239.213.4869
FIRE DEPARTMENT	239.213.4900
CODE ENFORCEMENT	239.213.5030
CONSTRUCTION COMPLIANCE	239.213.5052
SOLID WASTE	239.213.4700
UTILITIES	239.213.4745

FLORIDA POWER AND LIGHT

POWER OUTAGE	800.468.8243
STREET LIGHT REPAIR	239.262.1322

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