

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.  
EXECUTIVE COMMITTEE MEETING  
Tuesday, June 9, 2026

MEMBERS PRESENT:

Renee Drentkiewicz, President  
Bill Cloud, 1st V.P. (absent)  
Martha Gorton, 2nd V.P.  
Joe Endress, Treasurer  
Jan Barnes, Secretary

OTHERS:

Bonnie Guenther, Manager  
Others in attendance (see  
attached)

The Executive Committee Meeting was called to order at 9:30 am after the Pledge of Allegiance. There was a quorum noted, and a motion was made by Joe Endress to approve the minutes of the Executive Committee Meeting of April 14, 2026. The motion was seconded by Martha Gorton and unanimously approved.

Treasurer's Reports: Joe Endress—See attached April and May reports

Manager's Report: Bonnie Guenther—See attached.

Old Business: (none)

New Business:

Holiday Lighting – Peg Thompson/Martha Gorton (See attached proposals)

Peggy shared the proposal from Randy's Holiday Lighting. A motion was made by Martha Gorton to present bid details to the CHA Board meeting next week. Joe Endress seconded. Motion passed unanimously.

Additionally, Martha made a motion that was seconded by Jan Barnes that the holiday lights in the circle be purchased to stay lit all year and move for discussion to the next CHA Board meeting. Motion passed unanimously.

Stormwater Drainage - Plaza Outfall - Bonnie Guenther (See attached)

Joe Endress moved forward this to the CHA Board to vote on a contractor. Martha Gorton seconded. Motion passed unanimously.

Community Lamp Posts - Joe Endress

Joe moved and Jan Barnes seconded to discuss removal of the old lamp posts with the Board next week. Motion passed unanimously.

Updated Display for CHA Article X - Renee Drentkiewicz - See attached.

Renee Drentkiewicz discussed incorporating the landscape architect's pictorial depictions illustrating Article X into both the CHA Rules and Regulations and the Architectural Review Guidelines. She also recommended that a chattel-shipping letter be sent to all residents regarding the requirements of Article X. Martha Gorton made a motion to forward the proposed additions and resident communication to the Board for consideration at its next meeting. Joe Endress seconded the motion. The motion passed unanimously.

Scheduling of Summer Meetings - Renee Drentkiewicz

Renee suggested that we skip meetings for July and August 2026, unless something urgent comes up. Joe Endress moved to forward this to the Board meeting next week. Martha Gorton seconded. Motion passed unanimously.

Discussion Item: (none)

Announcements: Notices of resignations for 2027 Executive Committee —See attached.

Renee also announced that Bill Cloud will also not be serving on the 2027 CHA Executive Committee.

As there was no further business at this time, a motion was made by Joe Endress and seconded by Martha Gorton to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 10:08 AM.

Jan Barnes

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Jan Barnes, Secretary

Renee Drentkiewicz

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Renee Drentkiewicz, President



**CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.  
EXECUTIVE COMMITTEE MEETING**

**Tuesday, June 9, 2026**

**9:30 A.M.**

**AGENDA**

**PLEDGE OF ALLEGIANCE  
CALL TO ORDER  
ROLL CALL  
APPROVAL OF PREVIOUS MINUTES**

**TREASURER'S REPORT  
MANAGER'S REPORT**

**OLD BUSINESS:**

**NEW BUSINESS: Holiday Lighting – Peggy Thompson/Martha Gorton  
Stormwater Drainage – Plaza Outfall – Bonnie Guenther  
Community Lamp Posts – Joe Endress  
Updated Display for CHA Article X – Renee Drentkiewicz  
Scheduling of Summer Meetings – Renee Drentkiewicz**

**Discussion Item:  
Comments on agenda items:**

**POSTED: 6/5/26**

**CONQUISTADOR HOMEOWNERS' ASSOCIATION  
TREASURER'S REPORT  
APRIL 2026**

**FINANCIAL ANALYSIS:**

While the FPL billing has not begun, we have seen invoices from some of the other projects. In **General Common Areas-Supplies**, we received our first billing of \$15,000 for meters for the condos and homes meters. This put this category over plan by \$14,556 over plan.

In **General Common Areas-Other Expenses**, an installation invoice was expensed in April for \$2,800.

In **General-Cable & Internet**, we received our final ATT invoice, and our March, April, & May billing from Blue Stream. This amounted to \$1,122 for ATT, and \$11,735 for Blue Stream. Even with these expenses, we are still positive to our Annual Plan. Year to Date, we are \$34,870 positive to the Plan. While we do know the expenses coming up from FPL, we don't know yet what the clean-up will be once FPL is finished. Additionally, we will be looking at the replacements of landscaping throughout the property due to the earlier freeze.

**CHECKING/RESERVE ACCOUNTS:**

(BANK STATEMENT AS OF MAY 1, 2026)

\$337,464.71	SouthState Bank Operating Account
\$668,364.61	SouthState MMKT Account
<u>\$285,896.93</u>	Synovus Business CD
\$1,291,726.25	Total Checking/Reserve Accounts

Due to the complete inaccuracy of the meter readings against the city of Stuart, we will no longer include the meter readings in the Treasurer's Report

**CONQUISTADOR HOMEOWNERS' ASSOCIATION  
TREASURER'S REPORT  
MAY 2026**

**FINANCIAL ANALYSIS:**

As indicated in previous Treasurer's Reports, this year's financial reports are showing significant variances from the original Annual Plan. While the problem could have been fixed by resubmitting a new 2026 Annual Plan, our hands were tied due to no known start date for the two projects nor any knowledge of when the projects will be completed. That being said, we have been paying some of the project invoices out of the Operating accounts instead of our Capital Plan. The benefit of doing this will keep our Capital Reserve Funds growing. With the roadway and storm water detention projects being talked about by the Capital Improvement Committee, we need to grow our Reserves as much as we can.

In **General Common Areas-Supplies**, our maintenance team purchased needed supplies. Numerous items were purchased from Home Depot throughout the month. This totaled \$1,919.47.

In **General Common Areas-Other Expenses**, an invoice for the meter project amounting to \$40,000.00 was expensed into this account.

In **General-Cable & Internet**, with the final transition from AT&T to Blue Stream, no expenses were recorded for this account. This will correct itself in June's statement.

With the items mentioned above, the May statement ended with a negative balance of \$35,663.24. This offset the previous month's year-to-date positive balance of \$35,271.77, leaving our May year-to-date negative net income at \$793.20.

**CHECKING/RESERVE ACCOUNTS:**

(BANK STATEMENT AS OF JUNE 1, 2026)

\$279,756.47	SouthState Bank Operating Account
\$773,694.83	SouthState MMKT Account
<u>\$286,728.30</u>	Synovus Business CD
\$1,340,179.60	Total Checking/Reserve Accounts

Due to the complete inaccuracy of the meter readings against the city of Stuart, we will no longer include the meter readings in the Treasurer's Report

Manager's Report  
Executive Committee Meeting  
June 9, 2026

- The dock gate is now FOB operated. There is also an exit button on the inside of the gate in case someone loses their FOB on the dock. The access to the gate for residents matches the access to all other common elements, i.e. the Clubhouse, the tennis court, etc., therefore, residents are limited to 6AM until 10PM. However, if you would like extended access for after 10PM or before 6AM, send me an e mail with the FOB numbers you would like to have extended access. I cannot give blanket access to all residents at one time because of system limitations.
- FPL is still installing light fixtures and have started doing boring for electrical lines between poles. They have been great about repairing anything that has been affected and have even fixed issues unrelated to their boring! New concrete (not wood) power poles needed to support the new lighting were installed in front of buildings 5 and 7. Thank you to buildings 1,5, and 7 for their patience during work.  
The landscaping across the street on the Plaza will be refurbished as soon as all work is finished on the Plaza. Please be patient.
- All meters have been installed.  
The May 20th water/sewer billing was a combination of an old meter reading and a new meter reading. This was a huge amount of work for the office. Before billing, we compared usage from the previous month(s) to ensure that meters were functional. Meters that had atypical readings were adjusted.  
The meter reading coming June 20<sup>th</sup> will be the first using all new meters.  
All new meters are being monitored. They all have threshold limits which tell us when excessive usage is occurring.  
Eventually, condos boards and homeowners will have access to AquaHawk, the system that monitors and reports water usage so that you will be able to monitor your water usage and adjust habits accordingly. You will have an individual log in to your own AquaHawk account for your own meters.  
Homes that do not have irrigation meters but would like one, please be patient. Until we are sure the existing meters are without issue for a month, we do not want to install any more.



# Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404  
 (561) 845-8000 | office@randysholidaylighting.com |  
 www.randysholidaylighting.com

**RECIPIENT:**

**Conquistador Condo Association**

Peggy Bach  
 1800 Southeast Saint Lucie Boulevard  
 Stuart, Florida 34996  
 Phone: 706-533-3372 Peggy (resident)

**Invoice #2013**

Issued **May 12, 2026**  
 Due **Jun 11, 2026**

**Total \$2,486.95**  
 Portion of job 50.0% (\$2,324.25 of \$4,648.50)

Account Balance **\$2,486.95**

**50% Deposit - 2026**

Product/Service	Description	Item Total	Due this Invoice
MAIN ENTRANCE ON S.E. ST. LUCIE BLVD:		\$0.00	\$0.00
Holiday Installation	Light the trunks (up to the green husks) of 5 Foxtail Palms on the north side of the entrance with 6 sets of COAXIAL WARM WHITE LED mini lights per tree (outlet next to the sign at the corner) ****ONLY LIGHT THE TREES THAT ARE ALONG THE SEMI-CIRCLE DRIVEWAY - NOT THE ONES ALONG ST. LUCIE BLVD****	\$0.00	\$0.00
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	\$780.00	\$390.00
Holiday Installation	Light the trunks, husks & fronds of 7 Foxtail Palms in the center island with 7 sets of COAXIAL WARM WHITE LED mini lights on the trunks & 8 sets of COAXIAL WARM WHITE LED mini lights on the fronds, per tree (8 fronds to be lit per tree) (outlet next to the sign in the center island)	\$0.00	\$0.00
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	\$2,730.00	\$1,365.00
Holiday Installation	Light the trunks (up to the green husks) of 5 Foxtail Palms on the south side of the entrance with 6 sets of COAXIAL WARM WHITE LED mini lights per tree (outlet on inside part of wall about 20' from the gate) ****THESE PALMS ARE ALONG THE SEMI-CIRCLE DRIVEWAY****	\$0.00	\$0.00



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 www.randysholidaylighting.com

Product/Service	Description	Item Total	Due this Invoice
Coaxial WW LED (white wire)	Coaxial WARM WHITE LED mini lights (white wire) (these lights have screw together connections with rubber seals)	\$780.00	\$390.00
Greens/Decor Installation	Decorate the 2 stationary gates (1 on the entrance side, 1 on the exit side) with 4 custom decorated and lit 48" wreaths (ornament colors to be traditional - reds, greens, golds along with a large red bow for each wreath) ***wreaths to be hung back to back on each of the gates so they can be seen from both sides***	\$0.00	\$0.00
Wreath 48" (EXTERIOR)	48" Custom decorated and lit wreath IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES. ALL DECOR ELEMENTS WILL BE CUSTOM-DESIGNED TO THE CUSTOMER'S SPECIFICATIONS.	\$700.00	\$350.00
INSIDE GATES:		\$0.00	\$0.00
Holiday Installation****CUSTOMER PURCHASED THESE LIGHTS****	Light the trunk and fronds of a large Canary Island Date Palm (located straight west from the guardhouse about 500 feet - in the roundabout) with 32 sets of COAXIAL WARM WHITE LED mini lights (20 fronds to be lit)(use a socket adapter off the landscape lights to power this tree)*** THIS IS PERMANENT LIGHTING *****	\$0.00	\$0.00
CLUBHOUSE AREA (just south of the entry gates):		\$0.00	\$0.00
Greens/Decor Installation	Hang a custom decorated and lit 48" wreath on the front wall above the clubhouse entrance.  NOTE TO INSTALLERS: SECURELY ATTACH WITH WHITE TAPCON SCREW ON THE WALL.  NOTE TO DECORATORS: NO DECORATIONS NEEDED, LIT WREATH WITH LARGE RED BOW.	\$0.00	\$0.00
Wreath 48" (EXTERIOR)	48" Custom decorated and lit wreath IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES. ALL DECOR ELEMENTS WILL BE CUSTOM-DESIGNED TO THE CUSTOMER'S SPECIFICATIONS.	\$175.00	\$87.50



# Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404  
 (561) 845-8000 | office@randysholidaylighting.com |  
 www.randysholidaylighting.com

Product/Service	Description	Item Total	Due this Invoice
Bucket truck fee	BUCKET TRUCK/EQUIPMENT FEE: INCLUDED	\$0.00	\$0.00
3 year contract discount	10% discount for 3 year contract - Customer agrees to spend not less than 90% of the first year contract price over the next three (3) years in exchange for a 10% discount each of the 3 years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse Randy's Holiday Lighting the amount of the discount given each of the prior years. Cancellation must occur in writing no later than September 1st of each year, prior to their job being scheduled, or the customer will be obligated for the full amount of the contract for that year. (YEAR 3 OF 3)	-\$516.50	-\$258.25

WE ACCEPT PAYMENTS BY ZELLE, BANK CHECK, ACH AND CREDIT CARDS (CC). IF YOU WISH TO PAY BY ACH OR CREDIT CARD, PLEASE CONTACT OUR OFFICE AT OFFICE@RANDYSHOLIDAYLIGHTING.COM OR CALL US AT 561-845-8000 TO PROCESS THE PAYMENT. PLEASE NOTE 1% TRANSACTION FEE WILL BE ADDED FOR ACH TRANSACTIONS AND 3% TRANSACTION FEE WOULD BE ADDED FOR CREDIT CARD TRANSACTIONS. YOU CAN ALSO CHOOSE TO PAY BY ZELLE AT 561-685-7248 (BUSINESS NAME: "STALLION EQUITIES, LLC dba RANDY'S HOLIDAY LIGHTING").

Subtotal	\$2,324.25
St. Lucie County (7.0%)	\$162.70
<b>Total</b>	<b>\$2,486.95</b>
Account balance	\$2,486.95

**Pay Now**



## Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404  
(561) 845-8000 | office@randysholidaylighting.com |  
www.randysholidaylighting.com

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### Payment Schedule

This Invoice	50%	DEPOSIT	\$2,486.95
Upcoming	50%	LIGHTS ON	\$2,486.95

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Total \$ 4,973.90

## River Outfall Drainage Repair General Handout

### Project Overview

The Association is reviewing options for drainage work at the river outfall. The bids received are not identical in scope. Some proposals include pipe rehabilitation only, while others include related structural repairs, restoration, and warranty coverage.

### Bid Summary

Contractor	Primary Scope	Price
Sunshine Land Design	Full drainage system rehabilitation including HDPE liner, grout fill, headwall replacement, CB-4 rehabilitation, asphalt repair, site restoration, and 5-year warranty.	\$132,814
Meeks Plumbing	Pipe cleaning, 400 LF HDPE slip-lining, void filling with flowable cement, catch basin lid replacement, and sealing at structures.	\$85,122
Shenandoah General Construction	Cleaning, jet-vac debris removal, CCTV inspection, and debris disposal only. This is an inspection/cleaning proposal, not a repair proposal.	\$14,470

### Key Scope Differences

- Sunshine includes the broadest scope, including the river headwall, CB-4 rehabilitation, settlement/asphalt repair, restoration, and warranty coverage.
- Meeks focuses primarily on restoring pipe integrity through cleaning, slip-lining, grouting, and limited structure sealing.
- Shenandoah is limited to cleaning and CCTV inspection and does not include pipe rehabilitation or structural repairs. They will not bid before doing an inspection.

### Repair Proposal Comparison

Item	Sunshine	Meeks
Price	\$132,814	\$85,122
Pipe Lining	24" DR32.5 HDPE liner	20" OD HDPE slip liner
Grouting	Specified at 64 CY	Included, not quantified
Headwall Replacement	Included	Not included
CB-4 Rehabilitation	Included	Limited sealing only
Settlement/Asphalt Repair	Included	Not specified
Site Restoration	Included	Not specified
Warranty	5 years	Not listed

Additional information: Treasure Coast Infrastructure has also been solicited for a bid.



# MEEKS

PLUMBING, INC.

5555 US Hwy 1 Suite #1 Vero Beach, FL 32967  
772-569-2285 / fax 772-569-7647

## Conquistador HOA Inc.

1800 S.E. St. Lucie Blvd.

Stuart, Fl. 34996

772.285.8461

[MANAGER@CONQUISTADORLIVING.COM](mailto:MANAGER@CONQUISTADORLIVING.COM)

[CHARLIEANDDIANE@VERIZON.NET](mailto:CHARLIEANDDIANE@VERIZON.NET)

December 31, 2025

Kindly accept this as our bid and proposal for the following work per your request to slip line failing culvert piping from entrance catch basin out 400' to the river.

Meeks Plumbing Inc. proposes to sleeve 400' of existing failing metal drainage pipe from catch basin at edge of entrance to outfall drain at the river. We will use 20" OD diameter HDPE Slip-line pipe to sleeve the existing pipe. We will be responsible for the removal and replacement of the concrete catch basin lid. We will have underground locates of work area completed before we start any work onsite. We will remove sand and debris from end of pipe to the best of our ability, to allow for installation of temporary plug at the river outfall. We will use our vac-con truck to hydro jet and vacuum clean pipe to remove all sediment before installing sleeve. We will use our tractor to excavate work area. We will then pull the new drainage pipe through the existing pipe. All Pipe penetration at the concrete basins will be sealed with hydraulic cement. We will be filling the void between the existing pipe and the new pipe with flow able cement from two locations.

We will complete this work during regular working hours Monday thru Friday 8:00am until 4:30pm. We will take every precaution when completing this work to keep our trucks out of the way of the customers and will cone off each area while we are working. We will take every precaution necessary while complete we this work, however in the event any electrical, phone, cable, or irrigation lines were damaged Meeks Plumbing Inc. will not be responsible. For any engineering, permitting, legal fees, or fines due to completing this project or any other previous project on property, it is the responsibility of others and is not included in this proposal. It is the understanding of Meeks Plumbing Inc. that no permits are required for this Storm Drainage work, it is the responsibility of the owner or owners engineer to verify & obtain permit if needed. There is no guarantee by completing this work it will solve or prevent any flooding issues. Meeks plumbing inc. is neither an engineer nor developer and is not responsible for the design or change to any drainage repairs.

The total price of this proposal will be \$85,122.00 due upon completion

Kyle Meeks

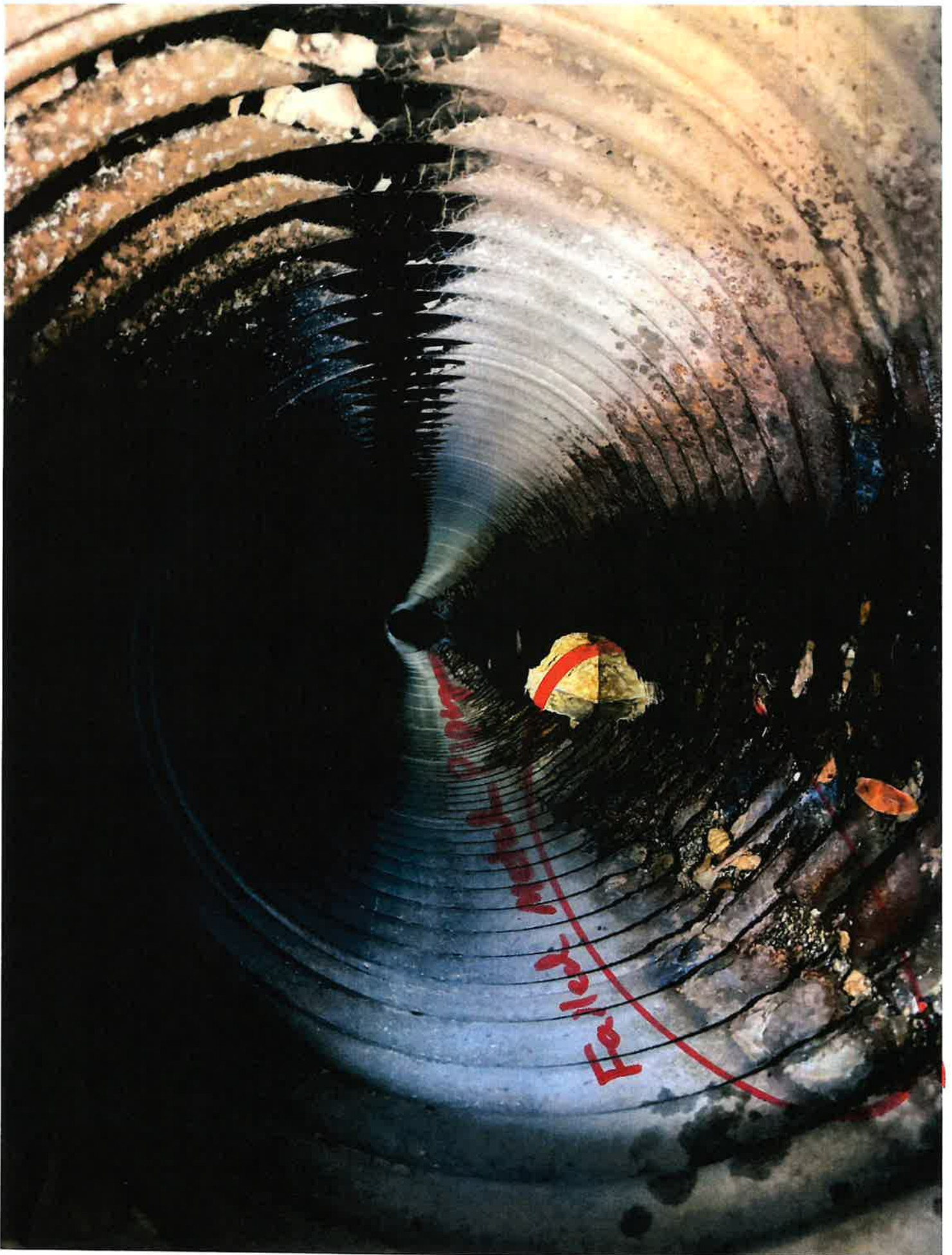
Meeks Plumbing, Inc

Certified Florida Underground Utility Contractor Lic.# CUC1225413

Certified Florida Plumbing Contractor Lic. # CFC1428569

Registered Florida Septic Tank Contractor Lic. # SR0141738

I hereby accept this proposal \_\_\_\_\_ Date \_\_\_\_\_.









Sink Hole Due to pipe



**SUNSHINE  
LAND DESIGN**  
COMPLETE PROPERTY MAINTENANCE  
RESTORATION & CONSTRUCTION SERVICES

3291 SE Lionel Terrace, Stuart, FL 34994  
Phone: 772 283 2648 / Fax: 772 283 8944  
www.SunshineLandDesign.com

# PROPOSAL

**TO:** Bonnie Guenther, LCAM  
Manager  
Conquistador HOA  
1800 SE St Lucie Blvd, Stuart, FL 34996  
(305) 923-5958

**PROPOSAL DATE:** 4/21/2026

**SUBMITTED BY:** Brett Panaro  
[Bpanaro@sunshinelanddesign.com](mailto:Bpanaro@sunshinelanddesign.com)

**ENGINEER:** n/a  
**PLAN DATE:** n/a  
**PROPERTY OWNER:** Conquistador HOA

**Conquistador HOA**

**Roadway and Drainage System Repairs and Improvements.**

The following work shall conform to all FDOT and Martin County Road and Bridge Construction Standards.  
Workman ship and Materials shall be guaranteed to be free of defect for a period of 5 years.

**I. The existing 440' x 36" CMP from CB4 to the River is badly corroded causing sinking in numerous locations:**

This entire run must be lined and grouted with a minimum of 24" HDPE DR32.5 fusion welded liner.  
Cleaning and jetting rodding must done ahead of the liner insertion. Followed by pumping approximately 64 CY of grout to fill the angular void.  
A new 24" precast concrete end head wall is need at the river.(existing rip rap to be properly placed)  
Structure CB-4, is badly cracked with grout failing- this should be rehabilitated at this time, the rehabilitation should take into account the possible future reconnection of CB-6  
After grouting the liner, it is possible that some sink holes above the pipe will continue to settle, this will eventually stop sinking and can be filled. This is not certain therefore not included in this repair.

1	Remove and dispose of approximately 60 feet of previously lined pipe	60	LF
2	Clean host pipe and insert 24" HDPE DR 32.5 Fusion Weld Liner pipe	440	LF
3	Pump Grout into the angular Void	64	CY
4	Furnish and set at Rivers edge a FDOT 24" Precast Headwall	1	ea.
5	Complete Concrete Rehabilitation of Structure CB4 (take into account future connection)	1	LS
6	Repair old point repair settlement in asphalt	1	LS
7	Grass (Bahia seed) restoration of disturbed areas .	1	ACRE

**SUBTOTAL \$ 132,814.00**

PAYMENT TERMS: 25% deposit upon acceptance / balance due upon completion

<b>TOTAL:</b>	<b>\$ 132,814.00</b>
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**QUALIFICATIONS:**

Sunshine Land Design shall white line all areas, contact all facility owners or required locaters and use due care. Under ground utilities not located or identified may not be covered in the above costs.

This Proposal is good for thirty days.

Payments not made per the above will be subject to all conditions of the Florida lien Law

In the event it is necessary for either party to file any legal action to enforce the terms of this contract the parties agree that venue of such action shall only be in State Court in Martin County Florida.

In the event it is necessary for either party to file legal action to enforce the terms of this contract then the prevailing party shall be entitled to recover reasonable attorney's fees and costs of such action including any appellate or bankruptcy proceedings associated therewith.

OWNER OR OWNER'S REP. ONLY:

ACCEPTANCE SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

SUNSHINE LAND DESIGN INC: *Brett Panaro* / Project Manager / Estimator

Date: 4/21/2026

Before we conclude, I want to let everyone know that this will be my final year serving on the Board. I remain fully committed to completing my term and fulfilling my responsibilities through the end of the year. However, when my term concludes, I will not be seeking reelection and will be stepping away from Board service entirely.

It's been a privilege to serve this community, and I appreciate the support and dedication of my fellow Board members, especially the Executive Committee. I would also like to thank Bonnie, for her dedication and the countless hours she's devoted to serving our community. Her efforts have been an important part of the associations operations, and I appreciate all she's done during my time on the Board.

I look forward to working with all of you to ensure a smooth transition for those who will continue leading the Association in the future. Thank you.

A handwritten signature in cursive script that reads "Renee Drentkiewicz". The signature is written in black ink and is centered on the page.

**June 9, 2026**

**I am grateful for serving the past two years as the CHA Secretary. I have enjoyed working with the other Executive Committee members, and that we have served the community well. Unfortunately, I have other personal obligations that will require my attention.**

**Therefore, this notice is to inform the CHA Board that I will not be a candidate for the Executive Committee next year. My term will end on Friday, December 4, 2026.**

**I thank all who have supported me and I have considered it a privilege to be a part of the Executive Committee. I am willing to remain as Building X's CHA Director, if so elected.**

**Sincerely,**

A handwritten signature in black ink, appearing to read "Jan Barnes", with a long horizontal flourish extending to the right.

**Jan Barnes**

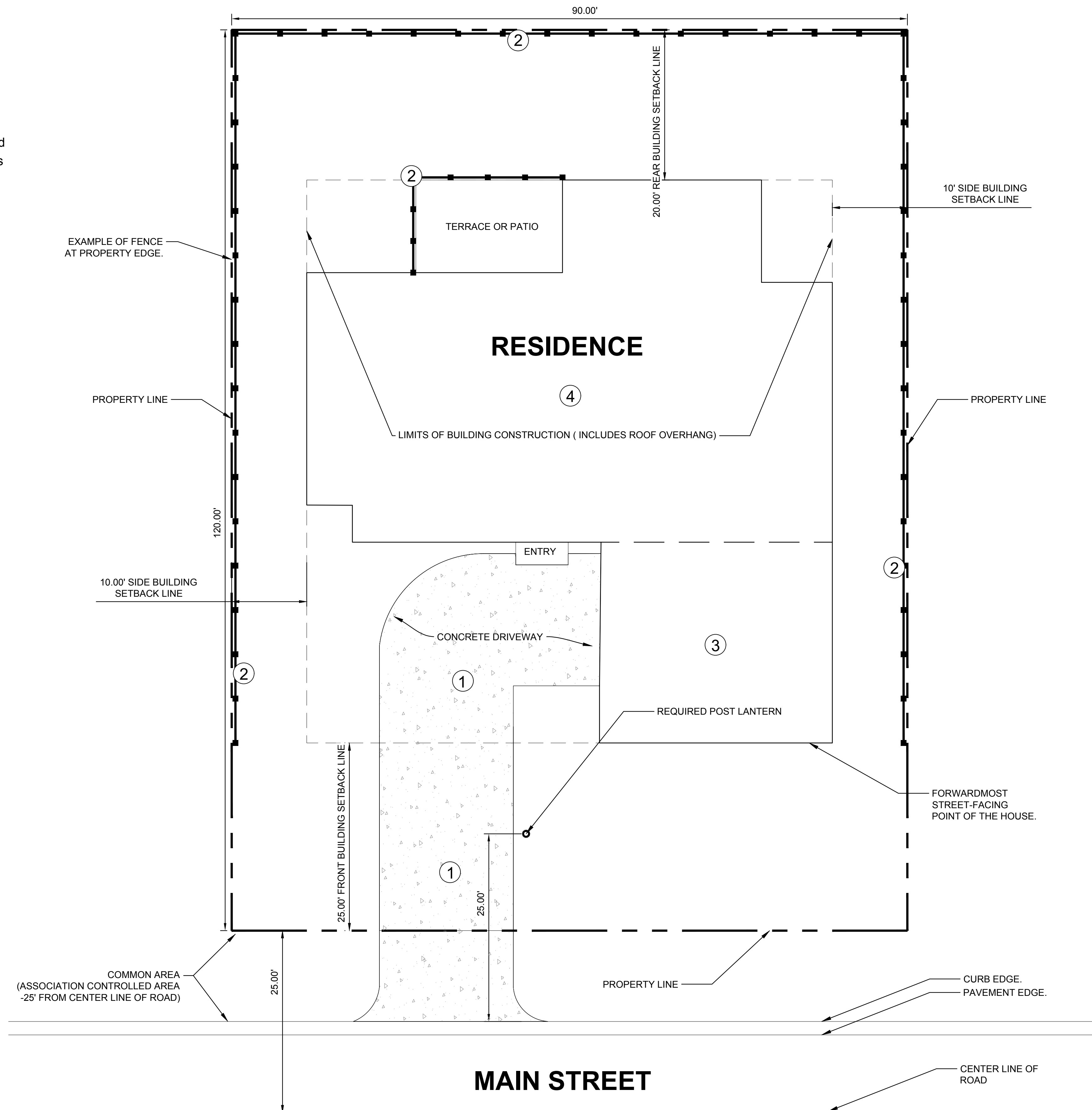
**Secretary of CHA**

# ARTICLE X USE RESTRICTIONS

1. All lots in Conquistador Estates shall be known and described as residential property and no more than one detached, single-family dwelling may be constructed on any lot in the subdivision, except that more than one lot may be used for one dwelling, in which event, all restrictions shall apply to such lots as if they were a single lot.
2. No dwelling shall have a ground floor square foot area of less than 1200 square feet, exclusive of accessory buildings, breezeways, screened areas, open porches, terraces, patios and garages. All dwellings shall have at least a two-car garage attached to and made a part of the dwelling. Garages may not be used for residential purposes. No dwelling shall exceed one-story in height. All dwellings shall be constructed with concrete or approved paver driveways and the front, side and rear yards shall be solid sodded and gravel may not be substituted for sod. Each dwelling shall have landscape planning across the entire front of the house. Each lot shall be fully sodded not later than (30) days following issuance of the occupancy permit.
3. No structure shall be built within twenty-five (25') feet of a front lot line, ten (10') feet of a side lot line, or twenty (20') feet from a rear lot line. Front, side and rear lot lines are as defined in the Martin County Zoning Regulations in effect as the date of the recording of these restrictions.
4. A post lantern shall be constructed, maintained and operated for night illumination on or adjacent to the driveway on each lot within twenty-five (25') feet of the street curb. However, the CHA board of Directors may decide to remove these lanterns if another substantive source of outdoor lighting is obtained.
- 5a. No wall, hedge, fence or structure of any kind shall be constructed, grown or maintained, except as follows:
  - (a) Between street and Front Setback Lines: NONE.
  - (b) Between street and Side Setback Lines: NONE.
  - (c) Along the Side Lot Line or Side Setback Line from the forwardmost street-facing point of the house to the Rear Lot Line: A hedge not over eight feet high, or a fence not over six feet high from earth to top of fence.
  - (d) Along the Rear Lot Line: A hedge not over eight feet high, or a fence from earth to top of fence not over six feet high.
  - (e) When surrounding the immediate perimeter of a terrace or patio area, and when attached to or in direct contact with the house, a hedge not over eight feet high, or a fence not over six feet high from earth to top of fence. All fences must be made of materials approved by the Architectural Control Board. This restriction does not apply to completely enclosed screened area attached to house.
- 5b. Pool Fences are required to meet Martin County Building Code and are to be made of accepted wood and color or masonry construction, with the exception of the fence at the Common Pool which shall be such material as determined by the CHA Board and complies with Martin County code requirements.
- 5c. Setback Lines are the outmost limits for the construction of a house. A roof overhang (usually 2 to 3 feet out) from the side of the house is part of the Setback Line. Flowers and small plants and shrubs are usually planted under this overhang around the house.

## Legend

- ① CONCRETE OR APPROVED PAVER DRIVEWAYS.
- ② FENCE (NOT OVER SIX FEET HIGH)
- ③ TWO-CAR GARAGE ATTACHED.
- ④ NO GROUND FLOOR SQUARE FOOT AREA LESS THAN 1,200 SQUARE FEET.



Project Team  
Landscape Architect:  
**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC  
Brandon White | Owner  
772-834-1357 | brandon@las-fl.com  
Paul Goulas | Owner  
772-631-8400 | paul@las-fl.com  
1708 SE Jay Haven Street  
Port St. Lucie, FL 34983  
HOA  
**Conquistador HOA**  
1800 SE St Lucie Blvd  
Stuart, FL 34986  
772-283-2363  
manager@conquistadorliving.com

**Single Family Residence**  
Conquistador HOA  
**Typical Fence Plan**

Revisions		
Date	Init.	Description
05.20.26	AH	Exhibit

REGISTERED LANDSCAPE ARCHITECT  
PAUL A. GOULAS  
LA 6666807  
STATE OF FLORIDA  
PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

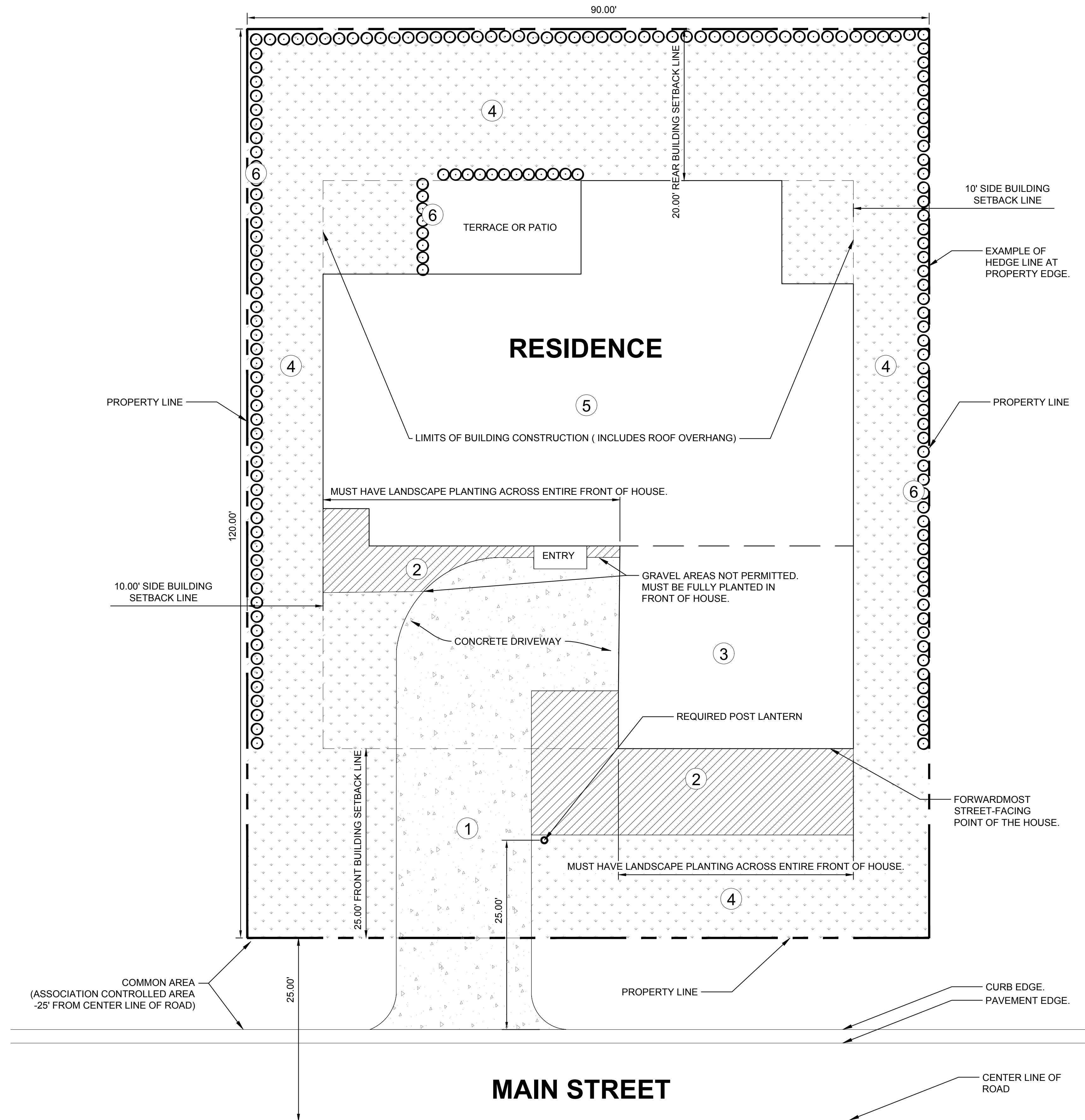
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**1 of 1**

# ARTICLE X USE RESTRICTIONS

1. All lots in Conquistador Estates shall be known and described as residential property and no more than one detached, single-family dwelling may be constructed on any lot in the subdivision, except that more than one lot may be used for one dwelling, in which event, all restrictions shall apply to such lots as if they were a single lot.
2. No dwelling shall have a ground floor square foot area of less than 1200 square feet, exclusive of accessory buildings, breezeways, screened areas, open porches, terraces, patios and garages. All dwellings shall have at least a two-car garage attached to and made a part of the dwelling. Garages may not be used for residential purposes. No dwelling shall exceed one-story in height. All dwellings shall be constructed with concrete or approved paver driveways and the front, side and rear yards shall be solid sodded and gravel may not be substituted for sod. Each dwelling shall have landscape planning across the entire front of the house. Each lot shall be fully sodded not later than (30) days following issuance of the occupancy permit.
3. No structure shall be built within twenty-five (25') feet of a front lot line, ten (10') feet of a side lot line, or twenty (20') feet from a rear lot line. Front, side and rear lot lines are as defined in the Martin County Zoning Regulations in effect as the date of the recording of these restrictions.
4. A post lantern shall be constructed, maintained and operated for night illumination on or adjacent to the driveway on each lot within twenty-five (25') feet of the street curb. However, the CHA board of Directors may decide to remove these lanterns if another substantive source of outdoor lighting is obtained.
- 5a. No wall, hedge, fence or structure of any kind shall be constructed, grown or maintained, except as follows:
  - (a) Between street and Front Setback Lines: NONE.
  - (b) Between street and Side Setback Lines: NONE.
  - (c) Along the Side Lot Line or Side Setback Line from the forwardmost street-facing point of the house to the Rear Lot Line: A hedge not over eight feet high, or a fence not over six feet high from earth to top of fence.
  - (d) Along the Rear Lot Line: A hedge not over eight feet high, or a fence from earth to top of fence not over six feet high.
  - (e) When surrounding the immediate perimeter of a terrace or patio area, and when attached to or in direct contact with the house, a hedge not over eight feet high, or a fence not over six feet high from earth to top of fence. All fences must be made of materials approved by the Architectural Control Board. This restriction does not apply to completely enclosed screened area attached to house.
- 5b. Pool Fences are required to meet Martin County Building Code and are to be made of accepted wood and color or masonry construction, with the exception of the fence at the Common Pool which shall be such material as determined by the CHA Board and complies with Martin County code requirements.
- 5c. Setback Lines are the outmost limits for the construction of a house. A roof overhang (usually 2 to 3 feet out) from the side of the house is part of the Setback Line. Flowers and small plants and shrubs are usually planted under this overhang around the house.

## Legend

- ① CONCRETE OR APPROVED PAVER DRIVEWAYS.
- ② LANDSCAPE PLANTING AREA.
- ③ TWO-CAR GARAGE ATTACHED.
- ④ SOD.
- ⑤ NO GROUND FLOOR SQUARE FOOT AREA LESS THAN 1,200 SQUARE FEET.
- ⑥ HEDGE (NOT OVER EIGHT FEET HIGH)



Project Team  
 Landscape Architect:  
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Single Family Residence  
 Conquistador HOA  
 Typical Landscape Plan

Revisions		
Date	Init.	Description
05.20.26	AH	Exhibit

REGISTERED LANDSCAPE ARCHITECT  
 PAUL A. GOULAS  
 LA 6666807  
 STATE OF FLORIDA  
 PAUL GOULAS, RLA  
 FLORIDA REG. # LA6666807

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