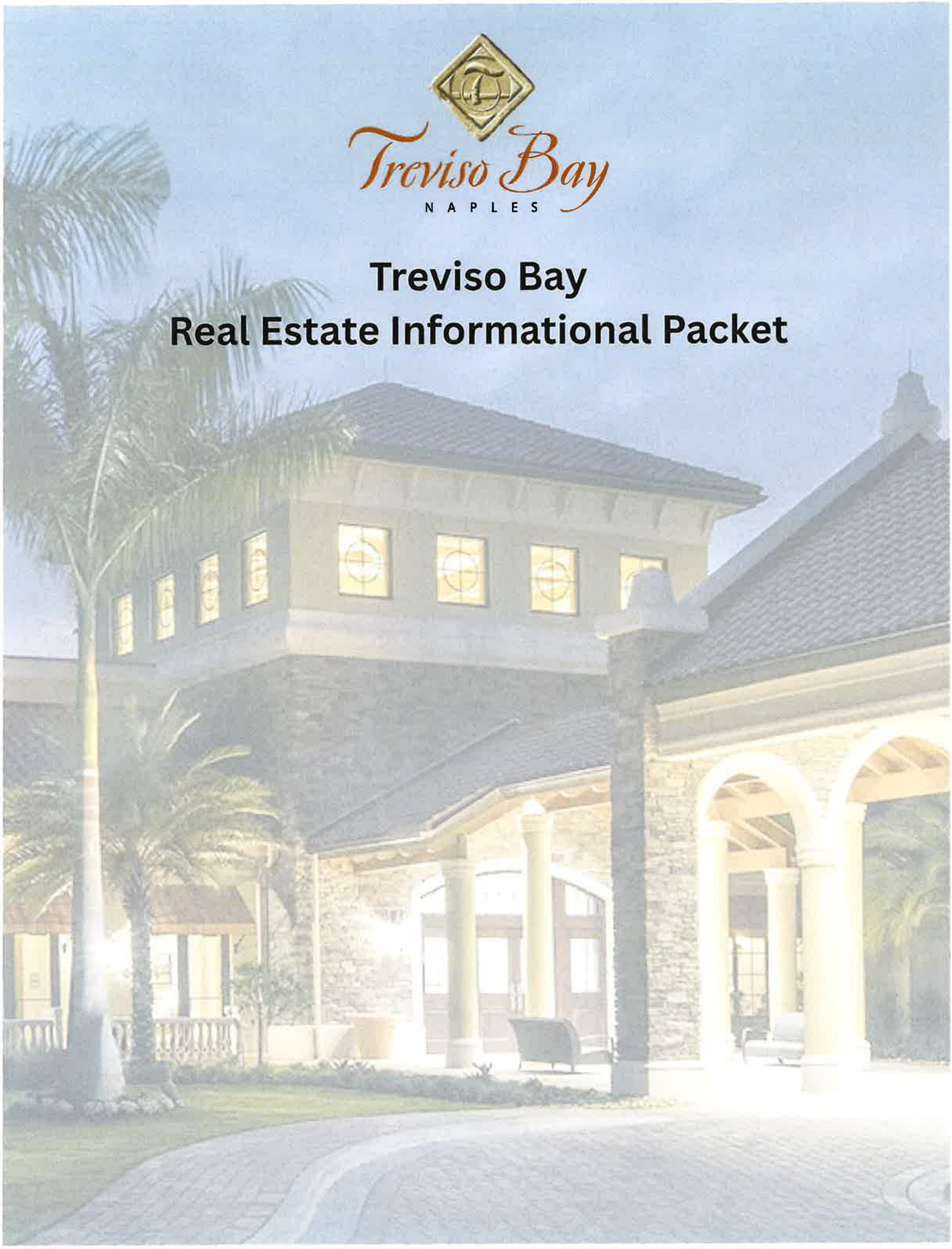


Treviso Bay
Real Estate Informational Packet

Helpful Information for Realtors

We are happy you or someone you know is interested in our community, Treviso Bay.

We have provided essential information about our community.

TPC Treviso Bay is a Bundled Golf Community.

All homes are deeded as either **SOCIAL or GOLF & SOCIAL**.

Please note the following important details:

- It is not possible to upgrade from a Social Membership to a Golf Membership or to change from a Social home to a Golf home if the property is not deeded with GOLF.
- Golf Memberships are deeded to specific properties (824 properties).
- Social Members can only become Golf Members by purchasing a property with a Golf deed.

We strongly encourage all buyers to thoroughly review Treviso Bay's Rules & Regulations, Declarations, and Bylaws. All these documents contain vital information that is helpful in understanding our community's guidelines and expectations. All these documents can be available through the seller.

****A copy of the Buyer/ Resale Application and the Transfer Application can be found on our website on the public page.****

If you would like any additional information or clarification,

contact us at (239) 302-5738 or

Administration@TrevisoTeam.com

We look forward to welcoming you and showcasing what Treviso Bay has to offer!!

Treviso Bay
NAPLES

For Sale / Rent Sign Guidelines

- Signs and advertisements are generally prohibited throughout the community, except for one approved “For Sale” or “For Rent” sign per property.
- Signs must be oval, no larger than 10 inches high by 18 inches wide, with a dark green background and white lettering.
- Signs may only display the homeowner’s or listing real estate company’s name and telephone number.
- For single-family homes and villas, a “For Sale” sign must be placed at least 15 feet from the street pavement.
- Condominium properties may display one approved “For Sale” sign.
- One “For Rent” sign may be displayed in a window of a home, villa, or condominium.
- Signs must be removed once a contract is signed.
- “Sale Pending” and “Sold” signs are not permitted.
- Neighborhood associations may impose additional restrictions.
- Unauthorized signs may be removed and could result in fines of up to $100 per day and suspension of common-area privileges.

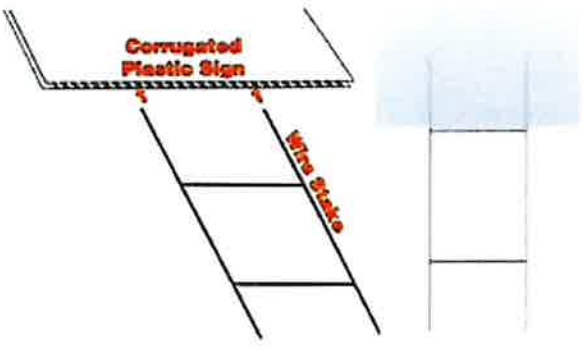


10” x 18” Wood or Metal Sign (Dark Green Background with White Letters and Border) mounted to a metal stop stake

Open House Guidelines

- Open houses may be held on Saturdays and Sundays from 12:00–5:00 p.m.
- Open houses must be registered with the Administration Office by 12:00 p.m. on the preceding Friday.
- Only approved Treviso Bay Open House signs may be used. Signs are available for purchase from the Clubhouse Administration Office Monday through Friday from 9:00 a.m.–5:00 p.m.
- Signs must display the Treviso Bay logo and the words "Open House." Directional arrows may be included.
- A maximum of three signs is permitted: one at the subdivision entrance, one near the property, and one at the property or nearest walkway.
- A sign may only be placed at a subdivision entrance or intersection if another open-house sign has not already been posted there.
- No other directional or property-location signs are permitted within the community.





Treviso Bay
NAPLES

QUICK LOOK AT TREVISO BAY

Naples, Florida

1431
DOORS IN THE COMMUNITY

824
GOLF DOORS IN THE COMMUNITY

17
CONDO ASSOCIATIONS
COACH HOMES I-III, TERRACE I-X, VERANDA I-IV

18
HOLE TPC GOLF COURSE
DESIGNED BY ARTHUR HILLS

2
DINING VENUES
CLUBHOUSE DINING & LA BREZZA POOL DINING

3
BARS
CLUBHOUSE BAR, LA BREZZA BAR & THE FLAG VIEW BAR

8
TENNIS COURTS
HAR TRU

8
PICKLEBALL COURTS

3
BOCCE COURTS

RESORT STYLE MAIN POOL
& 5 SATELLITE POOLS

THE SPA

GYM
FITNESS CENTER & GROUP EXERCISE STUDIO

Treviso Bay Property Owners Master Association & Treviso Bay Golf Club 2026 Annual Fee Sheet

(Please note these are the fees solely for 2026. Fees are subject to change from year to year.)

MASTER ASSOCIATION: $7,420.00/YR

(Maintenance Fee $5,523, Cable Fee $885 (Cable & Internet) **OR** $362 (Internet only), Reserves $812, Capital Reserve $200
(Treviso Bay has an annual $750 Food Minimum Obligation to meet by December 31)

LAWN CARE – Single Family Homes:

- **Bella Firenze** ($3,401)
- **Corso Bello** ($3,483)
- **Italia** ($3,509)
- **Peninsula** ($4,022)
- **Ponte Rialto** ($3,333)
- **Vercelli** ($2,987)
- **Siracusa** ($4,012)
- **Via Veneto** ($2,527)
- **Piacere** ($2,586)
- **Via Veneto Villas** ($1,998)
- **Lipari and Pavia** (Treviso Bay does not manage their landscaping)

GOLF ASSOCIATION: $5,350.00/YR

(Dues $3,850, Reserves $1,400, Capital $100)

RESALE FEES:

These fees will be collected at closing

Master Capital Contribution:	$7,500
Golf Club Capital Contribution:	$7,500
Resale Application:	$100
Rookery Bay:	$250
Estoppel Fee:	$299

Rush Estoppel Fee: $418 (if the account is past due, an additional $179 can be added)

****If you are purchasing a condo, you have quarterly dues that will be paid quarterly to the condo sub-associations.****

MASTER ASSOCIATION PROPERTIES

Landscaping & Irrigation

Management Company:

Treviso Bay Association

Contact Information:

Natalie Garavelli

239-302-5738 Ex 117

ngaravelli@trevisoteam.com

Bella Firenze

Corso Bello Drive

Italia Way

Lipari

Napoli Lane

Pavia

Peninsula

Piacere Way

Ponti Realto

Sircusa Court

Veneto

Vercelli Court

***** Lipari and Pavia- Treviso Bay does not manage landscaping*****

Treviso Bay
NAPLES

Treviso Bay Condo Association Management Contacts

For questions and assistance regarding your condo neighborhood, please contact the appropriate property management company listed below:

TREVISO BAY MASTER ASSOCIATION

Troon Management
Natalie Garavelli, CAM
(239) 302-5738
ngaravelli@trevisoteam.com

NEWELL PROPERTY MANAGEMENT

Neighborhood:
Terrace VII (9554 & 9560) – Trevi
Newell Property Management
Spiro Turaku
(239) 514-1199 ext. 247
spiro@newellpropertymanagement.com

TROPICAL ISLES

Neighborhoods:
Coach Homes I – Di Napoli
Coach Homes II – Casoria
Terrace IV (9815 & 9816) – Giaveno
Veranda I – Venezia
Tropical Isles
Susie Bianchi
(239) 939-2999
susie@tropicalisles.net

ADVANCE PROPERTY MANAGEMENT SERVICES

Neighborhoods:
Terrace I (9715 & 9719) – Acqua
Terrace II (9723 & 9727) – Acqua
Terrace III (9731 & 9735) – Acqua
Advance Property Management Services
Elle Bruner
(239) 513-9433
camsupport3@apmsfl.com

BEACHSIDE PROPERTY MANAGEMENT

Neighborhoods:
Veranda II (9509, 9510, 9513 & 9514) – Avellino
Veranda III (9517, 9518, 9521 & 9525) – Avellino
Veranda IV (9528, 9532, 9529 & 9533) – Avellino
Beachside Property Management
Carmen Morales
(239) 331-2495
manager@beachsidepm.com

RESORT MANAGEMENT

Neighborhoods:
Terrace V (9820 & 9826) – Giaveno
Terrace VI (9830 & 9834) – Giaveno
Terrace IX (9578 & 9584) – Trevi
Terrace X (9590 & 9596) – Trevi
Resort Management
Kayla Soler
(239) 307-5255 ext. 5255
ksoler@resortgroupinc.com

SENTRY

Neighborhood:
Coach Homes – Prima Way
Sentry
Vern Caswell
(239) 593-1233 ext. 59723
vcaswell@sentrymngt.com

NEWELL PROPERTY MANAGEMENT

Neighborhood:
Terrace VIII (9566 & 9572) – Trevi
Newell Property Management
Matt Meyer
(239) 259-9661
matt@newellpropertymanagement.com

GOLF FEES

Fee Description	Jan-Mar	Apr	May	Jun-Sep	Oct	Nov-Dec
Member 18 Hole Cart	$35	$35	$35	$35	$35	$35
Member 9 Hole Cart	$23	$23	$23	$23	$23	$23
Transfer Member 18 Hole w/ Cart	$129	$129	$69	$59	$69	$129
Transfer Member 9 Hole w/ Cart	$79	$79	$49	$39	$49	$79
Member Guest 18 Holes w/ Cart	$179	$179	$69	$59	$69	$179
Member Guest 9 Holes w/ Cart	$99	$99	$49	$39	$49	$99
Transfer Member Guest 18 Holes w/ Cart	$219	$219	$99	$79	$99	$219
Transfer Member Guest 9 Holes w/ Cart	$109	$109	$49	$39	$49	$109
Non-Golf Resident w/ Cart	N/A	N/A	$99	$79	$99	N/A

*Note: All Fees are subject to change at any time with Board of Director approval

TPC PASSPORT

All Resident Golf Members have access to all 31 TPC golf courses and other affiliated golf courses with the PGA Tour in the United States and abroad. With the addition of many new courses over the last year, there are over 100 golf courses that can be requested. For more information and to set up your TPC Passport account, go to tpcpassport.com. All tee time requests and confirmations will go through the PGA Tour office by using the website or calling the phone number
TPC Passport – (877) 416-4653
https://tpc.com/passport-map/

RECIPROCAL GOLF

From May 1st through October 31st each year, all Golf Members have access to other golf and country clubs in the Southwest Florida area. Each year, the Professional Staff will compile over 75 clubs in our area that our members can request to play. The Reciprocal List will be published in April of each year, prior to the start of "Reciprocal Season." For more information or to view past years list, visit tpctrevisobay.com.

Treviso Bay
NAPLES

TREVISO BAY
MASTER ASSOCIATION

