

A.R.C.. Summary

(Please retain in your files for future reference)

The A.R.C. Committee meets the 2nd Thursday of each month. All ARC Requests should be submitted at least one (1) week before the meeting for approval. Requests should be submitted through the Management Company, BCM. Request forms can be obtained from the Management Company, the pool when open, and the A.R.C. Chairman.

Residential Use - Lots and Residential Units shall be used for residential purposes only, and no trade, business, or profession of any kind may be conducted in, on, or from any Lot, unless prior approval has been granted by the Board of Directors. In-home businesses that would not require excessive foot traffic and would not affect neighboring residential units are excluded. To the extent the in-home business is an in-home daycare, such daycare business will not be allowed to affect other homeowners, including homeowners right to quiet enjoyment of the Property. The renting or leasing of Residential Units for non-transient residential purposes shall not constitute a trade or business.

Occupancy and Leasing Restrictions - Only the Owner or lessee of a Residential Unit and members of their family, their servants and nonpaying social guests shall occupy each of the Residential units. Entire Residential Units may be rented provided the occupancy is only by the lessee and members of their family, servants and nonpaying social guests. The Owner will be jointly and severally liable with the tenant to the Association for any amount which is required by the Association to repair any damage resulting from acts or omissions of tenants (as determined in the sole discretion of the Association) or to pay any claim for injury or damage to property caused by the negligence of the tenant. Special assessments may be levied against the Lot for such amounts. No rooms may be rented and no transients may be accommodated in a Residential Unit.

Construction Standards - Lots may only be improved by the construction, or reconstruction, of a Residential unit in accordance with plans specifications for such Residential Unit approved in writing by the A.R.C. in accordance with the procedures described in Article VIII hereof

Time Frame to Complete Project -All work must be completed within six (6) months or resubmit. All buffering of approved improvements must be completed within thirty (30) days of the start of the improvements.

Alterations, Modifications and Maintenance of Exteriors - An Owner may not cause or permit any alteration or modification to be made to the structural components, roof, or exterior of his Residential Unit, nor make any additions to the exterior of his Residential Unit including the installation of window air conditioners, without the prior written approval of the A.R.C., except that an Owner shall maintain, repair and replace the exterior of his Residential Unit and Lot with materials of the same style and of equal or greater quality as originally constructed. Repainting the Residential Unit with the same color will not need A.R.C. approval; however, any change of exterior color or material will require approval.

Other Structures - No *shed, shack, detached outbuilding, trailer, tent, tank, storage building or other temporary or movable building or structure of any kind* (whether similar or dissimilar to the

foregoing), shall be erected or permitted to remain on any Lot without the approval of the **AR. C.** However, this paragraph shall not prevent the use of temporary buildings in connection with and during the period of actual construction of the main residence and other buildings permitted hereunder, nor the use of adequate sanitary toilet facilities for workmen during the course of such construction.

Room Additions and Screen Rooms - All room additions and screened rooms must match the current house colors, including the roof shingles, unless the material being used is aluminum and then it shall match the aluminum of the windows or the trim of the house. The homeowner will furnish a copy of all governmental permits that may be required with the request and before construction begins. No room additions or screen rooms will extend past the top of the lake bank on the lake bank lots. No decks will be built past the top of the lake bank. Knee walls constructed of cinder block must be covered with stucco, brick or siding and must be compatible with the surrounding community.

Sheds and Out-Buildings - All sheds and out-buildings will be buffered from view by one of the following ways: (A) By a six (6) foot privacy fence (preferred way), (B) By a six (6) foot wall, or (C) By landscaping that is large enough to hide the complete building. All sheds and out-buildings will be architecturally compatible with the community, the houses around it, and the house that is on the same lot. No shed or out-building will be closer than three (3) feet to any lot line. No shed or out-building will be taller than ten (10) feet in height, with a maximum size of 10' x 12'. All sheds and out-buildings must be made out of wood or a material that looks like wood and it must have a shingle roof and they must match the current house colors, including the roof shingles.

ANIMALS - No animals, livestock or poultry shall be raised, bred or kept anywhere within the Property, except that caged birds and other common household pets may be kept by the occupants of each Residential Unit subject to the Association's Regulations, provided such pets are not kept, bred or maintained for any commercial purpose, and provided further that such pets are neither dangerous nor a nuisance to the residents off the Property. Dogs must be leashed or kept within enclosed areas at all times. No pets are allowed on or within the recreational facilities located on the Common Area.

Animal Nuisance: No animal shall be allowed to disturb residents unreasonably, to endanger the life or health of other animals or persons, or to substantially interfere with the quiet enjoyment of others. Animal owners shall be deemed in violation if their animals:

1. Consistently or constantly make excessive noise
2. Cause damage to or destruction of another's property
3. Cause unsanitary, dangerous, or offensive conditions, including the fouling of the air by offensive odor emanating from excessive excrement
4. Create a pest, parasite, or scavenger control problem which is not effectively treated.

Excessive noise is defined as barking, baying, crying, howling, or any other noise that is persistent and occurs for an extended period of time or on a repeated basis. When determining if the noise is a violation, consideration will be given to the time of day, duration, and frequency of noise. The owner should make every attempt possible to control their animal.

ANTENNA SYSTEMS - No television or radio masts, towers, poles, antennas, aerials, satellite dishes over 36 inches, or appurtenances shall be erected, constructed or maintained on the exterior of any Residential Unit or Lot unless the location, size and design thereof have been approved by the A.R.C. In general, the A.R.C. shall not approve any such items unless the proposed antenna system for

the Residential Unit can be completely hidden from view from the street and adjacent Lots.

BASKETBALL POLES - Portable basketball poles are discouraged unless removed from the front yard when not in use. Permanent basketball poles are permitted (with A.R.C. approval) as long as they are free-standing poles next to the driveway within ten (10) feet of the house/garage. Poles must be properly maintained and should be painted black or dark green. Basketball hoops are not permitted to be mounted on the house. Portable or permanent basketball poles on the streets are not permitted.

FENCES-

- (A) General -All fences must be approved by the A.R.C. prior to new installation. No fence, wall or hedge may exceed six (6) feet in height. No chain link, barbed wire or other forms of wire fences are permitted. All fences must be painted or stained and must be properly maintained to preserve an attractive appearance from the exterior view of each Lot as determined by the sole discretion of the A.R.C. Vinyl fencing may be used with prior A.R.C. approval.
- (B) Subdivision Boundary Fence-The Subdivision Boundary Fence as described in Paragraph 2.4 hereof, may not be removed, altered or modified in any manner whatsoever without the prior written approval of the A.R.C. Nor shall the Subdivision Boundary Fence be used for any purpose except to provide privacy to the Property or its portions thereof.
- (C) Preservation of Easement Rights - Specific reference is made to the Easements shown on the Plats and reserved in this Declaration. No fence, wall, or other improvements that interfere with exercise of these Easement rights may be constructed, installed or maintained in these easement areas. Any improvements or landscaping located in these Easement areas are subject to removal at the expense of the Owner of the Lot when requested by the grantee of the easement.

Setback Lines - All structures constructed within the Property must conform to the minimum setback requirements established from time to time by the regulations of the City of Jacksonville, except that as to Lakefront Lots, the minimum setback for all structures, fences, landscaping (except lawn grass), and improvements of any nature whatsoever shall be fifteen (15) feet from the top of the bank of the lake, unless approved in writing by the A.R.C. The A.R.C. shall approve requests for reductions in this minimum setback line on Lakefront Lots made by Developer or a Subdivision Developer when the front and side setback lines and other applicable restrictions would prohibit the construction of a Residential Unit on the Lot without the requested reduction.

FLAGS, SIGNS & BANNERS - Any homeowner may display one official US Flag or the official State of Florida Flag in a respectful manner. Additionally, 1 flag representing any of the U.S. Military services or the POW-MIA flag, college sports teams, professional sports teams, Holiday Commemoration or other similar such activities are allowed whether hung on the same flagpole or displayed separately. Flag pole must be specifically designed to hold multiple flags in order to hold a 2nd flag. Small garden types flags are also allowed. All other flags require approval (including political signs/banners) of the ACRC committee. Flags depicting vulgar or inciteful messages will not be considered. All flags are limited to 3' x 5' in size or smaller. Political Flags or signs (2'x3') may be displayed, 1 sign or flag per candidate or political issue. Signs may be displayed during the specific election season (National Elections, Local Elections, etc.) for 60 days before and no more than 10 days after the election.

LANDSCAPING - After completion of construction of a Residential Unit on a Lot, no living trees measuring four (4) inches or more in diameter at a point six (6) feet above the ground may be removed without the written approval of the A.R.C., unless said tree is located within five (5) feet of the approved building site of the Residential Unit or within its driveway, except if it is at risk of causing immediate damage to property or personal safety, and following substantial completion without the written approval of the A.R.C. Any Person removing trees in violation of this Covenant shall pay to the Association a stipulated liquidated damage sum of \$20.00 per inch of diameter measured as stated above for each tree, up to a maximum liquidated damage of \$2,000.00 for any Lot. No artificial grass, plants or other artificial vegetation shall be placed or maintained on any Lot. No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain on any Lot. As for sod, front yards will require a minimum of 50% sod. No front yard may be entirely mulched or rocked. All dwellings shall have a poured driveway of stable and permanent construction of an approved material not to exceed 25' wide where the driveway meets the road per city code.

OUTDOOR FURNITURE - Decor and outdoor furniture should align with the external designs and color scheme of the surrounding building and landscape. No furniture, decor, machinery, or equipment intended for indoor use should be visible in public view on the Property or Lot. Visible outdoor furniture, decor, machinery, or equipment should be well maintained and in good repair. Any furniture, decor, machinery, or equipment intended for indoor use or that is not in alignment with external designs and color schemes must be completely screened from view from any adjacent Lots and any street. Holiday decor must be temporary in nature and is allowed for a reasonable period of time during the intended holiday season.

OUTDOOR DRYING OF LAUNDRY- Outdoor drying of laundry or other items must be done in areas that are completely screened from view from any adjacent Lots and any street. No rugs, drapes, or other items shall be hung from any portion of the exterior of any Residential Unit.

PARKING AND GARAGE RESTRICTIONS

- (A) **Parking**- Unless and until the Association promulgates rules and regulations expressly authorizing the parking, storage, or repair of boats, trailers, recreational vehicles, or other vehicles, no vehicle, boat or trailer may be parked, stored, or repaired anywhere within the Property except that functional passenger automobiles, cars, motorcycles and trucks of one-half (1/2) ton capacity or less (collectively, "Permitted Vehicles") may be parked in those areas described in this paragraph. Boats, trailers and other vehicles that are not Permitted Vehicles with advertising thereon or oversized Commercial Vehicles such as double wheeled or box type trucks shall not be parked within public view on a regular basis. No part of the Common Areas or of the public right-of-ways shall be regularly used for parking except for designated parking spaces. The Association may enforce the foregoing restriction in any lawful manner, including the imposition of reasonable, uniform fines for willful or repeated violations. Nothing in this paragraph prohibits the emergency repair or servicing of Permitted Vehicles, so long as such repair or servicing is completed within 48 hours. Any vehicle that is visible from the street will need to have current registration and license plates. No more than one vehicle will be allowed to be parked in the backyard behind the fence. Any boat parked in backyards behind the fence cannot exceed two (2) feet above

the fence or a total height of eight (8) feet.

- (B) Garages and Driveways - No garage shall be permanently enclosed or converted to another use without the written approval of the A.R.C. No carports shall be permitted. All Residential Units must be constructed with garage attached or detached, which shall contain at least one parking place appropriate for the parking of Permitted Vehicles. All garage doors shall be kept closed when not in use. All improved Lots shall have a paved driveway.

PLAY STRUCTURES & GAMES - All play structures must be in the back yard, behind the line of the residence and not visible from the street, with approval of the A.R.C. All dog houses and playhouses must be buffered from view from outside the lot using the same criteria as an out building.

SEWAGE DISPOSAL & WATER - All water and sewage facilities and services to the Property shall be supplied by City of Jacksonville, Florida, its successors or assigns, by means of the central water supply and sewage system providing service to the Property. No well of any kind shall be dug or drilled on the Property except for the purpose of providing landscape irrigation. No septic tank may be constructed on any Lot. No sewage may be discharged on the open ground or into the lakes. No water from air conditioning systems or swimming pools shall be discharged into the marshlands or lakes, except from swimming pools located on the Common Areas. The City of Jacksonville, Florida, or its successors or assigns, has a nonexclusive perpetual easement, in, over and under the areas described on Plats as "Easement for Utilities" or similar wording for the purpose of installation, maintenance and operation of water and sewage facilities.

SIGNS & MAILBOXES - No sign of any kind, including street signs, shall be displayed to public view within the Property except customary address signs, unless approved by the A.R.C., and lawn signs of not more than four (4) square feet in size which is used for advertising a Lot for sale or rent. The size, design and color of all mailboxes and the supporting structures, must be approved by the A.R.C. No homeowner signs are permitted on the Common Areas. (Attached is an example of the approved mailbox.)

SWIMMING POOLS- Pools must be approved by the AR. C. The outside edge of any approved pool wall may not be closer than four (4) feet to a line extended and aligned with the side walls of the dwelling. No screening of pool areas may stand beyond a line extended and aligned with the side walls of the dwelling. Rear yard setbacks must be adhered to. Above ground swimming pools are not permitted. An above ground swimming pool does not include any type of "kiddie" pool or any other pool solely intended for children under the age of eight (8). If such a pool requires a pump and filtering system it will be considered an above ground swimming pool. Above ground spas and/or Jacuzzis will be permitted with A.R.C. approval. No structure in a backyard will be over six (6) feet in height or over the fence line without prior AR. C. approval.

STORAGE OF CARS: Storage of cars will not be permitted in yards unless it is in a fenced back yard and is not visible from outside the lot and does not exceed one car.

STORAGE OF FUEL TANKS, GARBAGE & TRASH: All above ground tanks, cylinders or containers for the storage of liquefied petroleum, gas or other fuel, garbage or trash, shall be screened

from view from any adjacent Lots and from any street. Except for regular collection and disposal, no rubbish, trash, garbage or other waste material or accumulation shall be kept, stored or permitted anywhere within the Property, except inside the Residential Unit or in refuse containers concealed from view and in accordance with the Association's Regulations. No fires for burning of trash, leaves, clippings or other debris shall be permitted on any part of the Property, including street rights-of-way.

WINDOW COVERINGS & AIR CONDITIONERS: No aluminum, foil, tinted glass or other reflective material shall be installed or maintained on any windows of a Residential Unit without A.R.C. approval. No window air conditioning units shall be installed with A.R.C. approval, and in no event shall a unit be installed on any side of a building which faces a street. No exterior components of air conditioning units shall be visible from the street.