

ANNEX X
RESTRICTIVE CODE OF COVENANTS

A Restrictive Code of Covenants should be developed, to assist in ensuring compliance by future home owners with the intended development plan for the area. These codes should focus on various issues, especially on environmental protection and enhancement.

1. Residential use. All resident lots as delineated in the Master Plan, and improvements located thereon shall be used, improved and devoted exclusively for single family use. Nothing here shall be deemed to prevent the owner from leasing a lot and improvements subject to the other provisions of these covenants.

2. Restriction on Further Subdivision. No residential lot or portion of a lot in this Master Plan community shall be divided or sold or resold, or ownership changed or transferred whereby the ownership of any portion of this subdivision shall be less than correction, deeds to resolve boundary disputes and similar corrective instruments. Lots may be joined and joined lots may be subsequently divided only into lots originally joined.

3. Setbacks. No building shall be erected on any single family lot which is less than twenty feet from any front line; nor less than ten feet from any side yard lot lines; and not less than fifteen from said rear lot line.

4. Building Plans All buildings plans must be approved in writing by the Developer prior to the construction of any buildings, walls, fences or docks. Yard walls and fences shall not exceed five feet in height. Any erection whether on land or water shall comply with all standing government regulations and relevant permits must be obtained before construction begins.

5. Height, lot coverage. No residential building shall exceed two stories in height and in no case shall the ground floor area of house, garage and any outbuildings cover more than forty (40%) of the lot area.

6. Sewage Disposal. Septic disposal systems shall be of a non pollutive design and operation and shall be subject to inspection and approval by the Developer before use. NO occupancy of buildings can occur until such inspection by the Developer has taken place and approval has been received in writing. Once public sewage distribution system is installed no further septic system shall be permitted.

7. Signage. No signage shall be allowed at any time on a residential lot for the purposes of advertising or notices with the exception of one sign advertising the lot or home for sale. Such signs shall not exceed (2) feet by three (3) feet in size.

8. Docking. (for canal home residents) Resident will be allotted a specified docking area. Boats should dock parallel to the canal so as not to impede the movement of other boats in the canal.

9. Lot maintenance. All lots shall be maintained free of debris, junk, unused construction materials, toxic waste or litter of any kind. At no time shall on site burning or burial of trash be allowed.

10. Temporary Structures. No temporary structure of any nature, including but not limited to tents, campers, mobile homes, shacks, etc. shall be used either as a permanent or temporary dwelling unit. During home construction a construction trailer or camper may occupy the lot for a period not to exceed eight (8) months and with a developer-approved sewage system.

11. Parking. Each resident shall provide parking for no less than one (1) vehicle. No vehicles shall be kept on any right of way. Vehicle repair shall not be conducted on any right of way.

12. Animals. Only domestic pets shall be allowed on the property and shall be contained on the owner's lot or on leash. Cows, horses, pigs, sheep, goats, and chickens shall not be considered domestic pets.

13. Satellite Dishes. All satellite dishes, towers, receiving antennas, and other telecommunication equipment must be located in the rear of the dwelling. Similarly all laundry lines must be located at the rear or side of the dwelling and out of the public view.

14. Tree Cutting. No cutting of any tree is permitted by any owner in any area set aside for park, nature or eco-preserve, public reserve or buffer zone, unless otherwise determined to be a hazardous condition which would threaten public safety, such determination to be made by the developer.

15. Drainage. Lot owners/homeowners shall not permit waste to be drained onto the road right of ways or adjacent property. Lot owners shall not restrict the discharge of storm water flowing off roads through discharge drains or swales.

16. Firearms. There shall no hunting or discharging of firearms within the limits and boundaries of the property.

17. Docks. All dock construction must be approved by the developer before construction commences. All permits and licenses must be obtained by the property owner before construction can begin. Boat size, height and beam allowed into canals will be limited. Zero wake rules will be enforced within the canal and lagoon area within the property.