

5.13 Water Supply; WeJis; Water Rights. Each Living Unit may be equipped with dual water lines, one of which shall be designated to utilize non-potable water in the sole and absolute discretion of the Declarant. A Lot Owner may be required to use non-potable water for irrigation purposes if required by the laws or regulations of any governmental entity or agency or Declarant. All underground irrigation systems, if required by the laws or regulations of any governmental entity or agency to use non-potable water, must be connected to the non-potable water line and all outside spigots must be connected to the non-potable water line. Each Owner shall be required to connect the water lines on his

6 lot to the lines of the utility provider(s) providing potable water service to the Community. No Owner may install or operate a private well. The Declarant, and its heirs, successors or assigns shall have the exclusive right to develop and utilize the ground and surface water resources of the Lands for any legal purpose, including the transport and use of such waters beyond the Lands, and the conveyance of any Lot or Living Unit by Declarant does not include the right to develop or utilize any ground water or sub-surface water resources within such Lot or Living Unit

Section 5.15 antennas and flag poles;

6.13 Antennas and Flagpoles; Display of Flags. No outside television, radio, or other electronic towers, aerials, antennae, satellite dishes or device of any type for the reception or transmission of radio or television broadcasts or other means of communication shall hereafter be erected, constructed, placed or permitted to remain on any Lot or Tract or upon any improvements thereon, unless expressly approved in writing by the Declarant except that this prohibition shall not apply to those antennae specifically covered by the federal Telecommunications Act of 1996, as amended from time to time. The Developer, until it owns no Lot in the Community and then the Association, shall be empowered to adopt rules governing the types of antennae, restrictions relating to safety, location and maintenance of antennae. No tower type antenna is permissible. The Developer, until it owns no Lots in the Community and then the Association, may adopt and enforce reasonable rules limiting installation of permissible dishes or antennae to side or rear yard locations, not visible from the street or neighboring properties, and integrated with the Living Unit and surrounding landscape, to the extent that reception of an acceptable signal would not be unlawfully impaired by such rules. Antennae shall be installed in compliance with all federal, state and local laws and regulations, including zoning, land-use and building regulations. In accordance with the laws of Florida and notwithstanding anything to the contrary contained herein, any Owner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner portable, removable official flags, not larger than 4 1/2 feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. The rights of Owners to display flags, such as those rights set forth in the immediately preceding sentence, shall be subject to and in accordance with the laws of the State of Florida as they exist on the date of recording of this Declaration or as they may subsequently be amended from time to time without the necessity of further amendment to this Declaration. An approved flagpole shall not be used to mount an antenna. This provision is

intended to protect residents from unreasonable interference with television reception, electronic devices, and the operation of home appliances, which is sometimes caused by the operation of ham radios, CB base stations or other high-powered broadcasting equipment. This Section 5.15 shall not apply to the Declarant.

Section 5.16 outdoor equipment;

13. Outdoor Equipment. All garbage and trash containers, oil tanks, bottled gas tanks, swimming pool and spa equipment and housing and sprinkler pumps and other such outdoor equipment must be underground, or placed in areas not readily visible from adjacent streets, or adequate landscaping must be used as screening around these facilities and maintained by the Owner.

Section 5.20 solar collections;

Solar Collectors; Roof Vents. Solar collectors; roof vents and other installations on the roofs of Structures are prohibited, except as may be permitted by Florida law. Notwithstanding the foregoing, initially the Declarant, and subsequently the Association and Architectural Review Committee, in order to promote and preserve the architectural uniformity and the aesthetic appearance of the Community shall have the right pursuant to Florida law to determine the specific location where solar collectors, roof vents and other installations may be installed on the roofs of Structures provided that such determination does not impair the effective operation of the solar collectors, roof vents, and other installations on the roofs of Structures.

- 13.

Section 5.21 signs;

13. Signs. No signs, banners, billboards or advertisements of any kind, including without limitation, those of realtors, politicians, contractors or subcontractors, shall be erected or displayed anywhere within the Community, including in windows of Living Units, including RV Residences, and on motor vehicles, except that the Declarant or a realtor chosen by Declarant in its sole and absolute discretion shall have the right to erect signs as it, in its discretion, deem appropriate. If any sign is erected in violation of this provision, the Declarant or the Association shall have the right to enter the property on which the sign is located and remove it, as well as levy a fine of One Hundred and No/00 Dollars

(\$100.00) per day for each day's violation and suspend the violator's use privileges of the Common Areas. Said action to enter one's property and remove the sign, if necessary, shall be deemed expressly permitted by the Owner of the property on which the sign is located. The foregoing shall not apply to signs, banners, flags, billboards or advertisements used or erected by Declarant, nor to entry and directional signs installed by Declarant, and signs required by law.

Section 5.22 vehicles;

13. Trucks, Commercial Vehicles, Recreational Vehicles, Motor Homes, Mobile Homes, Boats, Campers, Trailers and Other Vehicles.

- (A) No commercial vehicle of any kind shall be parked in the Community except for construction or service vehicles temporarily present on business.
- (8) No boats, boat or utility trailers, semi-tractor trailers, house trailers of any kind, campers (pop-ups or other), motor homes, recreational vehicles (except RV Residences as permitted herein), buses, truck campers, disabled vehicles, inoperative vehicles, unlicensed vehicles, or vehicles in disrepair or showing rust or needing paint, may be parked or kept in the Community unless kept fully enclosed inside a Structure ("Restricted Vehicles"). For purposes of this paragraph only, an open carport shall not be deemed a Structure. Campers, buses, motor homes, recreational vehicles (other than RV Residences), truck campers, and the like are permitted to be parked in the Community temporarily for loading and unloading purposes only and in no event shall any vehicle be parked in any street other than on a temporary basis. Vehicles that are not Restricted Vehicles may be parked in the driveway of a Living Unit but such practice is discouraged because of the resulting aesthetic diminution of the Community. Developer until it owns no Lots in the Community, and thereafter the Association, reserves the right to enact rules that would prohibit the parking of any vehicle in a Living Unit's driveway other than on a temporary basis. Notwithstanding the foregoing, Developer in its sole and absolute discretion, may but is not obligated to: (1) designate a portion of the Community wherein homes will be constructed with a parking garage in which a motor home or recreational vehicle (which is not a RV Residence) may be parked; and (2) promulgate rules without amending this Declaration which would permit parking on driveways of Living Units by vehicles owned by guests of an Owner. The rights of Developer set forth in the immediately preceding sentence shall exist for so long as Developer owns any Lots in the Community and thereafter the Board of Directors may promulgate such rules. The Developer may in its sole and absolute discretion later amend this Declaration to reflect the Lot numbers where the type of parking garage and motor home or recreational vehicle parking described in (1) above is permitted. Motorcycles with appropriate noise arresting systems are allowed in the Community, however such motorcycles may be driven only for purposes of ingress and egress from outside the Community directly to the Living Unit and from the Living Unit to a location outside the Community. No work on any vehicle shall be permitted within the Community except in an enclosed Structure.
- (C) No motor vehicle shall be parked anywhere other than on paved or other areas designated for that purpose, or in garages. Parking on lawns or landscaped areas is prohibited.
- (D) No motor vehicle shall be used as a domicile or residence, either permanent or temporary, other than a RV Residence as a residence as permitted and contemplated herein.
- (E) Paragraphs (A) through (D) shall not be deemed to prohibit any temporary facility permitted by Section 5.14 above.
- (F) Any vehicles parked in violation of this Section 5.22 shall be subject to being towed away at the owner's expense

Section 5.22.1 recreational vehicles;

Notwithstanding anything to the contrary contained herein, the Community is contemplated and anticipated to include improvements consistent with the recreational vehicle lifestyle. As such, an Owner shall have the right to place a Class A recreational vehicle (as defined by the Recreational Vehicle Industry Association) upon an improved Lot, which improvements shall include but not be limited to a concrete/paver pad and all necessary and customary utilities so that the Lot is physically habitable and usable for Owner's intended purpose of placing Owner's Class A recreational vehicle thereon for use as Owner's residence ("RV Residence"). A RV Residence together with the improved Lot upon which it is placed shall be deemed a Living Unit. The Developer, so long as it owns any Lots in the Community, shall have the right in its sole and absolute discretion to determine at or prior to the sale of a particular Lot what Lots can be utilized for a RV Residence and Developer may restrict by deed or an amendment to this Declaration that Lot(s) as a RV Residence forever. In order to preserve and promote the aesthetic appearance of the Community, each RV Residence and any and all improvements constructed in connection therewith shall be kept in a good state of repair and maintenance without showing rust or needing paint. All pads upon which a RV Residence is located must be kept clean and free from excessive oil, rust or other unsightly stains.

5.22.1

5.22.2 Use of Lots. Any waterfront Lots (specifically those Lots located on a lake or a pond) which are identified as "waterfront lots" or by words of similar import or depicted as such on any site plan (utilized by the Developer in its sales and marketing of the Community) or any plat of the Community or in a recorded amendment to this Declaration ("Waterfront Lots") shall only be utilized for the construction of a designer pad series (for the placement of a RV Residence thereon) or a custom living series (a single family detached dwelling unit). All Lots, other than Waterfront Lots, may be utilized for the construction of a traditional pad series or designer pad series (both for the placement of a RV Residence thereon) or a custom living series (a single family detached dwelling unit). Developer, for so long as it holds any Lots in the Community for sale in the ordinary course of business, shall publish and distribute to prospective purchasers and Owners, as applicable, such information as is reasonably necessary to further define, identify and delineate the traditional pad series, designer pad series and custom living series, as the same may be amended or revised from time to time in Developer's discretion. Developer shall have the express right to unilaterally amend or modify this Declaration in order to further the intent of this Section 5.22.2. The right set forth in the immediately preceding sentence shall expire at such time as no Developer holds any property for sale in the ordinary course of business within the Community.

Section 5.22.2 use of lot.

