

| THE DECLARATION OF COVENANTS AND RESTRICTIONS OF ORANGE TREE COUNTRY CLUB, UNIT 1 | |
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| Restriction Synopsis | Source |
| (This is not a complete listing of Article VIII. This is paraphrasing only. Please refer to actual document for the complete restrictions detail.) | |
| No material alteration or substantial addition be made to a yard, building, wall, fence or structure without ARB Approval. | Article VI, Section 1 |
| No boundary wall (adjoining another property) can be greater than 6 ft. in height. | Article VIII, Section 1 |
| Walls or hedges adjacent to water can not be greater than 3 ft. in height if solid. | Article VIII, Section 1 |
| Garbage, Trash, Oil tanks and bottled gas tanks shall not be visible from adjoining properties. | Article VIII, Section 2 |
| Trash containers shall not be placed curbside until after dusk the day before collection; out of sight by dusk the day of collection. | Article VIII, Section 2 |
| Pool and spa apparatus must be shielded by approved fencing | Article VIII, Section 2 |
| Lawns must extend to the pavement line | Article VIII, Section 3 |
| No gravel or black-top parking areas are allowed | Article VIII, Section 3 |
| All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash. | Article VIII, Section 3 |
| Outdoor clothes drying allowed only in areas not visible from adjoining properties or the street. | Article VIII, Section 5 |
| No accessory buildings or storage sheds without Association approval. | Article VIII, Section 6 |
| Short Term vehicle parking limited to 6 hours. | Article VIII, Section 7 |
| No street parking between 12 midnight and 5 AM. No parking on landscaped areas or yards. | Article VIII, Section 7 |
| No motor vehicle exceeding 21 feet in length and 6 ½ feet in height, nor any commercial vehicles any mobile or motor home, travel trailer, camper shell, boat, boat trailer, or other similar equipment shall be parked, maintained, or repaired on any lot or street unless said vehicle or vessel is inside of a garage and out of view of adjoining property and the street; | Article VIII, Section 7 |
| ..With the exception that a motor home or travel trailer shall be permitted to park on a residential driveway for a maximum of 24 hours during any twelve month period. | Article VIII, Section 7 |
| Motor homes, campers, boats, or similar equipment cannot be occupied while parked on a residential driveway | Article VIII, Section 7 |
| No noxious or offensive activity shall be carried on upon any lot nor shall anything be done on it that may be or may become an annoyance or nuisance to the neighborhood | Article VIII, Section 10 |
| No building or structure, including fence, screened enclosure, air conditioning enclosure, and pool/spa equipment enclosure, shall be permitted to fall in to disrepair. | Article VIII, Section 10 |
| All swimming pool and spa areas shall be maintained in a clean, sanitary and usable condition. | Article VIII, Section 10 |
| For Sale/Rent/Lease signs not to exceed 18" x 24". Builder signs permitted. Special event signs with Association Approval | Article VIII, Section 11 |
| Lots can not be used as dumping ground for rubbish, trash, garbage or other waste. | Article VIII, Section 12 |

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| All basketball backboards and other fixed game and play structures shall be located at the side or rear of the dwelling | Article VIII, Section 13 |
| Tree houses or platforms of a like kind or nature shall not be constructed on any part of the lot located in front of the rear line of the residence....(meaning it can not be built in the front yard or side yard.) | Article VIII, Section 13 |
| No trees of six inches or greater in diameter can be cut or removed without approval of the Association | Article VIII, Section 15 |
| Dead or dying trees, as determined by a qualified arborist, or trees in danger of falling, or causing damage to a structure or injuring a person(s) will be approved for removal by the Association. Notwithstanding the following, no tree shall be removed without first obtaining all proper governmental permits and approvals. | Article VIII, Section 15 |
| No window air-conditioning units or other window devices shall be permitted. | Article VIII, Section 16 |
| All garage doors must be maintained in a usable condition | Article VIII, Section 19 |
| All garage doors must be painted a color to match the existing paint scheme. | Article VIII, Section 19 |
| No lot owner shall construct any improvements or make any changes to his lot which shall have the result of changing, altering or affecting the natural or artificial water courses, canals, ditches, swales, ponds or drainage of the Orange Tree Project | Article VIII, Section 20 |
| No fence, boundary walls, or other solid structures and accessories of any type will be allowed on golf course frontage. | Article VIII, Section 21 |
| Hedges, on golf course lots, where approved by the Association, may not exceed five (5) feet in height and shall be maintained and groomed in a manor which does not interfere with the play of golf and does not extend past the out of bounds lot line contiguous to the golf course. | Article VIII, Section 21 |
| Patios, where approved by the Association, shall be set back at least twenty (20) feet from the rear lot line contiguous to the golf course and at least ten (10) feet from the side lot line. | Article VIII, Section 21 |
| Enclosed pools, where approved by the Association, shall be set back at least twenty-five (25) feet from the rear lot line contiguous to the golf course and at least ten (10) feet from the side lot line. | Article VIII, Section 21 |
| All awnings must be approved by the Association, and be of a color, size, material, and design compatible to the homes exterior colors and dimensions. | Article VIII, Section 22 |
| Metal awnings are prohibited. | Article VIII, Section 22 |
| Except as otherwise required by law, no solar equipment may be installed without the approval of the Association. | Article VIII, Section 23 |
| Driveway expansion alteration or painting requires approval of the Association. | Article VIII, Section 24 |
| Unightly driveway surfaces are prohibited. | Article VIII, Section 24 |
| Cats and dogs, not exceeding two (2) in aggregate, are permitted. | Article VIII, Section 25 |
| Pets shall be within fenced areas or on a leash whenever outdoors. | Article VIII, Section 25 |
| Pets shall not be a threat or a nuisance to the neighbors or create unreasonable noise. | Article VIII, Section 25 |
| Pet owners are also responsible to prevent their pets from soiling their neighbors' property and gardens, and must clean up after their pets in case of a mistake. | Article VIII, Section 25 |
| In no event shall animals be kept for commercial purposes | Article VIII, Section 25 |

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| An in-home business shall only be permitted to operate from a residence if no one other than the authorized resident works in a home, no deliveries are made, no inventories are stored on the property, no excessive noise or activity occurs at the property, and the business is in full compliance with all the Government requirements. | Article VIII, Section 26 |
| Rental of any dwelling unit must be for a minimum of six months. | Article VIII, Section 27 |
| No bushes, trees or shrubs may be planted in a drainage easement that is shown on a recorded plat. | Article VIII, Section 28 |
| All roofs must be slate, barrel tile, or Architectural Grade composition shingles with a minimum life of 15 years. Any composition shingle should be random cut three tab or greater and textured. | Article VIII, Section 29 |
| No aluminum roofs will be permitted. | Article VIII, Section 29 |