

Sunterra Homeowners Association, Inc.

c/o Sea Breeze Community Management Services, Inc.

4227 Northlake Boulevard

Palm Beach Gardens, FL. 33410

Phone: (561) 626-0917 Fax: (561) 626-7143

www.seabreezecms.com

Sales Application

(last updated 7/2019)

Information is required on all applicants. COMPLETE ITEMS 1 TO 14 & SUBMIT AT LEAST 15 DAYS PRIOR TO CLOSING DATE. **Old application packages will not be accepted our most current application package is available online at the Sea Breeze website.**

MAIL OR DROP OFF APPLICATION PACKAGE AT OUR OFFICE. FAX COPIES WILL NOT BE ACCEPTED AS APPLICATION IS INCOMPLETE.

If copies needed a charge of 25 cents per page is required

- ____1. Current information (all information must be completed). (pg. 2)
- ____2. Sale application form (all information must be completed). (pg. 3 - 4)
- ____3. Pet registration form (pg. 5)
- ____4. Gate clicker request form and policy. (pg. 6)
- ____5. Residential screening request & disclosure & authorization agreement to be completed by all ADULTS (18 and over) renting or residing in unit. (pg. 7-8) Extra copies may be needed if more than one adult.
- ____6. Sign and notarize certificate of approval prior to interview. We need the original certificate of approval as it is needed for closing. (pg 9)
- ____7. All adults (18 and over) review the rules and regulations. Initial, sign and print your name. These rules will be reviewed as well during the welcome meeting. If you are interested in setting up for Association bulk email you will need to sign, date and print email address. (pg. 10-17)
- ____8. Provide a copy of the sales contract naming buyers
- ____9. Provide a copy of registration and proof of insurance for each vehicle.
- ____10. Provide a picture ID for each adult 18 and over (legible copy of driver's license or passport).
- ____11. \$100.00 **MONEY ORDER OR CASHIERS CHECK ONLY** for a non-refundable processing fee made payable to Sea Breeze CMS, Inc.
- ____12. \$100.00 **MONEY ORDER OR CASHIER'S CHECK ONLY** per adult (18 and older), or married couple, representing a non-refundable application fee made payable to Sunterra HOA, Inc.
- ____13. Out of the country applicants are subject to completing additional paperwork and fees as determined by our screening company. Please contact our office prior to submitting the application to obtain additional paperwork and fee amount. If additional fees are needed this is non-refundable and made payable to Sunterra HOA, Inc. **MONEY ORDER OR CASHIER'S CHECK ONLY will be accepted.**
- ____14. Application completely filled out, if not, application will be returned unapproved. **Interview is required prior to approval. It is critical for the interview that applicant(s) speak and read English or you must bring an interpreter with you.**

Application Criteria

An applicant **may not** be approved based on one or more of the following:

1. Application not completed in full.
2. False information provided in application.
3. A boat, trailer, motorbike, recreational vehicles or commercial vehicle is parked at the property, unless stored within the enclosed garage.
4. There is more than two (2) pets.
5. Background reports.
6. Credit report.

CURRENT INFORMATION

(All information must be printed and readable)

The Unit Address: _____

Name of Current Owner: _____

Current Owner Phone Number: _____

Name of Buyer(s): _____

Buyer(s) Phone Number: _____

Buyer(s) Email Address: _____

Closing Date: _____

Realtor Phone Number & Name: _____

SALES APPLICATION

BUYER(S) INFORMATION:

Information regarding each person to live in the unit. (including children) (Use a separate sheet of paper for information regarding all additional residents, as needed)

Name [Print-must be readable]	Age	Relationship to Buyer
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____

LICENSED DRIVERS:

To be residing in the community

Name: _____	License # _____	State: _____
Name: _____	License # _____	State: _____
Name: _____	License # _____	State: _____
Name: _____	License # _____	State: _____
Others: _____		

VEHICLES:

Provide a copy of registration, proof of insurance and a current picture for each vehicle.

Make & Model of Vehicle	License Number	Color	State Registered

WORK HISTORY: Provide work history on all adult (18 and over) occupants, use separate page if necessary. If less than 5 years, provide previous employer info on separate page.

1) Buyer Name: _____
Employer _____
Phone _____
Address _____
Position _____
Supervisors Name _____
Employed From _____ To _____
Reason for Leaving _____

Annual Income _____

2) Buyer Name: _____
Employer _____
Phone _____
Address _____
Position _____
Supervisors Name _____
Employed From _____ To _____
Reason for Leaving _____

Annual Income _____

CRIMINAL BACKGROUND:

I understand a Nationwide Law Enforcement Investigation is required and will be done.

1) Have you (or any other occupants) ever been convicted of a State or Federal offense:

_____ Yes _____ No If yes provide detail: _____

2) Are you (or any other occupants) presently awaiting trial on any criminal offense?

_____ Yes _____ No If yes provide detail: _____

If yes to any of the above, give occupants name, dates, name of court, and details of conviction (use separate sheet of paper, if necessary).

Pet Registration Form

Fill in the blanks. Submit a recent picture of each pet. Sign and date acknowledgement.

Unit Owner or Resident _____

Unit # _____ Address _____ Phone # _____

Type of pets; (Please circle) Dog Cat Bird Other (specify) _____

Veterinarian's Name _____ Veterinarian's Phone # _____

1)

Pet Name _____ Pet Age _____ Pet Current Weight _____

Pet license/ Tag Number _____ Pets Estimated Maximum Weight at Maturity _____

Breed: _____

Please attach recent
photo of pet here

Please list pet's rabies shot record below

2)

Pet Name _____ Pet Age _____ Pet Current Weight _____

Pet license/ Tag Number _____ Pets Estimated Maximum Weight at Maturity _____

Breed: _____

Please attach recent photo
of pet here

Please list pet's rabies shot record below

I am aware of the Associations Rules, Regulations and Restrictions regarding pets on property and agree to abide by them.

Unit/ Pet owner's Signature _____ Date _____

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GATE AND VEHICLE INFORMATION FORM

GATE INFORMATION: MUST BE COMPLETED TO BE ENTERED IN THE GATE CALL BOX.

In an effort to complete the information needed to activate the entrance gates, please provide the following information to be entered into the call box at the gate. There is a limit of 2 names per home in the call box.

Sunterra Property Address: _____

1. LAST NAME: _____

FIRST NAME: _____

TELEPHONE # FOR CALL BOX: _____

2. LAST NAME: _____

FIRST NAME: _____

TELEPHONE # FOR CALL BOX: _____

ADDITIONAL INFORMATION:

IF YOU OWN/USE A MOTOR VEHICLE (S) PLEASE COMPLETE THE FOLLOWING:

MAKE/MODEL OF 1ST VEHICLE _____ YEAR _____ LICENSE PLATE _____

MAKE/MODEL OF 2ND VEHICLE _____ YEAR _____ LICENSE PLATE _____

GATE CLICKERS:

Gate clickers can be purchased at the Sea Breeze office. They are **\$35.00 each**. You **MUST** present your vehicle registration (**registered to the Sunterra address only**) at time of purchase.

Sunterra/ Ref# _____

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City: _____ ST: _____ Zip: _____

SSN: _____ DOB (MM/DD/YYYY): _____

Tel#: _____ Cell#: _____

Current Employer

Company: _____ N/A _____ Tel#: _____ N/A _____

Supervisor: _____ N/A _____ Salary: _____ N/A _____

Employed From: _____ To: _____ Title: _____ N/A _____

Current Landlord

Company: _____ N/A _____ Tel#: _____ N/A _____

Landlord: _____ N/A _____ Rent: _____ N/A _____

Rented From: _____ N/A _____ To: _____ N/A _____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ **DATE:** _____

DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS

DISCLOSURE

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Print Name

Signature

Date

- For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

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CERTIFICATE OF APPROVAL FOR SALE

The undersigned authorized representative of **Sunterra HOA, Inc.** hereby certifies that the proposed conveyance of the following unit has been approved as written below:

Unit Number: _____ Unit Address: _____

Owner(s): _____

Buyer(s): _____

The above Buyer(s) as evidenced by Buyer(s) signature(s) below hereby acknowledge receipt of the Declaration of Covenants, Articles of Incorporation, By-Laws, Rules and Regulations and any amendments to the Documents for the Association, and agrees to be bound by said Documents. Upon closing of the unit, Buyer(s) understands that it is the responsibility of the Buyer(s) to furnish the Association with a recorded copy of the deed of conveyance indicating the Buyer(s) mailing address for all future Assessments and correspondence from the Association.

Buyer(s) Printed Name

Buyer(s) Printed Name

Buyer(s) Signature

Buyer(s) Signature

Date

Date

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was sworn and subscribed before me this _____ day of _____, 20_____, By: _____ who is personally known to me or who has produced a valid Florida driver's license as identification.

Notary Signature & Stamp:

This is to certify that the above-named Buyer(s) have complied with the above statements and thereby obtained the approval of **SUNTERRA HOA, INC.**

By: _____ As: _____ Date: _____

Signed at the direction of the Board of Directors

Emergency Contact:

If for any reason there is an emergency concerning your property please provide the best number that we can call.

Emergency Contact Name

Emergency Contact Number

Signature of Buyer/Renter acknowledged understanding and agreement to comply with the rules for Sunterra Homeowners Association, Inc.

Property Address: _____

Buyer/Renter Signature

Buyer/Renter Signature

Buyer/Renter Printed Name

Buyer/Renter Printed Name

Authorization to Set With Association Bulk Email

Please provide your email address and sign and date if you would like to receive emails related to association business.

Yes, please provide your email address: _____

No

Signature

Date

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PARKING AND RULES ENFORCEMENT

Dear Sunterra Owners:

Parking is still a considerable problem within our community. The parking of vehicles along the roadway, commons areas and grass has created both a safety concern and an unpleasant appearance. To address this issue, the Board of Directors wants to remind you of Exhibit C, Section 2(a) of your association documents and remind you of the following plan to address the issue:

- There will be NO OVERNIGHT parking in the streets, grass, or any portion of the common areas (other than designated guest/resident parking in the pool area with a pass from the Sea Breeze). Overnight parking is being defined as 11 PM to 6 AM.
- There will be NO PARKING ON THE GRASS OR COMMON AREAS (other than designated guest/resident parking in the pool area with a pass from the Guard House) at any time. This includes your front lawn and the swales.
- There will be NO PARKING of COMMERCIAL VEHICLES OR EQUIPMENT, MOBILE HOMES, CAMPERS and SIMILAR RECREATIONAL VEHICLES, GOLF CARTS, BOATS and other WATERCRAFT, TRAILERS, STORED VEHICLES, or INOPERABLE VEHICLES in places other than enclosed garages.
- COMMERCIAL VEHICLES are defined as any vehicle with commercial writing on their exteriors or vehicles primarily used, designed, or registered for a commercial purpose, and vehicles with advertising signage attached or displayed on such vehicle's exterior....
- Any violation reported or seen by management will result in one violation letter as a warning and then notice to fine if seen again. Fines are \$100 per day up to \$1,000.
- Daytime street parking will be permitted with a guest pass from the Sea Breeze on the designated street side. The permitted parking locations will follow State of Florida guidelines defined in Section 5.31.3 of the 2012 Florida Driver's Handbook. A copy of the Handbook can be found at <http://www.flhsmv.gov/handbooks/EnglishDriverHandbook.pdf>. Section 5.31.3 states the following:

Print Name : _____ Initials: _____ Date: _____
Print Name : _____ Initials: _____ Date: _____
Print Name : _____ Initials: _____ Date: _____

Section 5.31.3 - Where Parking is **Not** Allowed

- On the roadway side of another parked vehicle (double parking).
 - On crosswalks.
 - On sidewalks.
 - In bicycle lanes
 - In front of driveways.
 - By curbs painted yellow or where “No Parking” signs are posted.
 - Within intersections.
 - Within 15 feet of a fire hydrant.
 - Within 20 feet of an intersection.
 - Within 20 feet of the entrance to a fire, ambulance or rescue squad station.
 - Within 50 feet of a railroad crossing.
 - On the hard surface of a highway where parking spaces are not marked.
 - On any bridge or overpass or in any tunnel.
 - Within 30 feet of a rural mail box on a state highway between 8 a.m. and 6 p.m.
 - Within 30 feet of any flashing signal, stop sign or traffic signal.
 - In such a way that you block or create a hazard for other vehicles.
- Violation of the established parking rules by a vehicle will be handled in the following manner:
 - First and Second Violation: A warning will be issued.
 - Third and subsequent violations: Vehicle towed at owner’s expense and or subject to fines.
 - To enforce the aforementioned parking rules, the Board has a current contracted with Garing Parking Enforcement.

Enforcement of the parking regulations will keep Sunterra’s streets safer and improve the appearance of the community to all.

Sincerely,
The Board of Directors

Print Name : _____ Initials: _____ Date: _____
Print Name : _____ Initials: _____ Date: _____
Print Name : _____ Initials: _____ Date: _____

EXHIBIT “C”
Initial Use Restrictions

The following restrictions are covenants running with the land shall apply to all of the Community until such time as they are amended, modified, repealed, or limited pursuant to procedures of the Declaration.

1. General. The properties submitted to this Declaration shall be used only for residential, recreational, and related purposes consistent with this Declaration and any Supplemental Declaration. Such purposes may include, without limitation, an information center and/or a sales office for Declarant and/or any real estate broker retained by Declarant to assist in the sale of property described in Exhibit “A” or Exhibit “B,” offices for any property manager retained by the Association, business offices for Declarant and the Association, and public facilities.

2. Restricted Activities. The following activities are prohibited with the Community unless expressly authorized by, and then subject to such conditions as may be imposed by, Declarant or the Board of Directors:
 - (a) Parking of any vehicles on streets or thoroughfares, and parking of commercial vehicles or equipment, mobile homes, campers and similar recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages, except temporarily during loading and unloading: however, construction, service, and delivery vehicles shall be exempt from this provision for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Area. For purposes of this provision, “commercial vehicles” shall be defined as any vehicle with commercial writing on their exteriors or vehicles primarily used, designed, or registered for a commercial purpose, and vehicles with advertising signage attached or displayed on such vehicle’s exterior, but shall not include passenger cars with identifying decals or painted lettering not exceeding a total area of one square foot in size or official vehicles owned by governmental or quasi-governmental bodies including, without limitation, police and sheriff insignias; and

 - (b) Raising, breeding, or keeping animals, livestock, or poultry of any kind, except that a reasonable number of dogs (except that no Pit bulls are allowed), cats, or other household pets of the nature commonly sold in pet stores located within regional malls in urban areas may be permitted in a Lot (not to exceed a total of two (2) such pets); however, those pets which roam free, or, in the sole discretion of the Board, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Lots shall be removed upon request of the Board. Dogs shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the dwelling and the person walking the dog shall clean up after it. Pets shall be registered, licensed, and inoculated as required by law. Dog runs, animal pens or similar fenced areas for pets or animals are prohibited; and

Print Name : _____ Initials: _____ Date: _____
Print Name : _____ Initials: _____ Date: _____
Print Name : _____ Initials: _____ Date: _____

- (c) Any activity which emits foul or obnoxious odors outside the Lot or creates an unreasonable level of noise or other conditions which tend, in the Board’s judgment, to unreasonably disturb the peace or threaten the safety of the occupants of other Lots (this paragraph shall not preclude normal and customary use of power tools, lawn mowers, and other yard maintenance equipment during reasonable hours): and
- (d) Any activity which violates local, state, or federal laws or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation; and
- (e) Pursuit of hobbies or other activities which tend to cause an unclean, unhealthy, or untidy or noisy condition to exist outside of enclosed structures on the Lot: and
- (f) Any noxious or offensive activity which in the determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Lots; and
- (g) Outside burning of trash, leaves, debris, or other materials, except during the normal course of construction by Declarant or a person authorized to do so by Declarant constructing a dwelling of a Lot: and
- (h) Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be an unreasonable source of annoyance, as the Board may determine, to occupants of other Lots, except alarm devices used exclusively for security purposes; and
- (i) Dumping grass clippings, leaves or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, or lake, or elsewhere within the Community, except that fertilizers may be applied to landscaping on Lots provided care is taken to minimize runoff; and
- (j) Accumulation of rubbish, trash, or garbage except between regular garbage pick ups, and then only in approved containers; and
- (k) Obstruction or rechanneling drainage flows after location and installation of drainage swales, storm sewers, or storm drains, except that Declarant and the Association shall have such right; however, the exercise of such right shall not materially diminish the value of or unreasonably interfere with the use of any Lot without the Owner’s consent; and
- (l) Discharge of firearms; provided, no Association director, officer, employee or managing agent shall have any duty to become physically involved to stop such discharge; and

Print Name : _____ Initials: _____ Date: _____
 Print Name : _____ Initials: _____ Date: _____
 Print Name : _____ Initials: _____ Date: _____

- (m) On-site storage of gasoline, heating. Or other fuels, except that a reasonable amount of fuel may be stored on each Lot for emergency purposes and for the operation of lawn mowers, pool,, spa and hot tub heaters, and similar tools or equipment, and the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and similar equipment. This provision shall not apply to any underground fuel tank authorized pursuant to Article IV; and
- (n) Any yard sale, garage sale, moving sale, rummage sale, or similar activity, except on such dates as the Board may designate for such activities to be conducted on a community wide basis; and
- (o) Capturing, trapping, or killing of wildlife within the Community (other than by or on behalf of the Association, Declarant or by a representative or designee of a Governmental Authority except tin circumstances posing an imminent threat to the safety of persons in the Community; and
- (p) Any activities by persons other than Declarant or its designees which materially disturb or destroy the vegetation, wildlife, wetlands, or air quality within the Community (except as may be approved pursuant to Article IV), to which use excessive amounts of water or which result in unreasonable levels of sound or light pollution; and
- (q) Conversion of any carport or garage to finished space for use as an apartment or other integral part of the living area on any Lot without prior approval pursuant to article IV, or use of any garage for storage or other purposes which preclude its use for parking of that number of vehicles for which it was originally designed; and
- (r) Operation of motorized vehicles other than mowing equipment on pathways or trails maintained by the Association; and
- (s) Swimming, boating, fishing, use of personal flotation devices, fishing, or other active use of ponds, streams, or other bodies of water within the Community except that Declarant, its successors and assigns, shall be permitted to draw water from ponds, streams, and other bodies of water within the Community for purposes of irrigation and such other purposes as Declarant shall deem desirable. The Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of rivers, lakes, ponds, streams, or other bodies of water within or adjacent to the Community; and
- (t) Entry onto any Lot for maintenance or other easement to access any lake, pond, preserve, wetland or similar area within the Community, except that the Owner and occupants of a Lot abutting any such area may access such area at points along the common boundary between such Owners Lot and such area (but shall not enter onto other Lots or portions of any maintenance or other easement abutting any other Lot) and the authorized agents, employees, contractors, and designees of the Declarant or the Association may enter upon any Lot or maintenance or other easement for the purpose of gaining access to any such area; and

Print Name : _____ Initials: _____ Date: _____
 Print Name : _____ Initials: _____ Date: _____
 Print Name : _____ Initials: _____ Date: _____

(u) Any construction, erection, placement, or modification of any structure or thing, permanently or temporarily on the outside portions of the Lot, whether such portion is improved or unimproved, except in strict compliance with the provisions of Article IV of the Declaration. This shall include, without limitation, all signs, fences, basketball hoops, swing sets and similar sports and play equipment; children’s play houses, clothes hanging devices; garbage cans; woodpiles; swimming pools, spas, and hot tubs; air conditioners; tanks; solar energy devices; docks, piers and similar structures; and landscaping, hedges walls, mailboxes, satellite dishes and antennas, except that: an antenna

(A) designed to receive direct broadcast satellite services, including direct-to-home satellite services, that is one meter or less in diameter; or

(B) designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, that is one meter or less in diameter or diagonal measurement; or

(C) designed to receive television broadcast signals;

(“Permitted Antenna”) shall be permitted in rear yards of Lots or, if necessary to receive an acceptable quality signal, in side yards or front yards, in that order of preference; provided, unless prohibited by applicable law, any installation in the front yard of a Lot shall be subject to review and approval pursuant to Article IV of the Declaration, which review shall be completed within seven days of receipt of the application for review. The Reviewer or the Architectural Guidelines may impose requirements as to location and the manner of installation and screening in order to minimize obtrusiveness as viewed from streets and adjacent property, so long as such requirements are not inconsistent with applicable law. Declarant and/or the Association shall have the rights, without obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna, cable, or other communication system for the benefit of all or a portion of the Community, should any master system or systems be utilized by the Association and require such exterior apparatus; and

a. a reasonable number of holiday and religious lights and decorations may be displayed on a Lot for up to 30 days prior to a publicly observed holiday or religious observance and up to 30 days thereafter without prior approval, subject to the right of the Association or Declarant to require removal of any such decorations which it deems to (A) be excessive in number, size, or brightness, relative to other Lots in the area; (B) draw excessive attention or traffic; (C) unreasonably interfere with the use and enjoyment of neighboring properties; or (D) cause a dangerous condition to exist. The Association shall have the right, upon 30 days prior written notice, to enter upon any Lot and summarily remove exterior lights or decorations displayed in violation of this provision. The Association, and the individuals removing the lights and decorations, shall not be liable to the Owner for trespass, conversions, or damages of any kind except intentional misdeeds and gross negligence; and

Print Name : _____ Initials: _____ Date: _____
Print Name : _____ Initials: _____ Date: _____
Print Name : _____ Initials: _____ Date: _____

b. one United States flag not exceeding 36” x 60” in size may be mounted on the exterior façade of the dwelling at a location approved pursuant to Article IV of the Declaration;

(v) picketing, protest marches, sit-in demonstrations, protest speeches, or other forms of public protest or conduct, including, without limitation, displaying signs or placards on the Lot or any vehicle, apparatus or otherwise within public view in the Community, which tends to vilify, ridicule, denigrate, or impugn the character of Declarant, the Association, their respective officers, directors or employees, or any Owner or resident of the Community. Each Owner, by acceptance of the deed to any Lot shall be deemed to have accepted the foregoing prohibitions as reasonable limitations on his or her constitutional right of free speech;

(w) any activity which generates a level of noise audible to occupants of other Lots while inside their dwellings (including, without limitation, lawn maintenance, recreational activities, games, parties, music, and other activities conducted outdoors or on porches or decks) between the hours of 11:00 p.m. and 8:00 a.m., except that during the construction of dwellings on the Lots, Declarant and builders may commence construction activities within the Community at 7:00a.m.; and

(x) door-to-door solicitation within the Community.

3. Prohibited Conditions. The following shall be prohibited in the Community;

a. Plants, animals, devices or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community;

b. Structures, equipment, or other items on the exterior portions of a Lot which have become rusty, dilapidated or otherwise fall into disrepair; and

c. Sprinkler or irrigation systems or wells of any type which draw upon water from lakes, creeks, streams, rivers, ponds, wetlands, canals, or other ground or surface waters within the Community, except that Declarant, its designees, and the Association shall have the right to draw water from such sources.

4. Fences. Any fence constructed or placed on a Lot in accordance with the terms of this Declaration shall be (i) white aluminum or PVC rail picket type; (ii) with rails no wider than one inch and no closer together than three inches on center; and (iii) with a height of 48 inches, unless otherwise required by applicable governmental laws, statutes, ordinances, rules or regulations. Notwithstanding anything to the contrary in this Declaration, such white aluminum or PVC rail fences shall be the only type of fence which is permitted to be installed on the back or side of a Lot. Other fence requirements are as set forth in Section 4.1.

Print Name : _____ Initials: _____ Date: _____
Print Name : _____ Initials: _____ Date: _____
Print Name : _____ Initials: _____ Date: _____