

LAKE ST. GEORGE COMMUNITY RESTRICTIONS AND STANDARDS

RESTRICTION: PROHIBITED STRUCTURES:

No structure of a temporary character, trailer, tent, shack, barn, clothesline, or other out building may be located, constructed, or permitted to remain on any Lot, temporarily or permanently, unless it is screened from view from the front of such Lot and from all adjoining Lots.

STANDARD:

Sheds: Must be screened from view from front and from adjoining Lots. This restriction is modified by the Board, in that the front of the shed must not face the street from which it can be seen.

PLAY STRUCTURES CONSTRUCTED OR PLACED OUTSIDE OF LOTS:

No play structure, including but not limited to basketball hoops, playground equipment, swings, jungle gyms, hockey or soccer goals, or any other pole, standard, or other equipment, whether temporary or permanent, may be placed on any of the roads designated as public right-of-way shown on the Plats subject to jurisdiction of the Association.

RESTRICTION: SWIMMING POOLS

A private swimming pool may be constructed on any Lot, if otherwise permitted by Law; but it must be situated entirely within the rear yard area of such Lot, comply with all requirement imposed by Law, and not encroach onto any utility easements.

STANDARD:

Any variations must be pre-approved by the Architectural Review Committee.

Discharge of pool water on owner's Lot may not flow onto or into any adjoining Lot or into the street.

RESTRICTION: APPEARANCE

Yard Care & Landscaping: No Lot may be used as a dumping ground for rubbish. All garbage or trash containers, oil tanks, bottle gas tanks, soft water tanks, and similar structures or installations must be placed under the surface of the ground or within walled-in or screened areas so as not to be visible from the street or objectionable to any adjacent Lot. Each Lot, whether occupied or unoccupied, must be maintained reasonably clean and free from refuse, debris, unsightly growth, and fire hazards. No materials may be stored on the exterior of any Lot unless completely screened from view, except for temporary storage in connection with actual construction work in progress. The Association by its Rules and Regulations may require uniform mailboxes throughout all or portions of this Phase.

STANDARD: Yard Care & Landscaping

All front yard property or other areas visible from the street, including the area between the sidewalk and street, must be properly landscaped. Proper landscaping includes grass or other ground cover free of dead or bare spots with consistent growth throughout and not exceeding 4" in height. Yards must also be edged along sidewalks, driveways, and other public rights of way. Flowerbeds will be kept free of weeds and trimmed to exhibit a healthy, well-maintained appearance. All trees, shrubs, or other landscape vegetation must be kept away from sidewalks and pruned at least 7' above the sidewalk. All soil that has been eroded must be replaced by the homeowner and steps must be taken to prevent erosion from occurring in the future.

STANDARD: Building Exterior:

Dirt, mold, mildew, algae and stains on paint that can be seen from the street would be considered, home in need of washing. Walls of homes missing paint and peeling or showing permanent stains and discoloration would be considered in need of paint, all wood surfaces subjected to insect, rodent or water damage must be replaced and repainted to conform to existing wood surfaces. Oil, grease or stained driveways should be cleaned. If a driveway has paint, river rock or any other coating that shows bare, peeling or bad spots this would be considered in need of correction.

Front of home must be kept free of the storage of wheeled toys or any other item not normally found in approved landscaping.

RESTRICTION: VEHICLE, TRAILER, and MOTORHOME PARKING

Vehicles Permitted: Except for passenger automobiles, motorcycles, and trucks of one ton capacity or less ("Permitted Vehicles") no boat, trailer, or vehicle of any nature may be parked, stored, kept, repaired, or restored by any Homeowner anywhere within this Phase, except within the improvements on the Lots severally, or otherwise entirely screened from view. Each Homeowner's Permitted Vehicles at all times must be parked within the improvements or upon the driveway on such Homeowner's Lot, and not within any street right-of-way. Except for emergency repairs, no Homeowner's Permitted Vehicle may be repaired, serviced, or restored except within the improvements upon such Homeowner's Lot. The foregoing does not however, prevent the temporary, non-recurrent parking of any vehicle, boat or trailer for a period not exceeding 48 hours upon the driveway on any Lot, nor the routine servicing or repair of any Permitted Vehicle upon the exterior of any Lot so long as such servicing or repair is completed within 48 hours from commencement. this section will not apply to (i) any Developer or Builder in connection with completing the Work, or (ii) those portions of the Common Area, if any, that are improved for vehicular parking.

STANDARD: Vehicles Permitted

Passenger automobiles, motorcycles, and trucks of one ton capacity or less. No boat or trailer or vehicle of any nature may be parked, stored or kept anywhere except within the improvements on the lot (garage) or otherwise screened mostly from view. Permitted Vehicles must be parked in the garage or (in the driveway) and by law, not on the street. The Board has modified this to exclude the word entirely. Vehicles parked in the driveway should not block the sidewalks (for pedestrian safety). It recognized the impossible situation as it exists with respect to street parking. The Board suggests that by adding another parking strip alongside the driveway, the problem would be reduced or eliminated.

All "Vehicles Permitted" parked within the improvements on the Lots should have a valid license tag at all times, no trailer pulled item to be stored in front of home. No vehicles of any kind will be parked on grass.

RESTRICTION: FENCES

No fencing, except that originally installed by Levitt, may extend beyond the front building line of the dwelling constructed on any Lot, nor is any fencing permitted within the front yard area on any Lot or along the front property line of any Lot. No fence located in or along the side or rear yard of any Lot may have a height that exceeds six feet. No temporary fence of any kind may be constructed on any Lot except by a Developer or a Builder as part of the Work. All fencing materials used on any Lot must be substantial and conform substantially with those utilized on adjoining Lots.

STANDARD:

Fences: May not extend forward to the street from the forward wall of the home. Approval of the type, size, color and material must be obtained from the Board through the Architectural Review Committee.

A fence is in need of repair if it is sagging, buckling, leaning, or has split, broken or missing slates. If fence is a painted color, it should be consistent throughout the fence line and **NOT** clashing with any other painted fencing on adjoining lots. All county permits must be obtained after Architectural Committee approval and be available for inspection upon verbal or written request.

Fence Line not clashing with color of fencing on adjoining lots.

RESTRICTION: ANTENNAS

Antennas - No Homeowner will cause or permit a radio, television, or similar tower or antenna to be attached to such Homeowner's Lot, or to the dwelling on such Lot, except a single radio or television antenna that (i) does not project more than 15 feet above the roof of the dwelling as originally constructed, and (ii) is attached to such roof by a singular tubular support, without guy wires or similar attachments.

SATELLITE DISHES:

Would be controlled by FCC state laws overseeing satellite dishes.

RESTRICTION: ARCHITECTURAL CONTROL.

No dwelling, structure, fence, color change, addition, material exterior alteration (including alterations of roofing, siding, window, and trim materials), or substantial attachment may be erected, placed, reconstructed, undertaken, or permitted to remain unless and until approved by Levitt in writing, except: (a) dwellings and their appurtenances installed by Levitt as part of the Work or approved by Levitt under the preceding Section; and (b) any use, structure, alteration, or activity that is screened from view from (i) all other Lots in or adjoining this Phase that are owned, leased, or otherwise controlled by Levitt and (ii) from all public road rights-of-way. The procedures and standards contained in the preceding Section will apply to all approvals required by this Section. Levitt's rights under this Section are personal to Levitt, and such of its successors and assigns who are designated as successors by Levitt to its rights under this Section and will expire either ten years from the date this Supplemental Declaration is Recorded or upon the sale of the last Lot in this Phase by Levitt or its designated successors.

All structure, fence, color change, addition material, exterior alteration (roofing, siding, window and trim materials) or substantial attachment may not be erected, placed, reconstructed unless approved by the Architectural Control Committees in advance.

An Architectural Review Form must be completed along with survey, plot plan, engineer or architectural drawings with dimensions of new structure. They must be submitted to the Board of Directors at least 30 days prior to the intended start date of the project. Color samples should be supplied as well when changing colors of your Home or exterior structures. Permits must be acquired before any work can be done.

RESTRICTION: TRASHCANS USE: OIL TANKS, GAS TANKS AND SOFT WATER TANKS.

No dumping of rubbish - All trash containers, oil tanks, bottle gas tanks, softwater tanks and similar structures or installations must be placed under the surface of the ground within walled in or screened areas so as not to be visible from the street or objectionable to any adjacent lot.

STANDARD: TRASHCANS USE: OIL TANKS, GAS TANKS AND SOFT WATER TANKS.

Trash and/or recycled bin must be placed out to the street after 8 PM the night before or on the day of pickup. Trash containers should be taken in by the evening of the pickup day. Any debris not bagged or placed in trash containers should be bundled in maximum of 4 feet lengths.

RESTRICTION: USE OF LOTS

Use of Lots: Single family residential only – no trade or business, or Profession may be conducted unless it: (a) is confined exclusively to the interior of the improvements on such lot; (b) does not cause any vibration, noise or other emissions objectionable to any Homeowners; (c) substances, machinery or equipment; (d) does not result in any material vehicular congestion; and (e) is permitted by, and is conducted in compliance with the Law.

RESPONSIBILITY OF HOMEOWNERS

Each homeowner is deemed responsible for all actions and or damages caused by a family member, guest or tenant staying within the home. Anyone found doing or causing damage to Lake St. George property will be financially responsible and prosecuted.

Each Homeowner must make all repairs, maintenance, and replacement necessary to maintain such Homeowner's Lot, its improvements, vegetation, exterior attachments, and appurtenant parkways in a safe, sanitary, and reasonably attractive condition. If:

- (a) Any Homeowner refuses or fails to make any such required repairs, maintenance, or replacements; and
- (b) As a result, any condition on or adjoining such Homeowner's Lot becomes a hazard or nuisance to any other Homeowner, or measurably diminishes or impairs the value, desirability, or marketability of any other Lot within this Phase: and
- (c) Not less than two-thirds (2/3) of the members of the Association's Board of Directors so find after reasonable notice to and reasonable opportunity to be heard by, the affected Homeowner:

Then, upon the occurrence of all of the foregoing, the Association may make or perform such repairs, maintenance, or replacements as reasonably are necessary to correct such condition and assess the cost against such Homeowner's Lot as provided in article VI, Section 6, of the Master Declaration. The Association, its agents, employees, and contractors have a reasonable right of entry onto each Lot, and into its improvements, for the foregoing purposes, as provided in Article III, Section 16, of the Master Declaration.

No patio furniture of any kind may be located in the front of a property unless it is within a porch, walled-in or screened area which is attached to the home. The foregoing does not, however, apply to a single bench or glider that is incorporated in the landscape. Such a bench may not be constructed out of plastic, PVC or like materials and must be in good condition. Only outdoor Patio Furniture is permissible, no interior or non-patio furniture is allowed to be placed anywhere in the front of the home; including designated areas such as the porch, walled-in or screened area unless it is completely screened from view.