

TABLE OF CONTENTS

Page

PREAMBLE 1

BACKGROUND STATEMENT 1

ARTICLE I – DEFINITIONS..... 1

 Section 1 “Club” 1

 Section 2 “Common Area” 1

 Section 3 “Landlord” 1

 Section 4 “Leasing” or “Renting” 2

 Section 5 “Lot” 2

 Section 6 “Management Agent” or “Management” 2

 Section 7 “Premises” 2

 Section 8 “Residence” 2

 Section 9 “Resident” 2

 Section 10 “Rules” or “Rules and Regulations” 2

 Section 11 “Sublease” 2

 Section 12 “Village” or “Community” 2

ARTICLE II – BIENNIAL SUBLEASES, TERM EXTENSIONS, AND MONTHLY RENTAL 2

ARTICLE III – GENERAL USE RESTRICTIONS 3

 Section 1 Residential Use 3

 Section 2 Nuisances 3

 Section 3 Compliance with Laws 3

 Section 4 Appearance 3

 Section 5 Pets and Animals 3

 Section 6 Plans, Setbacks, Building Locations 4

 Section 7 Lot Line Changes by Landlord 4

 Section 8 Alteration of Building Lines 4

 Section 9 Utility Lines; Antenna 4

 Section 10 Signs 4

 Section 11 Mail Boxes 5

 Section 12 Mining and Drilling Prohibition 5

 Section 13 Garbage Disposal 5

 Section 14 Temporary Structures 5

 Section 15 No Storage Buildings 5

 Section 16 Boats and Trailers 5

 Section 17 Clotheslines 6

 Section 18 Water Systems 6

 Section 19 Commercial and Recreational Vehicles 6

 Section 20 Sewer System 6

 Section 21 Landlord Not Responsible 6

 Section 22 Elevation and Drainage Changes 6

 Section 23 Fences and Walls 6

 Section 24 Lot Maintenance by Resident 7

 Section 25 Mowing and Lot Maintenance 7

 Section 26 Water or Sewer Repairs 7

 Section 27 Electrical and “Gang Meter” Repairs 8

TABLE OF CONTENTS

Page

ARTICLE IV – LANDSCAPING, GROUNDS, AND RESIDENCES..... 8
 Section 1 Landscaping and Grounds..... 8
 Section 2 Trees..... 8
 Section 3 Lakes and Canals..... 8
 a. Banks 8
 b. Equipment..... 8
 c. Activities 8

ARTICLE V – ARCHITECTURAL STANDARDS AND CONTROL..... 9

ARTICLE VI – SALE, RESALE OR TRANSFER OF RESIDENCE 9
 • Transfer Fee 10

ARTICLE VII – STANDARD REQUIRED FOR RESALE RESIDENCES TO REMAIN IN VILLAGE..... 10

ARTICLE VIII – RENTAL PROCEDURES FOR RESIDENCES 11

ARTICLE IX – TRAFFIC REGULATION, VEHICLE DECALS, AND PARKING..... 12
 Section 1 Private Roads..... 13
 Section 2 Traffic Regulations 13
 Section 3 Vehicle Registration and Decals 13
 Section 4 Motorcycles, Mopeds, Scooters, and 4-Wheelers..... 14
 Section 5 Skateboards, Rollerblades, Bicycles..... 14
 Section 6 Street Parking 14
 Section 7 Beachfront Parking 14

ARTICLE X – GOLF CARTS..... 14
 Section 1 Insurance, Decals, Assumption of Risk..... 14
 Section 2 Driver’s License Required..... 14
 Section 3 Rules of Road 15
 Section 4 Operating Hours 15
 Section 5 No Reckless Driving 15
 Section 6 Rentals Through Landlord Only..... 15

ARTICLE XI – RECREATIONAL VEHICLES, STORAGE & TEMPORARY PERMITS..... 15

ARTICLE XII – RECREATIONAL AMENITIES 16
 Section 1 Swimming Pools..... 16
 Section 2 Tennis Courts 16
 Section 3 Children’s Playground..... 16

ARTICLE XIII – ADVISORY BOARD..... 16
 Section 1 Districts, Terms, Powers 17
 Section 2 Qualifications 17
 Section 3 Selection of Members..... 17
 Section 4 Removal of Members..... 17
 Section 5 Vacancies..... 18

ARTICLE XIV – COMMITTEES..... 18
 Section 1 Security Committee..... 18
 Section 2 Entertainment Committee..... 18
 Section 3 Building and Grounds Committee 18

TABLE OF CONTENTS

	<u>Page</u>
Section 4 Volunteer Committee	18
ARTICLE XV – RIGHT TO QUIET ENJOYMENT	18
• Quiet Time Hours	19
ARTICLE XVI – VISITORS	19
ARTICLE XVII – RELEASE, INSURANCE, AND REBUILDING	19
• Obligation to Rebuild	20
ARTICLE XVIII – DEFAULT AND ENFORCEMENT	20
ARTICLE XIX – MISCELLANEOUS	20
Section 1 Amendments	20
Section 2 Notices	20
Section 3 Breach Will Not Defeat Mortgage	20
Section 4 Headings	20
Section 5 Pre-Approval of Vendors, Suppliers, Contractors & Agents	21
NOTES	21