

October 31, 2011

## Royal Doulton Estates Property Owners Association

### SYNOPSIS OF COVENANTS AND RESTRICTIONS

The RDE Declaration of Covenants and Restrictions also state limitations to the construction, remodeling, additions, and other improvement to our structures or property. Any exterior change, including repainting or shrub/tree replacement must be approved by the Architectural Control Committee. The Declaration of Covenants and Restrictions can only be amended by a written vote of 70% of the homeowners and registered with the State of Florida.

The following are only a synopsis of architectural, use and maintenance restrictions from the RDE Declaration of Covenants and Restrictions dated March 1, 1995. **Please read your documents for the complete section.**

#### **From Article III, Section 4a, General Restrictions, pages 5-9.**

1. Paragraph (i). Single-family residential only. No commercial or business use...
2. (ii). One occupant 55 years or older. No children under age 18...
3. (iii). Restrictions on storage of inflammable, combustible, or explosive substances...
4. (iv). Limits on temporary structures, trailers, tents, shacks, or other outbuilding ...
5. (v). No lot used as a dumping ground for rubbish, trash, garbage, or other waste ....
6. (vi). No individual irrigation systems or water supplies....
7. (vii). No individual sewage disposal systems....
8. (viii) No alteration, additions, or improvements to common properties....
9. (ix). Restrictions on parking and repair of any truck, trailer, camper, boat or boat trailer, or recreational vehicle upon any driveway or lot....
10. (xi). Restrictions on mail boxes...
11. (xii). Restrictions on location and size of antenna(e)....

12. (xiii). No window or wall air conditioners...
13. (xiv). No lot shall be increased in size by filling in water. Surface elevation grading needs Committee approval....
14. (xv). No artificial grass, plants, or other artificial vegetation on any lot. No more than 10% of any lot shall be planted, covered, or maintained by material other than grass or other natural living vegetation, unless approved by the Committee.
15. (xvi). No automobile garage shall be permanently enclosed and converted to other use...
16. (xvii). Restrictions on clotheslines...
17. (xviii) Restrictions on signs....
18. (xix) Restrictions on animals...
19. (xx). Rights to use easement area between properties for maintenance, repair, or improvements...
20. Page 11, Section 6. Restrictions on Use of Lakes, Waterways, Wetlands, or other bodies of water. Homeowners cannot disrupt vegetation, construct docks or seawalls.....

**Amendment to Declaration of Covenants and Restrictions for Royal Doulton Estates,** dated April 6, 2011. Note: this is the Second Amendment.

21. Restrictions on the lease/rental of dwellings .....