

Substantial rewording. See governing documents for current text..

This document prepared by:
Pine Ridge Property Owner’s Association, Inc.
5690 W. Pine Ridge Boulevard
Beverly Hills, FL 34465

**PINE RIDGE
AMENDMENT, UNIFICATION, AND COMPLETE
RESTATEMENT OF DECLARATIONS OF RESTRICTIONS**

WHEREAS, Pine Ridge Property Owners Association, Inc., hereinafter referred to as the “Corporation”(formerly Pine Ridge Service Corporation, Inc.), a Florida not-for-profit corporation and assignee from Pine Ridge Estates by Citrus Hills, a Florida general partnership, assignee of subdivider status from the Deltona Corporation, subdivider of Pine Ridge Subdivision, imposed and imposes certain restrictions and limitations of record, as to each and every of the lots situate lying and being within the following property:

All of Pine Ridge Subdivision, Unit One, Citrus County, Florida, according to the plats thereof as recorded in Plat Book 8, Pages 25-36, inclusive, of the Public Records of Citrus County, Florida, less and except tracts T-1 through T-35, inclusive; All of Pine Ridge Subdivision, Unit Two, Citrus County, Florida, according to the plats thereof as recorded in Plat Book 8, Pages 37-50, inclusive, of the Public Records of Citrus County, Florida, less and except lots 1 through 12 of Block 186, and lots 1 through 16 of Block 187, and tracts T-1 through T-53, inclusive; All of Pine Ridge Subdivision, Unit Three, Citrus County, Florida, according to the plats thereof as recorded in Plat Book 8, Pages 51-67, inclusive, of the Public Records of Citrus County, Florida, less and except lots 1 through 6 of Block 1, lots 1 through 7 of Block 55, lots 1 through 10 of Block 56, lots 1 through 6 of Block 284, lots 1 through 4 of Block 308, lots 4 and 5 of Block 309, lots 7 and 8 of Block 311, lots 1 through 3 of Block 322, lots 1 through 8 of Block 323, lots 1 through 8 of Block 355, and tracts T-1 through T-30, inclusive; All of Pine Ridge Subdivision, Unit Four, Unit Five and Unit Six, Citrus County, Florida, according to the plats thereof as recorded in Plat Book 14, Pages 87-95, inclusive, of the Public Records of Citrus County, Florida, hereinafter referred to as the “Lots” or singularly, a “Lot”.

WHEREAS, The Corporation, pursuant to Section 11.01 of the Pine Ridge Subdivision Declaration of Restrictions, recorded at O.R. Book 301, Pages 589, *et seq.*, Book 301, Pages 618, *et seq.*, Book 301, Pages 639, *et seq.*, Book 854, Pages 2168, *et seq.*, and Book 856, Pages 1593, *et seq.*, as amended from time to time (herein “Declarations”), and pursuant to specific assignments of authority from the developer to the successor developer recorded at O.R. Book 749, Pages 0939, *et seq.*, and O.R. Book 1036, Pages 2031, *et seq.*, Public Records of Citrus County, Florida, and its specific assignment from the successor developer recorded at O.R. Book 1336, Pages 1416, *et seq.*, Public Records of Citrus County, Florida, may make reasonable modifications, amendments, or additions to the Declarations, applicable to the Lots;

WHEREAS, The Deltona Corporation has released the Pine Ridge Property Owners Association, Inc. (formerly Pine Ridge Service Corporation, Inc.) from joinder requirements, such release incorporated herein and to be filed following amendments;

WHEREAS, The Corporation, hereby determines that certain reasonable modifications and amendments to the Declarations are proper and necessary;

WHEREAS, in the interest of the uniform, general scheme of development, all of the residential Lots are to be held to the uniform standards set forth herein;

WHEREAS, these amendments have been approved by a majority of the property owners voting on a referendum to amend the Declarations;

WHEREAS, it is the intention of the Corporation that all of the lots identified above within Pine Ridge Units 1 through 6, inclusive, are subject to the Declarations as restated, and;

WHEREAS, these amendments, as set forth herein, are necessitated to ensure the above matters,

NOW, THEREFORE, Subdivider does hereby amend, unify and restate the Declarations to provide as follows:

Definitions

All definitions below will appear capitalized within the document to indicate a definition is available.

- Accent Color** A color used for emphasis and contrast in a color scheme to draw attention to elements of the trim colors or Main Structure colors.
- Accessory Structure** Any Structure which is not the Main Structure of the property. Refer to section 3.03
- Agent** A designated employee of the Corporation or professional appointed by the corporation.
- Architectural Design Committee**, which hereafter shall be referred to as the ADC, consists of volunteer fulltime resident property owners of the Pine Ridge Subdivision. Refer to section 9.01.
- Attached** For the purpose of this document Attached means Attached to the Main Structure unless specifically stated otherwise in this document. The attachment must afford direct access to the Main Structure.
- ATV** All-Terrain Vehicle. Any vehicle designed for off road use and not permitted to operate on public roads.
- Barn** A structure used to shelter equines, and the necessary supplies, feed and tools.
- Board** The Pine Ridge Board of Directors is an unpaid elected position composed of volunteer property owners
- Boundary Survey** A survey drawing which identifies the property's boundary lines. It may contain the location and dimensions of any existing structure.
- Box Truck** A chassis cab-based truck with an enclosed cuboid -shaped dedicated cargo area.
- Carport** A not fully enclosed structure normally used to protect a vehicle
- Corner Lot** Any Lot that abuts 2 streets or is on a turn of 45 degrees or more in a single street.
- Detached** For the purpose of this document Detached means not Attached to the Main Structure.
- Easement** An area on the property where access is granted to authorized agencies and entities without interference of property owners. These include utility and county Easements.
- Fence** A barrier or other upright structure defining an area of ground to mark a boundary, control access, provide privacy or prevent escape. Refer to section 2.02.
- Fence Post** The vertical support structure of a Fence.
- Front Line of the Main Structure** Interior Lots: Observe the Main Structure from any point on the road which parallels the Front Property Line. Move along the road until the 2 most forward outer corners of the Main Structure are identified. A line connecting these 2 points and extended to each property line will constitute the Front Line of the Main Structure. Alternatively, these 2 points may be identified using the survey of the property. See FIGURE 1
- Corner Lots: Observe the Main Structure from the corner intersection of the 2 property lines which parallel the property. Move along the roads until the 2

most forward outer corners of the Main Structure are identified. A line connecting these 2 points and extended to each property line will constitute the Front Line of the Main Structure. Alternatively, these 2 points may be identified using the survey of the property. See FIGURE 2

Front Property Line	For interior Lots the Front Property Line is that property line that is parallel or near parallel to the road or street adjacent to the property. See Figure 1. For Corner Lots the shorter of the property lines that parallels or nearly parallels one of the 2 roads adjacent to the property is the Front Property Line. See figure 2.
Garage	A fully enclosed structure either Attached to the Main Structure or Detached and normally used to store automobiles.
Gazebo.	A freestanding roofed structure open on all sides.
Grandfathering	A provision in which an old rule may continue to apply to some existing situations while a new rule will apply to future cases. See section 9.03 for a explanation of Grandfathering as it applies to restriction compliance.
Heavy Machinery	Heavy duty vehicles or equipment specially designed for executing construction tasks, most frequently involving earthwork operations or other large construction tasks.
Home Occupation	Any occupation, service, profession, or enterprise that operates out of an enclosed Structure. See section 1.01f.
Lawn Embellishments	Lawn Embellishments include garden art and accessories placed on the lawn to accent the homeowner's outdoor area. They include, but are not limited to: bird baths, gazing balls, sun dials, free standing bird feeders, statues, sculptures, animal figures, planters and plant stands, wind spinners, and mobiles, and metal garden stakes. Lawn Embellishments are not Accessory Structures.
Lot	A piece of land intended to accommodate a single-family residential home (Main Structure).
Lot Lines	The property as depicted on a Boundary Survey and marked on Lots by permanent markers or monuments.
Main Color	A single color used to paint the body, that is, the front, back and sides of the structure.
Main Structure	The primary residence
Metal Building	A utilitarian site-built structure fabricated with metal exterior cladding.
Pergola.	A structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters.
Personal Vehicle	A vehicle operated by an individual for his or her personal transportation. Personal Vehicles have limited seating capacity of 8 or less passengers as the intention of the vehicle is to transport the operator and sometimes one or more passengers
Rear Line of the Main Structure	Observe the Main Structure from any point on the road which parallels the property line for interior Lots or from the corner intersection of the 2 property lines which parallel the property on Corner Lots. Move along the roads until the 2 outermost rear corners of the Main Structure are identified. Connect these 2 points and extend the resultant line to the property lines. This line will

constitute the Rear Line of the Main Structure. See Figures 1- 7 for examples of this definition applied.

- Reasonable Use Rule** Not Used See section 1.02 for procedures for clarification of Deed Restrictions
- Recreational Vehicles** Such as Motor home, travel trailer, horse trailer with living quarters or watercraft.
- Sports Courts** Any permanently designated area that utilizes a ball for a sporting activity.
- Stall** An individual compartment in a Barn used for an equine, enclosed on 3 sides.
- Trim Color** A color used to accentuate architectural elements of the Main Structure, that is the horizontal and vertical elements, such as the door frame and window frames.
- Utility Fencing** A fence section built to hide or disguise an item. See section 4.01D, and E.

Florida Statutes The property governed by this Declaration of Restrictions and the Corporation shall be governed by the provisions of Chapters 617 and 720, Fla. Stat., as same may be amended from time to time.

Citrus County Codes This document is designed to work with all state and county codes. Property owners are responsible for following all appropriate state and local laws and codes.

Intent of the Residential Deed Restrictions: The deed restrictions hereinafter referred to as the “restrictions” are prescribed rules that may be more restrictive than county ordinances and aid in uniform enforcement in the preservation of the aesthetics and quality of the Pine Ridge community. These restrictions were created as the general plan of improvement for Lot owners and are designed to protect and preserve his/her common interest.

Figures and Illustrations Unless specified elsewhere in this document all figures and illustrations will apply to all sections of this document.

Order of Precedents The text of this document will take precedent over all figures, illustrations and charts.

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1.01 Use Restrictions

A. Structures

1. Each and every Lot shall be known and described as a residential Lot. No Main Structure shall be constructed on any residential Lot other than one single family, contractor site-built Main Structure not to exceed two stories in height. All structures must be constructed of new materials.
2. Geodesic domes, A-frames, modular, prefabricated and mobile buildings will not be permitted as a Main Structure nor as an Accessory Structure. Sheds and Gazebos may be prefabricated.

B. Tree Preservation

It is the intent that as many trees as possible be left on the property while allowing the homeowner maximum flexibility in the use of the property. Further, to provide new property owners a tool to document and mandate to the builder via the tree preservation the property owners' vision for tree preservation.

1. Requirements for New Main Structure Construction

- a. Prior to the commencement of clearing, a tree preservation/clearing/replacement plan must be presented by the owner or his/her agent to the ADC for approval, along with the county clearing permit. Said plan will show trees to remain and trees to be added, including their type, diameter, height, and location. Trees to be preserved shall be clearly marked and documented prior to clearing work.
- b. A minimum of 30 mature trees of 6 inch or greater diameter as measured from 4 feet above grade will be maintained, per whole acre of property. For lots greater than one acre and legally combined as one lot, the required trees may be distributed on any portion of the lot. For example, all the 90 trees required on a three-acre lot may have all these trees on one of the three acres. If a Lot has less than 30 mature trees, the planting of additional trees will not be required. It is suggested, but not required, that preservation of existing trees be focused on the perimeter of the Lot. If existing trees interfere with the planned placement of the Main Structure or Accessory Structures, their removal will be permitted even if it results in a per acre tree count below 30.
- c. Lots shall not be cleared before being inspected by a licensed environmental consultant, certified inspector, or certified builder to ensure that there are no species of animals present that are protected by State or Federal Laws. Said certification must be submitted to the ADC with the construction application.
- d. Within ninety (90) days of issuance of a County Certificate of Occupancy, all surface areas disturbed by construction activity shall be landscaped with plantings, grass, sod, mulch, or ground cover.

2. Requirements for Subsequent owner(s) of Developed Properties

If a minimum of 30 mature trees (6 inch or greater diameter as measured from 4 feet above grade per whole acre of developed property) exists after the change of ownership, they shall remain unless additional construction is undertaken following an approved ADC application. See d. below.

If a Lot has less than 30 mature trees, the planting of additional trees will not be required.

a. When a tree presents a clear and present danger to adjacent properties, it must be felled to the point which removes the danger.

b. Forward of the Front Line of the Main Structure a stump of 6 inches or less may remain after felling any tree. Behind the Front Line of the Main Structure a stump of any height may remain after felling any tree.

c. Replacement trees may be at any level of maturity.

d. If existing trees interfere with the planned placement of Accessory Structures, their removal will be permitted even if it results in a per acre tree count below 30.

C. Improvements

No Accessory Structure or permanent fencing can be built or placed on the property unless the Main Structure is under construction or is complete.

D. Detached in law quarters

No more than one Detached in-law quarters may be constructed on a residential Lot. In-law quarters may only be occupied by relatives of the family living in the Main Structure or caregivers of a family member/relative living in the Main Structure. Detached In-law quarters which have any portion forward of the Rear Line of the Main Structure may not exceed 1200 square feet, must be constructed behind the Front Line of the Main Structure, and as measured above grade, may not exceed the above grade height of the Main Structure. Detached in-law quarters must be constructed of the same materials, with the same design, and using the same color scheme as the Main Structure. See 3.03B. for more information. The in-law quarters shall not become a rental property.

E. Sub Leasing or Leasing

No existing Main Structure, nor any structure built or to be built, shall be partitioned for sale or lease, but may only be sold or leased in its entirety. Sub Leasing is not permitted. It is the responsibility of the homeowner to provide any prospective tenant with a copy of the restrictions and provide the office with the required information in section 2.04 to proceed with the leasing. However, the Lot owner, having met this obligation, is still not relieved of the responsibility to ensure that all things which occur on this property comply with the restrictions.

F. Restricted Home Occupation Activities

The issue is whether a Home Occupation will impact the residential character of the community.

1. All Home Occupation work or products taking place on any Lot shall be conducted within an enclosed structure.

2. No display of merchandise, products, or advertising shall take place outside of or be visible from outside any structure.

3. A Home Occupation shall not include any walk-up / drive-up retail or wholesale sales on the premises.

4. No equipment or process shall be used in a Home Occupation that creates electrical interference or creates electronic interference of any kind in any electrical device off the Lot.

5. No person other than family members residing in the Main Structure shall be engaged in the Home Occupation.

6. There shall be no visible storage of materials, parts or equipment on any Lot, as viewed from the street or neighboring property. No vehicle or equipment with any signage indicating the home occupation, commercial use or for hire shall be parked on any Lot where said vehicle is visible from any street or any neighboring property.

7. There shall be no propagation for onsite sale or sale on any Pine Ridge property, of fruits, vegetables, flowers, trees, grasses, or other plants.

8. No more than 1 "Estate Sale" and no more than 3 "Yard Sales" per calendar year per property owner will be permitted. Yard Sales will be conducted for no more than 3 consecutive days. Estate Sales shall be conducted for no longer than 10 consecutive days. Parking for these events shall only be on the sponsoring homeowner's property and the homeowner's right of way. See 4.03 F. for restrictions on signage for these sales.

G. Model, Speculative Homes, and Homes under construction

1. No building may be used as a model home for a period of time exceeding fifty (50) months from the date of the County Certificate of Occupancy.

2. For so long as any Lot with a residential structure is being used as a model home, only one sign may be displayed on the Lot. The builder must declare on the ADC application the home is to be used as a model home and include the sign design with the submittal, and only under the following conditions: The sign face of two (2) sided signs shall not exceed two thousand (2,000) square inches on each side; the faces of three (3) or more sided signs shall not exceed a total combined area of two thousand (2,000) square inches. The sign may only be placed on one or two posts; the sign post(s) shall not exceed four (4) inches in diameter; no part of the sign or sign posts shall exceed sixty (60) inches in height above grade; and the sign shall not be placed nearer than five (5) feet to any Lot Line.

3. For so long as any structure is in the course of construction, sign(s) identifying the contractor(s) performing the work shall be permitted under the following conditions: One builder's sign shall be permitted per Lot so long as the sign is no larger than one thousand (1,000) square inches, excluding posts and rails; no part of the sign or sign posts shall exceed forty-eight (48) inches in height above grade. All other companies associated with the construction of the structure are each limited to one sign per Lot. The sign shall not exceed three hundred (300) square inches and shall be located in close proximity to the Builder's sign, but no higher than thirty-six (36) inches above grade. No sign(s) shall be placed nearer than five (5) feet to any Lot Line.

4. No model home shall be used as a rental unit or for overnight habitation.

5. See section 9.01 A. for construction and plan approval time constraints.

H. Structure Setback

On all Lots, no structure shall be erected nearer than forty (40) feet to the Front Property Line of said Lots (on Corner Lots no building shall be permitted nearer than forty (40) feet to either street Lot lines); not nearer than twenty-five (25) feet to any interior side Lot line; nor nearer than twenty-five (25) feet to the rear Lot line (the rear Lot line being opposite and most distant from the front Lot line having the least dimension on Corner Lots).

1.02 Procedure for Adding, Deleting, Modifying or Clarifying Restrictions

Upon adoption of this document, all Reasonable Use Rules will be revoked.

A. Additions, Changes and Deletions

Occasionally a situation may occur in which the Board, ADC, an Agent, or a property owner identifies a condition which is not specifically called out in this document. To rectify this situation, the Board, ADC, an Agent, or property owner may propose a new restriction, a change to an existing restriction, or the deletion of an existing restriction. This proposal will be submitted to the Board and will include the following information: the exact language or any changes in language, its appropriate placement in this existing document, and or or reason for the deletion of

the named restriction prior to approval by the PRPOA Board of Directors and the property owners of Pine Ridge. A proposal meeting the above requirements will follow the procedures in steps 1 and 2 below:

1. The suggested proposal must appear on the published agenda of and be moved and voted on during a regularly scheduled or special Board meeting. A unanimous vote of the Board is required to approve the complete suggested proposal which includes the information listed above.
2. A referendum will follow which must be approved by a simple majority of members who participate in the vote, after notice to all members. If the suggested proposal is approved, changes to the document must include changes to the indices, figures, tables, and any appropriate definitions.

B. Clarification

Reasonable Use Rules allow for the clarification of existing restrictions, not additions, changes, or deletions. Florida Statute 720 allows the Board to establish Reasonable Use Rules based on a majority vote without endorsement by the membership. The Pine Ridge Property Owners Association chooses to not use Reasonable Use Rules due to the potential misuse. Instead the community will use the following process to address clarification of deed restrictions.

Any proposed clarification will include the following information: the exact language of each clarification, its location within this document, and any other language in any other restriction which would necessitate a change if the clarification is approved. A proposal meeting these requirements will follow the procedures in steps 1 – 5 below:

1. The proposed clarification must appear on the published agenda and be moved and voted on during a regularly scheduled or special Board meeting. One advocate and one opponent to the proposed clarification will be allowed to present their case at the board meeting and may speak for up to 30 minutes. Additionally, property owners may speak in accordance with the normal time limit for each meeting. A unanimous vote by the Board is required to implement and enforce the 90-day waiting period to allow for the community to vote, via referendum, to approve and incorporate the clarification into the deed restrictions. The motion must also approve sending to the membership an update to the restrictions. The update must include all information as proposed.
2. The proposed clarification must be submitted such that a response can be reasonably obtained from the membership within the 90-day waiting period stated in step 1 above. The referendum which follows must be approved by a simple majority of members who participate in the vote, after notice to all members.
3. If the clarification is not accepted by the membership within the 90-day waiting period or is rejected by the membership, the proposed Reasonable Use Rule is suspended.
4. Any attempt to approve a similar clarification will not be allowed until two Board election cycles have passed dating from a rejection by the membership.
5. If the Board should withdraw the proposed clarification prior to the 90-day waiting period, the prohibition in step 4 above will remain in effect dating from the date of the withdrawal. The withdrawal vote must be noticed in the agenda and voted on at an open meeting. The Board must state why they are proposing the withdrawal at this meeting. The Board shall take no more than 30 minutes to state this reason. One advocate and one opponent of the clarification will be allowed to speak for up to 30 minutes each prior to the vote to withdraw.

2.01 Not Used

2.02 Fences

A finished sample of the proposed color on the proposed materials shall accompany any Fence application. A clear color photograph of the proposed color on the proposed material may be submitted in lieu of the finished sample.

A. Fences forward of the Rear line of the Main Structure

No Fence style shall be permitted except post and boards/rails or picket. Materials may include wood, metal, solid or flexible vinyl, or composite. The color and style of the fence must be consistent throughout. (Fences greater than 54 inches in height will be discussed below in section 2.02 B.)

1. Posts may not exceed 60 inches above grade. If used, Fence post preservation caps may not extend 4 inches higher than the post. Each section of any post and board/rail Fence shall have three or more boards/rails, placed horizontally or 2 boards placed diagonally, between two adjoining Fence posts. When three or more horizontal boards/rails are used they must be spaced apart at least six (6) inches. The top rail of any Fence forward of the Rear Line of the Main Structure may not exceed 54 inches above grade. No-climb wire may be incorporated in any Fence. No picket shall be higher than 54 inches above grade. All pickets must be vertical and parallel to each other and spaced evenly from each other. This spacing shall be no less than 1.5 inches. All fencing must be kept in good repair.

2. Horizontal components of a fence forward of the Rear Line of the Main Structure must be installed on the outside, through or into the posts or column component of the fence. Equestrian properties may install the horizontal components of a fence inside the vertical component of the fence.

3. Freestanding corner delineations shall use 1 or 3 posts with 2 sets of rails placed forward of the Rear Line of the Main Structure. If more than one corner delineation is proposed they all must be made of the same materials and design. If for any reason a non-continuous Fence is proposed each segment must be of the same design, materials and color. If used in conjunction with corner delineations all segments and the corner delineations must be of the same design, materials and color. Corner delineations and non-continuous Fence sections may be no higher than 54 inches above grade. Plans shall be submitted for approval to the ADC. This corner delineation may be incorporated and adjoined to an existing Fence. If an ornamental column is used as a corner delineation it may not exceed six (6) feet above grade including any ornaments.

4. Ornamental columns may be constructed of stone, concrete with stucco, wood or brick and shall not exceed 24 inches square or 34 inches in diameter and 72 inches above grade. When used to accent driveways, an additional allowance of 24 inches for light fixtures and ornaments is permitted. A gate may be placed between the columns. If attaching an archway to span between the columns, the maximum height of the completed archway may not exceed 20 feet above grade.

5. Decorative or landscaping walls may not exceed 3 feet above grade as their intent is to delineate borders, separate plants, bushes, and trees from lawns, create terraces for plants on slopes, and keep mulch and decorative stones from merging into lawns.

6. Retaining walls may be constructed, where required to prevent erosion.

B. Fencing behind the Rear line of the Main Structure

Fencing behind the Rear Line of the Main Structure may be no higher than 6 feet above grade and must be constructed of vinyl, composite, metal, wood, or chain link. A Fence greater than 54" up to 6 feet may be constructed such that all or a portion of the fence either totally blocks the line of sight or provides varying degrees of visibility through the Fence. Fences behind the Rear line of the Main Structure may not be constructed outside the limits described below based on the Lot and Main Structure orientation described in the 5 Lot/Main Structure orientation types in figures 3 through 7.

1. These Fence segments may not be forward of the Rear Line of the Main Structure.

2. The rear most side must parallel the rear property line. The 2 side elements of these Fences must parallel the side property line nearest each of the respective side elements and must terminate as described below.

3. These Fences may not be constructed outside the limits described below for each Lot/Main Structure orientation type listed below:

a. For interior Lots:

On or within the lines indicated on Figures 3 and 4.

b. For corner Lots:

On or within the lines indicated on figure 5 and 6.

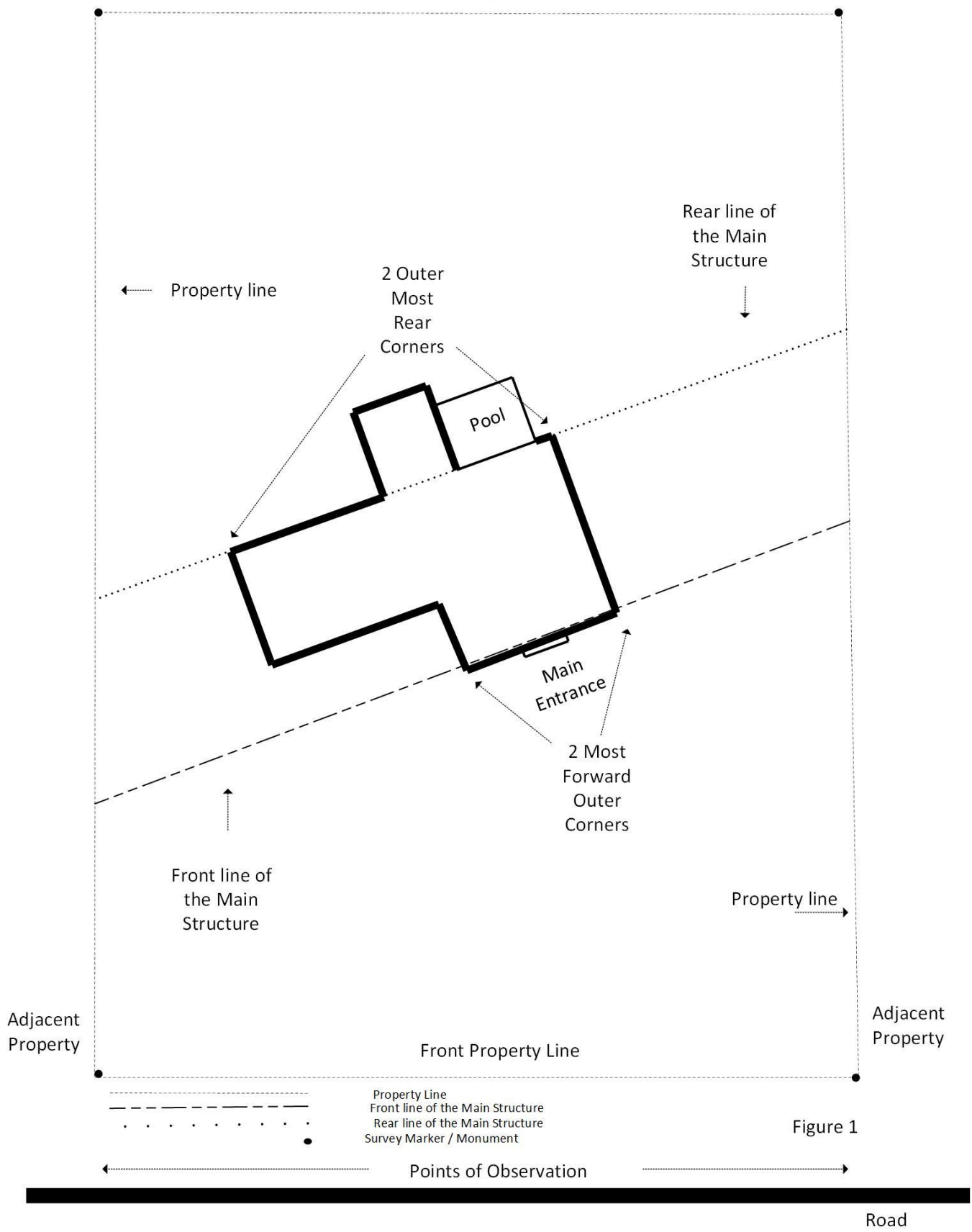
c. Some property shapes and Main Structure alignment may vary from diagrams 3 through 6. Once again, a these Fences may be constructed on or within the lines indicated on Figure 7 demonstrates how these principles would be applied.

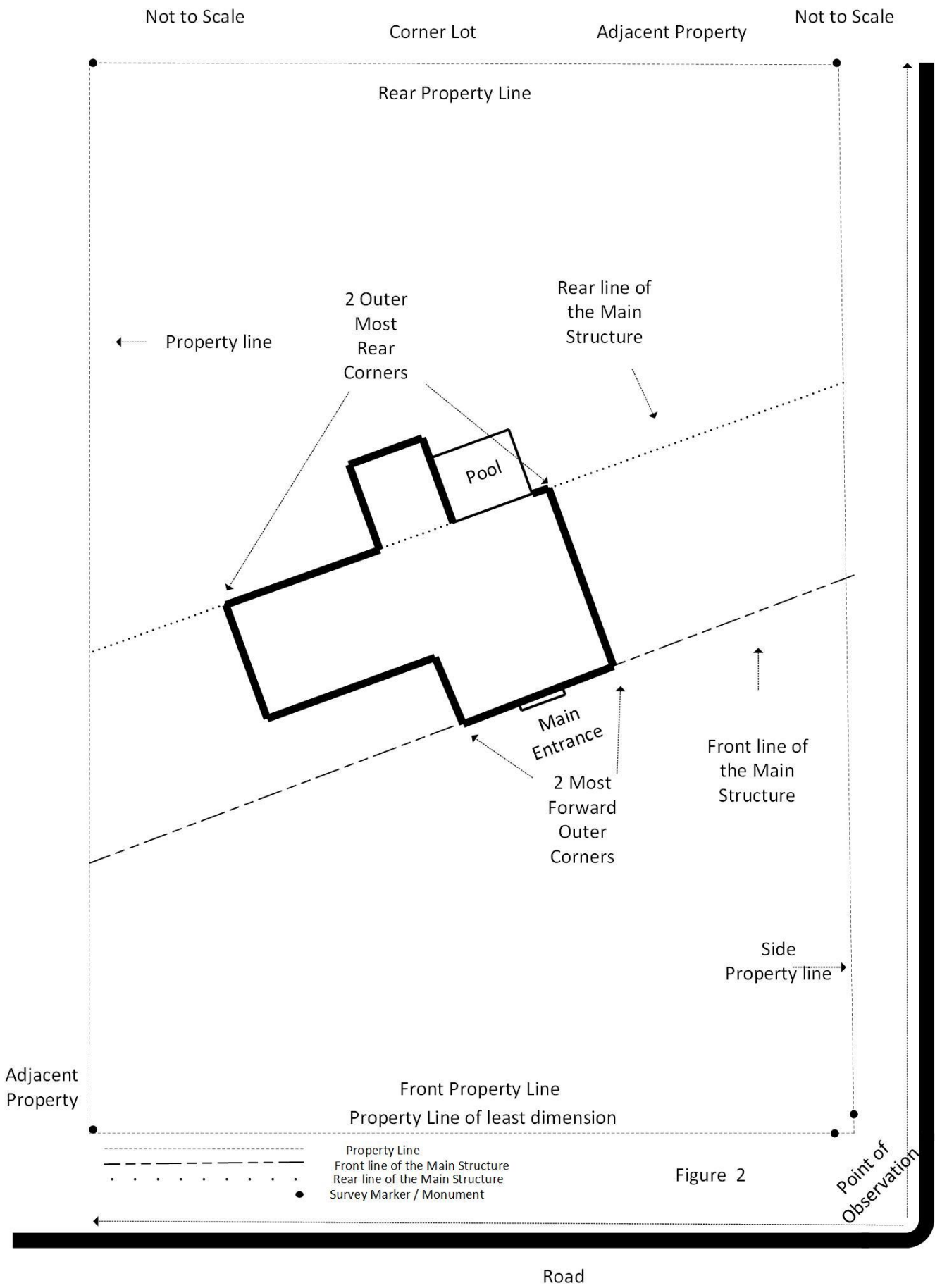
Working Copy 31 Aug 2020

Not to Scale

Interior Lot
Rear Property Line

Not to Scale





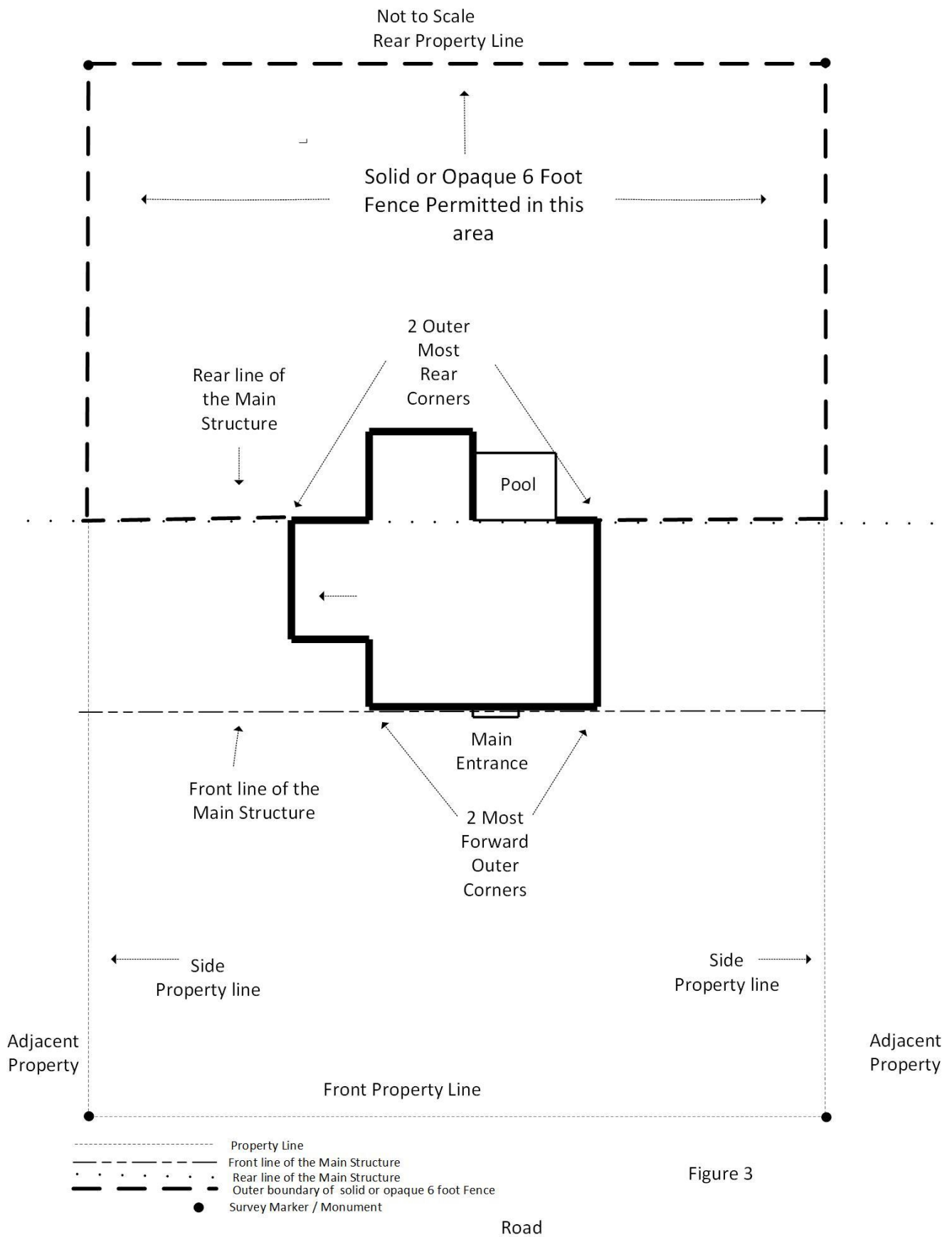


Figure 3

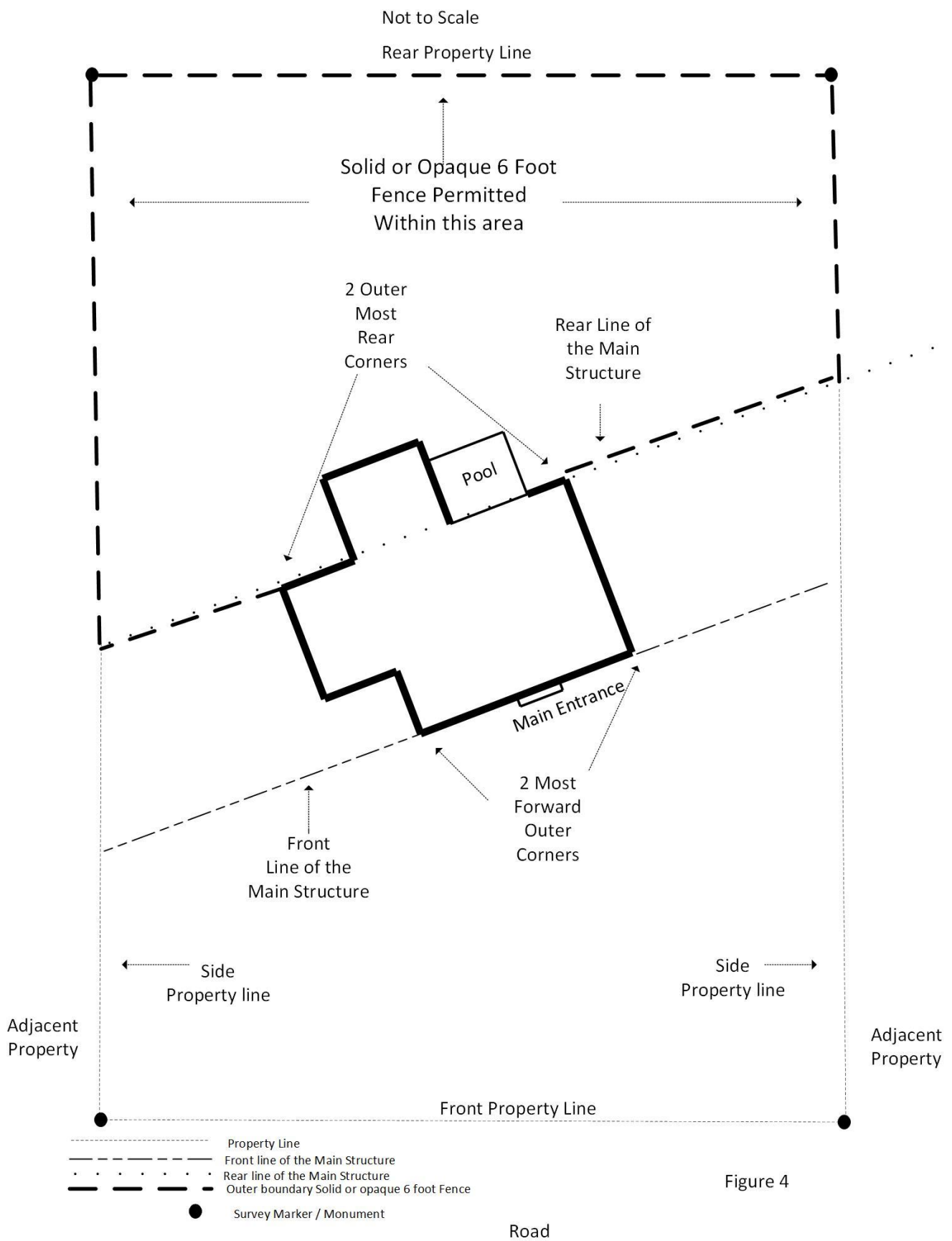
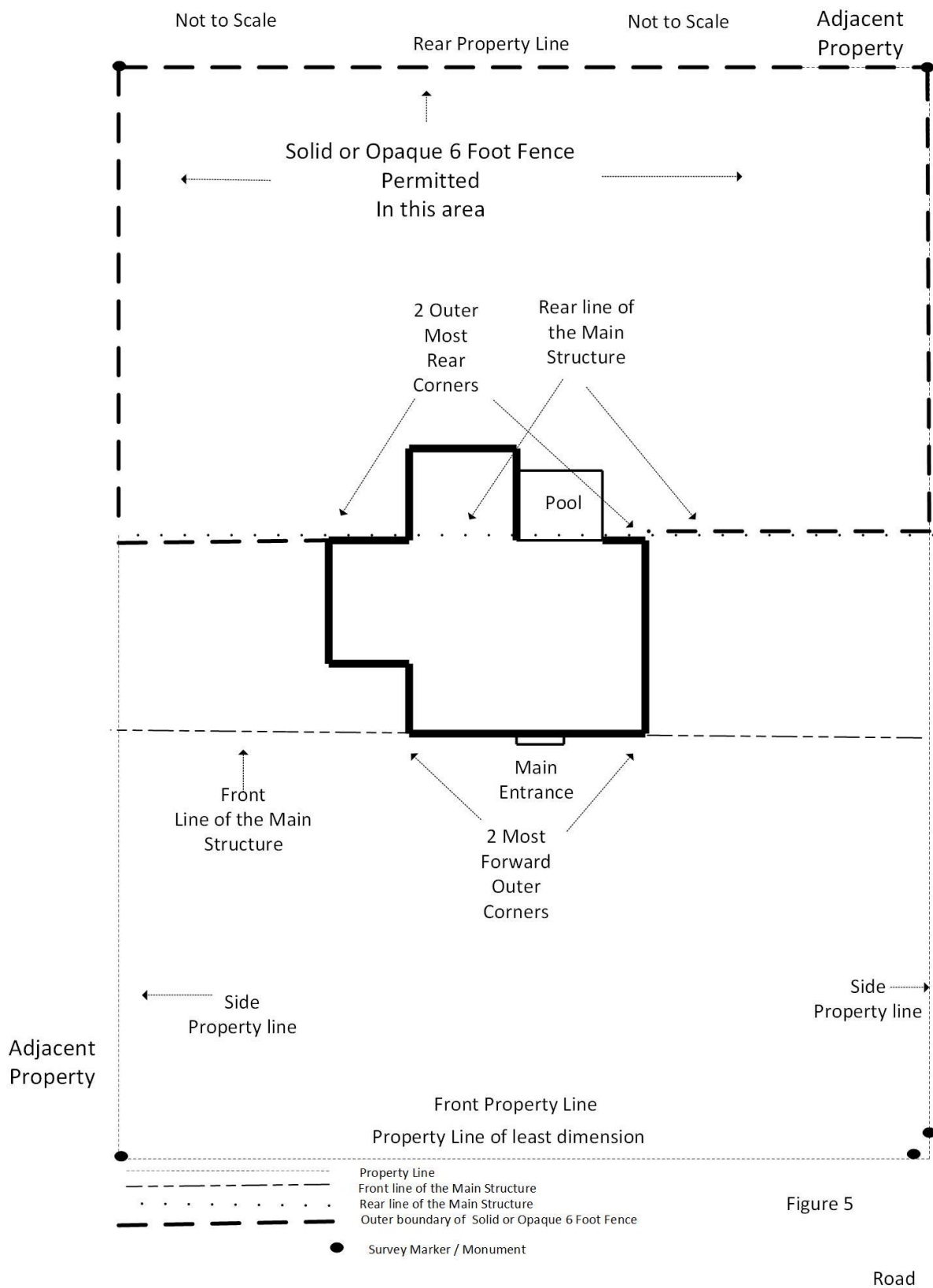
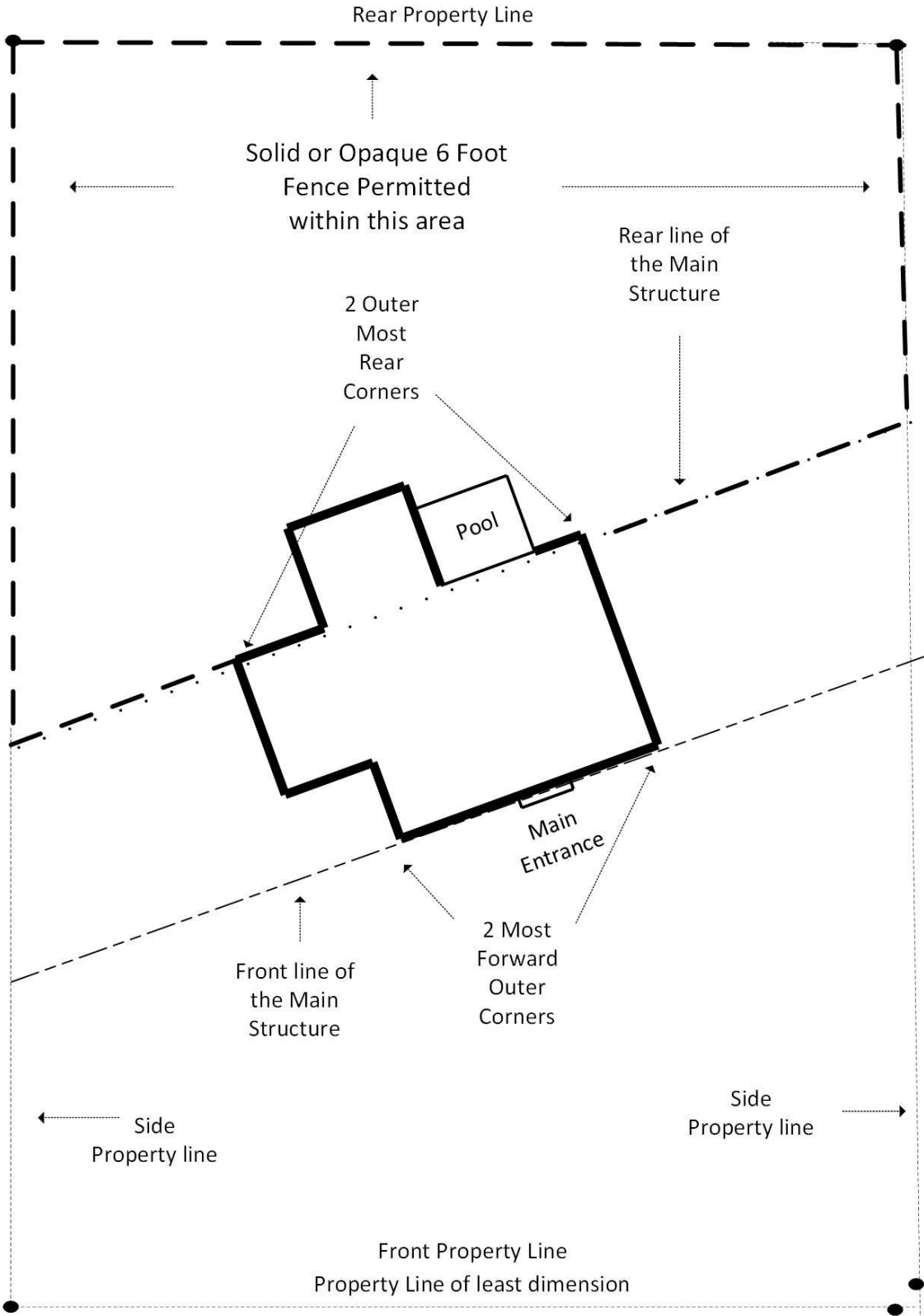


Figure 4



Not to Scale

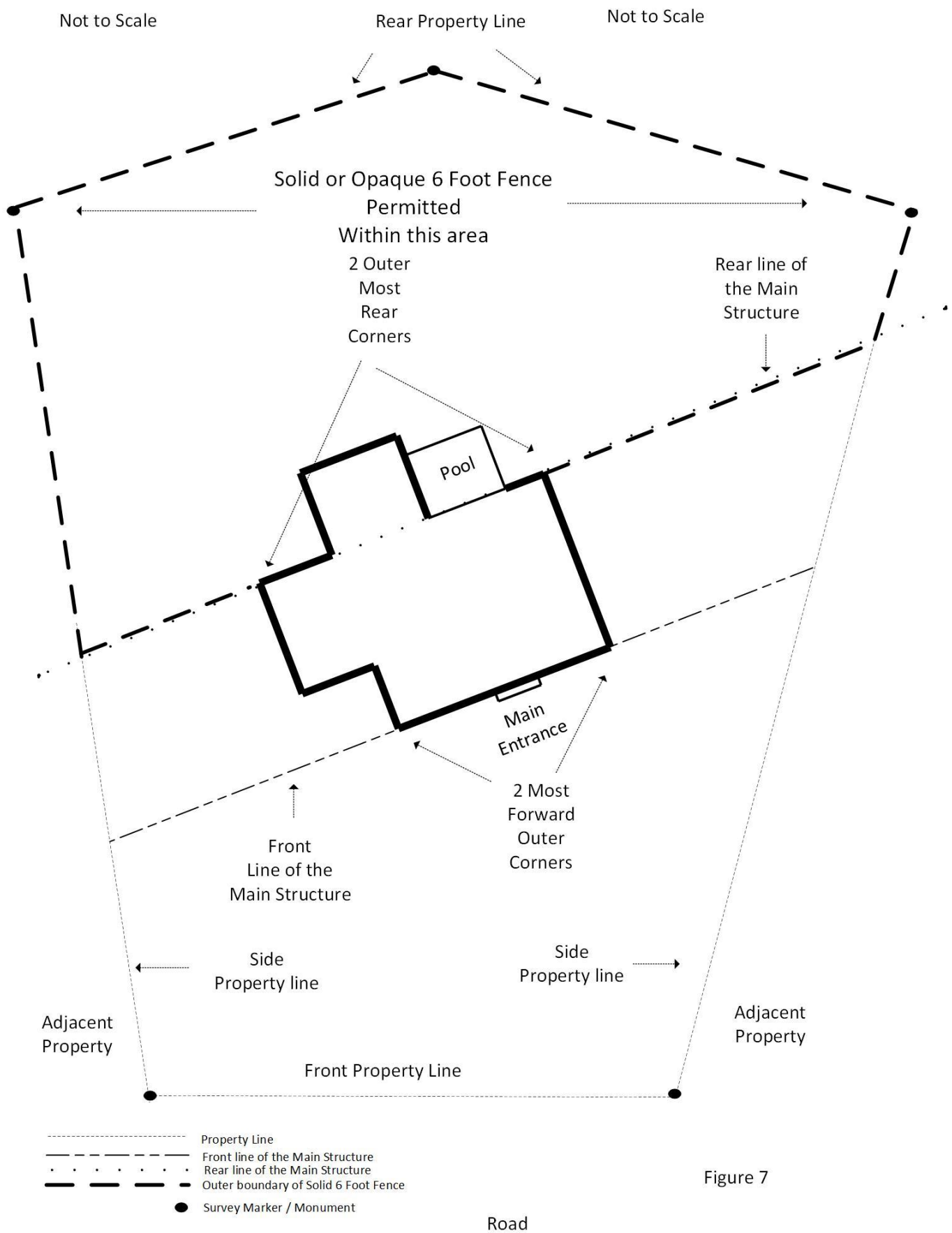
Not to Scale



- Property Line
- Front line of the Main Structure
- Rear line of the Main Structure
- Outer boundary of Solid or Opaque 6 Foot Fence
- Survey Marker / Monument

Figure 6

Road



C. Disallowed Fences

1. No Fence shall be permitted which exceeds six (6) feet in height, except those constructed to encompass a Sports Court.
2. No barbed wire or razor wire shall be permitted to be erected on any Lot.

D. Sports Court Fences including but not limited to tennis, basketball and pickle ball.

Fences encompassing a Sports Court may be no taller than 10 feet above the Sports Court surface and may only encompass the court surface and a 10-foot buffer around the playing

surface. Only fencing material listed in section 2.02 A. may be used in the construction of Sports Court Fences.

E. Fence Construction Maintenance Requirements

1. Posts must be installed plumb and maintained parallel to adjacent posts.
2. Cracked, broken, damaged, rusted, discolored, or faded Fence components visible from adjacent streets or properties must be replaced, repaired, and treated/painted as required.
3. Corner post must be braced. Bracing materials are exempt from the parallel requirements.
4. Fencing must be cleaned to remove mold and discoloration. It is recognized that some natural wood Fences may discolor naturally. This natural discoloration is permitted.
5. Tension on a flexible vinyl Fence must be maintained to manufacturers' specifications and to maintain the appearance of a straight board parallel with other flexible vinyl "boards".
6. Any extensions to existing fencing must be treated as appropriate to match existing fencing.
7. Fence repairs may be made with flexible vinyl or wood within the same Fence resulting in a combination of the two materials so long as face dimensions and colors match.

2.03 Combining Lots

Lots may be combined to make a larger parcel, but they are never removed from the plat and fall under strict guidelines should they cease to be combined. On completion of the combination of Lots, copies of the appropriate county paperwork will be provided to the Corporation's property office. If two or more Lots are used as one building site, the setback restrictions set forth in Section 1.01 H. above shall apply to the exterior perimeter of the combined parcel. If the combined Lot ceases to be combined via the appropriate process, then the original Lot lines will be used to describe each Lot. The restrictions at the time of the division will apply to each Lot.

2.04 Leases

A. Any occupancy of a property other than family members requires a lease. Proposed leases must be submitted to the Corporation including a list of all proposed tenants. The property owner shall at their expense have a background check conducted for all tenants 18 years of age and older. The results of these background checks will be provided to the Corporation along with the proposed lease. The Corporation shall have the authority to approve or disapprove all proposed tenants and all occupants of any Lot and shall further have the authority to approve not only any lease, but any renewal or extension of a lease. All rentals and leases shall be in writing and specifically subject to this Declaration. No lease shall be for more than twelve (12) months or less than three (3) months, and every owner shall be limited to no more than two rentals per year. Air B&B type, short term and overnight rentals are strictly prohibited. The owner must make available to the lessee copies of the Corporation's governing documents. The Board may adopt reasonable rules regulating leasing. The Corporation may assess an application fee for each lease. Subleasing is not permitted.

B. Without limiting the Corporation's ability to disapprove of all leases and all occupants, a proposed tenant or occupant may be disapproved by the Corporation for any reasonable grounds, which reasonable grounds shall include, but not be limited to, the following:

1. The person(s) seeking approval (which shall include all proposed occupants) has been convicted at any time of a felony involving violence to persons or a felony where the victim was a minor or has been convicted of any other felony within the ten (10) years preceding the date of application; or
2. The person(s) seeking approval (which shall include all proposed occupants) is a registered sexual offender or sexual predator pursuant to Florida law or pursuant to any other jurisdiction.
3. The person(s) seeking approval (which shall include all proposed occupants) takes possession of the Lot prior to the approval by the Corporation as provided for herein; or
4. The person(s) seeking approval (which shall include all proposed occupants) has a history of violating the Corporation's governing documents, or a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in this or any other Corporation as a lessee, guest, owner or occupant of a Lot; or
5. The person(s) seeking approval (which shall include all proposed occupants) fails to comply with the requirements of this Section; or

6. The person(s) seeking approval (which shall include all proposed occupants) has a history of bad credit, or has a history of non-payment of assessments or other financial obligations to this or any other Corporation, or is otherwise demonstrated to be a clear financial risk to the Corporation; or

7 No lease will be approved if, at the time of the application or at any time prior to the time approval is to be granted, the Lot owner is delinquent in the payment of any financial obligation to the Corporation under this Declaration or under any of the governing documents or the applicable Statute, or if the Lot is in violation of any provision of this Declaration or the Reasonable Use Rules which remains uncured at the time an application is made hereunder.

3.01 Residential Sites and Lot Size Restrictions

No Lot as shown and encumbered hereby shall be divided or re-subdivided unless both portions of said Lot be used to increase the size of an adjacent Lot or the adjacent Lots as platted. Divided portions of Lots must not create a lot which is not adjacent to a street. Boundary line adjustments shall be permitted, for purposes of satisfying the setback requirements in these restrictions, by way of recorded Easements. Any such division, re-subdivision, or alteration of the size of a Lot must be approved by the ADC in accordance with Section 9.01. Likewise, any restoring of a divided Lot to the original configuration must also be approved by the ADC in accordance with Section 9.01. Corner Lots may not be subdivided. If the Corner Lot had previously been combined, they may be uncombined along the original Lot lines.

3.02 Main Structures

A. No Main Structure on any Lot shall be constructed that is less than eighteen hundred (1800) square feet of living area under conditioned air. No two-story Main Structure on any Lot shall have a ground floor living area under conditioned air of less than (1200) square feet. A Main Structure shall incorporate as a minimum a 2-car Attached Garage. If the hard surface driveway is painted or colored, only a Body, Trim, or Accent color that corresponds with the color group used on the Main Structure as found in the authorized paint color book of the Main Structure is permitted. Also, any color of beige or gray listed in the color book may be used as a color for a paved driveway. The color book is maintained at the PRPOA office.

B Exterior Color Scheme

Approved colors for the Body, Trim, and Accent of the Main Structure are available for selection in the Corporate office. Main entrance doors may be any color as shown in the color book, red or a wood grain finish regardless of whether it has been used on any portion of the Main Structure. Garage doors may be painted the same as the Main Structure, Trim or Accent Color from the selected color combinations selected and approved for the Main Structure. Any shade of white, beige or gray found in the color book, or simulated wood grain may also be selected for the Garage door. All paint must be flat or satin finish. Gutters shall match the fascia. All Accessory Structures must be of a color that is similar to the existing Main Structure's color. When repainting the Main Structure with a different approved color, Accessory Structures that are required to be built of the same materials and painted the same color as the Main Structure, must be repainted the new color at the same time.

C. Paint choices are to be approved by the ADC. Paint chips shall accompany any application. New color combinations may be added by the following procedure: submit color chips representing the desired Main, Trim, and Accent Colors to the ADC. If the ADC recommends approval, this recommendation will be submitted to the Board for approval. Upon unanimous approval by the Board the color chips will be added to the approved Corporation color book.

D. Roof Structure

The roof of the Main Structure shall have a minimum of 5/12 pitch and a minimum of 12-inch overhang. Fascia shall be a minimum of 5 ½ inches. Gutters shall match the color of the fascia. Roof colors, material and profiles shall be selected from the roof color, material and profiles book maintained at the Corporate office. Roof material samples in the proposed color shall accompany any application. No corrugated or five V pattern steel roofing shall be used on any structure. Porch roofs and breezeways attached to the Main Structure may have a 3/12 minimum pitch.

E. No Accessory Structure connected to the Main Structure via a wall, breezeway or retention structure shall be considered to be part of the Main Structure. The attachment must afford direct access from the Accessory Structure to the conditioned air section of the Main Structure to be considered attached. For clarity, to be part of the Main Structure, one must step directly from the new structure into the Main Structure.

F. Hurricane Shutters

Hurricane shutters made of rigid plastic, metal or wood may be utilized. If wood is utilized it must be painted to match the color of the Main Structure. The utilization time frame is predicate on the months that NOAA (National Oceanic and Atmospheric Administration) designates as hurricane months. Hurricane shutters may be deployed 14 days prior to the official hurricane season as determined by NOAA and must be removed 14 days after the official end of hurricane season as determined by NOAA. They may also be deployed anytime a hurricane warning is issued by NOAA.

G. Retractable Awning

Retractable Awnings are permitted to be attached to the Main Structure behind the Rear Line of the Main Structure.

3.03 Accessory Structures

A. The number and aggregate size of Accessory Structures, including but not limited to, Detached Garages, Detached Carports, Barns, Metal Buildings, sheds, Gazebos, Pergola, greenhouses, Detached pools, Sports Courts, etc., shall be limited to the following:

1. Lots 2 acres or less in size shall be limited to 2 Accessory Structures with a total area of no more than 2,000 square feet.
2. Lots greater than 2 acres and less than or equal to 3 acres in size shall be limited to 3 Accessory Structures with a total area of no more than 3,500 square feet.
3. Lots greater than 3 acres and less than or equal to 5 acres in size shall be limited to 4 Accessory Structures with a total area of no more than 5,000 square feet.
4. Lots greater than 5 acres in size shall be limited to 5 Accessory Structures with a total area of no more than 7,000 square feet.
5. One new or existing building up to 420 square feet will not count against square footage and allowable Accessory Structure listed in 1 through 4 above, however an approved application from the ADC is still required prior to installation.

B. A Detached Garage or Detached in-law quarters is permitted behind the Front Line of the Main Structure. It must be constructed of the same material(s) and match the colors, roof pitch, and roof overhang as that of the Main Structure as per section 3.02. It may not exceed 1,200 square feet. As measured above grade the Detached Garage or Detached In-law quarters may not exceed the above grade measurement of the Main Structure. See 1.01D.

C. All Accessory Structures must be placed, installed, or constructed behind the Rear Line of the Main Structure. For exceptions to this restriction: for a Gazebo or a Pergola see 2 below, for Detached garages of 1200 square feet or less see B. above, for Detached in-law quarters see 1.01 D. In addition, any Accessory Structure exceeding 25 feet in height above grade must be placed no closer than 75 feet from any property line and behind the Rear Line of the Main Structure. No Accessory Structure shall exceed 30 feet above grade.

No flat, Quonset type of roof, nor any roof having less than a 3/12 pitch is allowed on any Accessory Structure. Vertical style roofs are required on any Metal Building, metal Carport, shedport, or the porch of an Accessory Structure. Fully enclosed Accessory Structure buildings may not have flexible fabric roofs.

1. A prefabricated shed shall not be larger than 420 square feet, no higher than 14 feet above grade and must be placed behind the Rear Line of the Main Structure. The shed color must be earth tones, similar to the Main Structure as possible, or painted to match the color of the Main Structure
2. One Gazebo or Pergola, not exceeding 150 square feet and no greater than 12 feet above grade may be constructed or placed forward of the Rear Line of the Main Structure. A Gazebo may only be enclosed with fiberglass mesh screening.

3. Shedports, Detached Carports, Porticos

Shedports are permitted but must be placed behind the Rear Line of the Main Structure. They may be enclosed on all sides.

Detached Carports are permitted but must be placed behind the Rear Line of the Main Structure. Detached Carports may be made of wood or metal. The roof must have a minimum 3/12 pitch. Wooden Carports may have a shingled roof.

Carports may also be attached to other Accessory Structures which are located entirely behind the Rear Line of the Main Structure. Porches, Carports or other covered areas, if attached to an Accessory Structure, must use the same architectural style, finish, external appearance, roof arrangement, and color as the Accessory Structure to which they are attached.

Porticos may be attached to the Main Structure, provided they incorporate the architectural elements of the Main Structure including color, exterior materials, and roof pitch no less than 3/12.

4. Metal Buildings, with the exception of prefabricated sheds, must be site built and placed behind the Rear Line of the Main Structure. Any Metal Building must incorporate a vertical roof design where the ridges of the metal panels run from the ridge line to the eaves. Side panels of metal may run horizontally or vertically.

A Metal Building must not incorporate a Quonset roof style or have any curved or rounded eaves; be more than 30 feet above grade; nor have less than a 3/12 roof pitch. The color of the Metal Building must be the closest match to the color of the Main Structure from those listed by the Metal Building manufacturer.

5. Enclosed Wooden Buildings are permitted, must be site built and placed behind the Rear Line of the Main Structure. The color of the Wooden Building must be the closest match to the color of the Main Structure or natural wood. Any wooden building, which incorporates a metal roof, must incorporate a vertical roof design where the ridges of metal panels run from the ridge line to the eaves.

6. Barns are to be exclusively limited to house equines and may not be constructed on any property in the Country Club section of Pine Ridge Estates as specified in Addendum B. Barns may be constructed of the following materials: metal, wood, finished siding, and concrete blocks with stucco finish. The design must be approved by the ADC and Citrus County. Barns must be placed behind the Front Line of the Main Structure. Barns which have any portion of the structure forward of the Rear Line of the Main Structure must match the Main Structure in color, finish style, roof pitch and color. Barns behind the Rear Line of the Main Structure may be painted **barn red**.

7. Pools

All pools must have a Citrus County permit, and a copy of said permit must be presented to the ADC.

- a. In-ground pools

In-ground pools when Attached to the Main Structure by way of associated decking, such as pavers, concrete, wood, or some type of composite material shall NOT be considered an Accessory Structure. A screen cage that is constructed over said pool and Attached to the Main Structure shall also NOT be considered an Accessory Structure.

Any in-ground pool not Attached to the Main Structure will be considered an Accessory Structure. It shall be included in the allowable Accessory Structure count and square footage. If a screen cage is constructed over said Detached pool, the square footage of the cage shall be the factor used in calculating the Accessory Structure square footage for the Lot. Furthermore, the cage/pool combination shall be considered one Accessory Structure for the purpose of compliance with the number of allowable Accessory Structures permitted.

Detached in-ground pools shall not be installed forward of the Rear Line of the Main Structure, left or right of the Main Structure, nor nearer than 25 feet to any property line.

b. Above-ground pools

Above-ground pools shall conform to Citrus County Codes, especially with regard to safety. Above-ground pools with any associated decking shall be considered an Accessory Structure. They shall be included in the allowable Accessory Structure square footage calculation and total allowable number Accessory Structure count.

Should a screen cage be installed over said pool and decking, the square footage of the screen cage shall be the determining factor in the allowable Accessory Structure square footage calculation. Above-ground pools and screened pool enclosures shall not be installed forward of the Rear Line of the Main Structure, left or right of the Main Structure, nor nearer than 25 feet to any property line.

8. Sports Courts must be placed behind the Rear Line of the Main Structure and set back 25 feet from any property line.
9. Retractable Awnings are permitted to be attached to an Accessory Structure behind the Rear Line of the Main Structure.

General Guidelines for Accessory Structures

This chart is not all inclusive. Read full text for all restrictions

Accessory Structure	Restriction Location	Roof Pitch	Materials	Color
Gazebo Pergola	Behind the Rear Line of the Main Structure or anywhere on the lot not prohibited by setback restrictions	Any	Wood	Natural wood, stained, earth tones or white.
Detached Garage up to 1200 Square Feet OR Detached in-law quarters up to 1200 Sq/Ft	Behind the Front Line of the Main Structure	Match the Main Structure	Match the Main Structure	Match the Main Structure
Barns Sheds, Detached Carports, Shedports, and metal buildings	Behind the Rear Line of the Main Structure	Minimum 3/12	Masonry, wood, metal. Natural or composition siding is permitted over the construction material	Closest match to the Main Structure demonstrated with a paint chip.
Greenhouses	Behind the Rear Line of the Main Structure	N/A	Fiberglass or glass	N/A
Barns	Behind the Front Line of the Main Structure	If forward of the Rear line of the Main Structure, it must match	If forward of the Rear line of the Main Structure, it must match the Main Structure	If forward of the Rear line of the Main Structure, it must match the Main Structure
Detached in-ground pools/Cage	Behind the Rear Line of the Main Structure, left and right of the Main Structure, nor 25 feet from any	Per Manufacturer	Per Manufacturer	N/A

	property line.			
Above-ground pools/Cage	Behind the Rear Line of the Main Structure, left and right of the Main Structure, nor 25 feet from any property line.	Per Manufacturer		N/A
Sports Courts	Behind the Rear Line of the Main Structure	N/A	As regulated by appropriate sports	N/A

4.01 Identified Nuisance, Trash, Etc.

A. No activity that creates, noise and/or lighting which is measured to be excessive according to the Citrus County Code Compliance sections 20-25 will be permitted. Citrus county code section **14-42 – Public nuisance by animals**, shall govern noise nuisance by animals within the community. See:

https://library.municode.com/fl/citrus_county/codes/code_of_ordinances?nodeId=PTIICICO_FLCO_CH14AN

Construction and demolition activity. Per county code, the operation of any equipment used in construction work, building, excavation, grading, pile driving, pneumatic hammering, demolition, dredging, building alteration, or repair work between the hours of 10:00 p.m. and 7:00 a.m. of the next day, except for emergency work, shall not occur. Said another way, construction, and demolition, excluding emergency repairs, shall only be permitted from 7:00 am until 10:00 pm.

B. Exterior Lighting - All exterior lighting, including Sport Court lighting, on any Lot or structure must be designed and erected as to avoid annoyance to any other owner and to avoid unreasonable illumination of any other portion of the properties except the Lot upon which the lighting is erected. If a light is ordered and paid for by an owner and is installed in the right of way by the power company, should the light become a trespass on a neighboring property, and a complaint is made by the party experiencing the light trespass, then the purchaser of the service must have the power company install a block out shield to remedy the light trespass.

C. Items which are not specifically called out in other sections of this document may be stored on the Lot out of view of the street or adjacent properties.

D. Storage and Processing Tanks, Air Conditioning Condensing Units and Generators
All fuel tanks, irrigation well tanks, and water softener tanks must be buried or placed behind the Front Line of the Main Structure and not visible from street or neighboring property view. Utility Fencing may be used to accomplish this. Due to Air conditioning units and generators requiring unrestricted air flow, they are exempt from this Restriction.

E. Trash receptacles and recycle bins shall be stored out of street view and neighboring property view except on trash pick-up day. This may be accomplished by landscaping or Utility Fencing. Utility Fencing requires ADC approval. Trash receptacles and recycle bins must be returned to permanent storage within 24 hours after being moved to the street for pick-up. All trash and recyclables must be stored in closed receptacles. ADA exemptions to this restriction may be obtained from the PRPOA office.

F. Motorized vehicles such as, but not limited to ATVs, recreational, motorized sport vehicles or any vehicle which is not registered for use on a public highway shall not be permitted for use on any Lot, parcel or home site, roadway, horse trail or any other community property. The only exceptions to this restriction are those vehicles used for maintenance of the property.

4.02 Temporary Structures

A. Only the Main Structure and in-law quarters shall be used as living quarters. No temporary structures of any kind shall be erected or placed on any Lot as living quarters.

B. No flexible fabric structures shall be used for permanent or temporary storage.

C. Playground structures such as swing sets, slides, monkey bars and tree-houses are only allowed behind the Rear Line of the Main Structure.

4.03 Signage, Flags, and Advertising

A. Only one sign per adjacent street, advertising the Lot "For Sale" may be displayed on said Lot, and only under the following conditions: the sign shall not exceed 18" X 24"; the sign must be placed outside of the Main Structure on one or two posts; the combined sign posts shall not exceed two (2) inches in diameter; no part of the sign shall exceed thirty-six (36) inches in height from the natural terrain; no sign shall include the price being asked for the property, and no sign shall be illuminated, attached to a tree, shrubs or utility pole. No "for rent", "for hire", or "for lease" signs will be permitted on any lot or visible on any vehicle or vessel.

B. Other than model homes, no sign may be illuminated. Illumination of house address numbers is permitted

C. No more than one of each of the following signs: security, warning, and/or "no solicitation", none of which exceeds (96) square inches, may be displayed on any Lot.

D. Liability and No Trespassing signs. Equine liability signs, if used, must be posted in accordance with Florida statutes. "No Trespassing" signs, if used, may be posted in accordance with Florida statutes.

E. Political and election campaign signs, flags or banners may not be visible from the street or neighboring properties for no more than 30 days prior to, nor more than 7 days after, any election event. Aforementioned political and election campaign signs, flags or banners shall not exceed dimensions of 24 inches by 24 inches. Political and election campaign signs, flags or banners are not permitted on vacant Lots. No more than three (3) Political and election campaign signs, flags or banners may be posted, with each candidate's name being displayed no more than once on any occupied Lot. No signage, flags or banners will be placed on any common areas within the community. For Pine Ridge Property Owner Board Elections and referendums, signs related to the election and referendum may be displayed at the time ballots are mailed.

F. Yard/Estate sale signs are permitted for a duration of 24 hours prior to the sale. Yard/Estate sale signs must be removed 24 hours after the sales.

G. Only signage notifying of Pine Ridge Corporation sanctioned events may be displayed in common areas.

H. Law enforcement and first responder vehicles are exempt from signage Restrictions.

I. Up to 3 United States Flags may be flown on Lots containing a Main Structure. United States flags must be flown or displayed in accordance with U.S. Code Title 4 Chapter 1. In addition, up to three additional flags of the following types may be flown or displayed: U.S state flags, flags of U.S governmental organizations, a POW/MIA flag and/or flags identifying service to the United States government or a state of the United States. No national or international flag shall be flown above the U.S. Flag per U.S. Code Title 4 Chapter 1. The U.S. flag will only be displayed in accordance with U.S. Code Title 4. Flags shall be no larger than three thousand eight hundred and eighty-eight (3888) square inches (4.5' x 6') and placed no closer than 5' to any Lot line unless attached to the Fence post of an existing Fence. Flag poles shall be no taller than 20 feet above grade. These restrictions are in compliance with FL Statute 720.304.

J. No form of advertisement (the promotion of a product, brand, or service in order to attract engagement and sales) on cars, trucks or trailers parked overnight shall be visible from outside the homeowner's property.

K. No more than one vehicle shall be allowed to display signage saying, "For Sale".

4.04 Mineral Exploration

No mineral or natural gas exploration, extraction, refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavation, shafts, or any related equipment be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot. Water wells are exempt from this restriction. Personal use propane tanks are exempt from this restriction.

4.05 Animals

Dogs, cats, and other household pets are permitted. Equines are permitted where specifically platted in the attached "Addendum B" of these restrictions. No animals shall be kept, bred or maintained for any retail or wholesale purpose. Refer to item 4.01 A for restrictions for continuous noise and/or odors detectable off the homeowner's property. All dogs must be leashed, confined to a fenced in yard or restrained by electric fencing when outside the Main Structure. Any person who walks a dog(s) must carry an appropriate receptacle and collect solid excrement deposited by the dog.

4.06 Vacant Lots

Other than real property owned by the Corporation, no equines shall be kept on any Lot that does not contain a Main Structure, except where two or more contiguous Lots are under the same ownership, one of which contains a residential building. For purposes of this paragraph only, two Lots shall be deemed contiguous if separated only by a horse trail owned by the Corporation.

4.07 Debris

No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, derelict vehicles or fixtures. Other waste shall not be allowed to accumulate and shall not be kept except in sanitary containers, which shall be maintained in a clean and sanitary condition. In the event that any such waste shall accumulate or be kept other than in sanitary containers, the Corporation shall have the right, but not the obligation, to remove such waste and to charge the owner of the Lot a reasonable sum therefore and the Corporation shall not thereby be deemed guilty of a trespass. The Corporation shall first, however, make a reasonable effort to notify the property owner. If said charge is not paid to the Corporation within thirty (30) days after a bill therefor is deposited in the mail addressed to the last known owner of the Lot at the address of the residence or building on said Lot, or at the address of the owner as shown in the tax records of Citrus County, Florida, then said sum shall become delinquent and shall become a lien to be collectible the same as other delinquent fees as set forth in Article 10.00 hereof.

4.08 Vehicles and Vessels Parked outside the Main or Accessory Structures

A. No more than 3 vehicles, vessels, trailers (motorized or not - for example, motor home, travel trailer, implement/utility trailer, equine trailer, farm tractor, water-borne vehicles, aircraft, ATV, Box Truck or any vehicle or trailer that combines these or other functions) originally manufactured to transport people, animals, equipment, materials, or apparatus shall be permitted outside the Main or fully enclosed Accessory Structures overnight on any lot, street or right of way with the following exceptions:

1. Only one of the vehicles listed in A. above may be parked parallel on the side of the Main Structure behind the Front Line of the Main Structure. A second and third recreational vehicle(s), motor home, travel trailer, implement trailer (covered or open), equine trailer, farm tractor, water-borne vehicles, aircraft, ATV, Box Truck or any vehicle or trailer that combines these or other functions must be stored or parked behind the Rear Line of the Main Structure. Any of these types of vehicles stored in a closed building do not count against these limits.
2. Any number of vehicles or watercraft stored on a trailer shall be considered one vehicle.
3. Any RV which has the capability to expand the living area will be stored in the collapsed travel position. Short term exceptions may be granted from the PRPOA office.
4. Additionally, up to 5 Personal Vehicles, may be parked on property outside a fully enclosed Main or Accessory Structure.
5. Heavy Machinery may only be parked in a fully enclosed structure.

B. Vehicles, vessels, and/or trailers not currently registered and licensed by the appropriate government agency shall not be allowed outside a fully enclosed Main or Accessory Structure. In addition, vehicles, vessels and/or trailers displaying the following conditions will not be allowed outside a fully enclosed Main or Accessory Structure:

- Broken or missing panels or glass
- Rusty panels if perforated
- Cracked panels
- Discolored or mismatched panels
- An open door, hatch or panel that will not remain closed as designed
- A flat tire or wheel missing or sunk into the ground
- Any visibly missing part
- Any portion of any vehicle or trailer supported by a jack, jack stand, or block. Trailer tongue jacks excluded
- Any tarp or canvas not designed as original or as an accessory used to cover the vehicle; fitted covers in good repair are accepted.
- Mold or mildew covering any portion of the vehicle
- An engine cover missing or misaligned
- A canvas top or sail not furled or hanging loose.
- No canvas top or cover shall show any holes or tears
- An awning not fully retracted or torn
- Any vehicle not displaying current registration or license
- Noticeable build-up of barnacles or bottom growth on any hull

C. Only Personal Vehicles may be parked overnight forward of the Front Line of the Main Structure.

D. Parking of an RV forward of the Front Line of the Main Structure:

- An RV parking pass must be obtained from the PRPOA Office.
- The RV must be parked on the designated driveway.
- The parking pass shall be valid for no more than 14 consecutive days. The parking pass shall be displayed on the RV and oriented to the nearest street

E. Repairs on personal vehicles including but not limited to automobiles, RV's and watercraft may not be conducted outside a permanent structure unless a permit for said work is issued by the Corporation via the PRPOA Office. This permit will be valid for 14 days of issuance. Repairs requiring less than 24 hours do not require a permit.

F. Any vehicle parked in a fully enclosed Accessory or Main Structure is exempt from the restrictions in 4.08.

4.09 Property Maintenance

A. If grass is removed, it may be replaced by seed, sod, mulch, or decorative stones. The homeowner may also elect to return this area to natural vegetation or foliage. Florida Friendly Landscaping guidelines are encouraged. Trees that encroach a neighboring property will be trimmed by the tree owner when access is available. The height of Florida nonnative turf may not exceed 12”.

B. In the event that any lawn or landscaping features shall exceed the limits in 4.09 A above, the Corporation shall have the right, but not the obligation, to cut, trim or maintain said lawn or landscaping feature and to charge the owner of the Lot a reasonable sum therefor, and the Corporation shall not thereby be deemed guilty of a trespass. The Corporation shall first make a reasonable effort to notify the property owner. If said charge is not paid to the Corporation within thirty (30) days after a bill therefor is deposited in the mail addressed to the last known owner of the Lot at the address of the residence or building on said Lot, or at the address of the owner as shown in the tax records of Citrus County, Florida, then said sum shall become delinquent and shall become a lien to be collectible the same as other delinquent fees are set forth in Article 10.00 hereof.

C. No paved driveway, Fence, roof, or structure shall be allowed to become soiled, deteriorated, broken or in poor repair. This determination is at the discretion of the Property Manager or an Agent appointed by the Board.

1. Where cracks or separations in a paved driveway or walkway cause a visible complete separation from the main body of the driveway or where pavement has crumbled, the pavement shall be repaired. Expansion joints do not qualify as a crack under this section. For paver driveways or walkways any paver block which is cracked or separated such that it becomes 2 or more blocks it must be replaced. Missing paver blocks must also be replaced
2. Roofs with missing shingles shall be repaired or replaced.
3. Gutters shall have no visible leaves or foliage growing therein.
4. Fence Maintenance see section 2.02 E.
5. Structures showing discoloration, flaking of paint or fading of color as compared to the rest of the structure shall be corrected. Mold and/or mildew on structures or pavement shall be remediated.

4.10 Off Limits for Vehicles – Equestrian Trails and Easements

Except for vehicles on official business, no motorized or human powered vehicle shall be allowed upon the equestrian trails or any Easements for utilities and drainage within Pine Ridge subdivision.

4.11 Not Used

4.12 Reconstruction of damaged improvements

In the event of damage to any improvement located upon a Lot, the owner of such Lot shall commence cleanup of damage as soon as reasonably possible, diligently pursue such cleanup and complete cleanup within six (6) months unless owner is unable to do so for reasons beyond owners control, in which case the time period for the commencing and completion of cleanup may be extended only with the approval of the Board. Replacement of any Main or Accessory Structure or Fence must comply with current restrictions.

4.13 Lawn Embellishments, Garden Art, and Holiday Decorations

The Main Structure must remain the focal point of the property. Any Lawn Embellishment, garden accent, or holiday decoration shall not be allowed to become in disrepair, broken, torn, or soiled.

- A. Garden art and other Lawn Embellishments shall be limited to ten (10) items forward of the Front Line of the Main Structure. One Lawn Embellishment may be no taller than 6 feet in height, 6 feet in length and or 10 feet in width. Each of the remaining 9 Lawn Embellishments shall not exceed four (4) feet in height and five (5) feet in length.
- B. One water feature is allowed and shall measure no taller than seven (7) feet and no wider than five (5) feet.
- C. Holiday (such as Halloween or Christmas) and seasonal decorations shall be displayed no longer than 30 days before and 30 days after the holiday and may exceed the ten (10) item limits.
- D. Lawn Embellishments are permitted only on Lots upon which contain a Main Structure.

5.01 Well Water

No well will be permitted on any Lot or tract within the properties encumbered hereby except for irrigation, swimming pools or air conditioning. This restriction shall be enforceable so long as a water utility system is operated to the satisfaction of the State of Florida, Department of Health and Rehabilitative Services.

6.01 Burning

Residents will comply with the Citrus County and State of Florida Fire Laws and Open Burning Regulations. For questions on these regulations you may call 352 527 5406 or 352 797 4100. In addition, no outdoor burning is permitted forward of the Rear Line of the Main Structure.

7.01 Easements

All Easements for utilities, drainage canals and other purposes shown on the plat of PINE RIDGE UNIT ONE, recorded in Plat Book 8, Pages 25 through 36, PINE RIDGE UNIT

TWO, recorded in Plat Book 8, Pages 37 through 50, PINE RIDGE UNIT THREE, recorded in Plat Book 8, Pages 51 through 67, PINE RIDGE UNIT FOUR, recorded in Plat Book 14, Pages 87 through 88, PINE RIDGE UNIT FIVE, recorded in Plat Book 14, Pages 89 through 90, PINE RIDGE UNIT SIX, recorded in Plat Book 14, Pages 91 through 95, of the Public Records of Citrus County, Florida, are hereby reserved as perpetual Easements for utilities, installations and maintenance. Any wall, Fence, paving, planting or any other improvement located in an Easement area shall be removed upon the request of the Corporation, or any public utility using said area, all at the expense of the owner of such Lot or tract.

8.01 Drainage

County regulations address changes to drainage.

9.01 Plan Submission Requirements Architectural Design Committee

A. No Main Structure, Accessory Structure or Fence shall be constructed or placed on any Lot until a complete set of plans are approved by the ADC. No exterior modifications to existing structures shall commence until a completed set of plans are approved by the ADC. These plans shall include a completed ADC form. These plans will be submitted over signature of the owner, will become a permanent record of the Corporation, and receipted therefor.

Plans shall include the property Boundary Survey with drawn to scale additions showing the exact placement of any proposed new construction, additions or modifications and location of any existing structures. The plans submitted shall include a grading plan, preservation/clearing/replacement plan and a county clearing plan. The plans shall include a document assuring the project completion date, not to exceed twelve months following the initial Citrus County building permit issuance date. Within 30 days of final inspection a copy of completed building permits will be provided to the ADC.

Any improvement to existing Main Structure or occupied property must be completed within twelve months of starting. Any ADC approval must be renewed if the improvement has not started within six months of receipt of said approval.

All construction requirements have been presented within this document to include, but not limited to allowed building types, sizes, placement thereof, materials allowed, external colors allowed, and fencing types and locations.

The approval of said plans and specifications may be withheld because of their noncompliance with any of the specific restrictions contained in this and other clauses of this Declaration of Restrictions.

ADC applications for Accessory Structure approval on a lot with an existing Main Structure shall include a Boundary Survey, a photo of the Main Structure or a paint chip depicting the Main Color of the Main Structure along with a paint chip or photo of the proposed Accessory Structure.

B. Items Requiring ADC Applications and Approval

The items listed in the table below require applications and approval from the ADC

The following list may not be all inclusive

Main Structures	Additions to the Main Structure	Reroofing
Swimming pools	Swimming pool Enclosures	Decks
Barns	Fences	Walls
Damage Repairs	Sports Courts	Sheds
Gazebo	Pergola	Greenhouse
Detached In-law quarters	Detached Garages	RV Garage/Carport
Carport	Shedport	Repainting
Utility Fencing	Preservation/Clearing/Restoration Form	Metal Buildings

Lot subdividing / resubdividing / alteration	Allowance for Terrain Request	
Additions to Accessory Structures	Wooden Buildings	Lawn Embellishments
Paved Driveway	Driveway and Corner Declinations	

The approval or disapproval of any plans may be delayed if the submitted plans contain an issue not covered in this Declaration of Restrictions and the ADC believes it needs guidance from the Board and or legal Counsel. Refer to section 1.02 for required procedure and time for a decision.

C. Compliance Verification

Upon completion of the applied for project, the applicant must either certify the project was completed in compliance with existing deed restrictions or request a compliance inspection. The inspection shall, with both parties in agreement, be conducted in person with an agent of the Corporation, via video, or photographs.

D. Application for division of a Lot to increase the size of an adjacent Lot in accordance with Section 3.01, must be submitted to the ADC for approval in accordance with this section. No Lot shall be divided, re-subdivided, or the size of the Lot altered unless a complete set of plans and specifications, including an updated Boundary Survey denoting the proposed Lot lines of the Lot being divided, re-subdivided, or size-altered, have previously been submitted to and approved in writing by the ADC. Additionally, no Lot that has previously been divided or re-subdivided shall be restored to its original size without the written approval by the ADC. If written approval by the ADC is secured, proof of ownership of the now divided, re-subdivided, or altered size of Lot must be reflected in the records of the Citrus County Property Appraiser. Such records must be updated within forty-five (45) days after written approval is provided by the ADC. An updated legal description and ownership depicting all the abutting property owned by the same individual shall be submitted to the ADC to be kept in the records of the ADC. The new owner of the now divided, re-subdivided, or altered Lot shall be responsible for maintenance and repair of their portion of the divided, re-subdivided, or altered Lot. The new owner shall also be responsible for any violations that occur on the divided, re-subdivided, or altered Lot that is now within the control and ownership of the new owner.

E. The approval of the ADC for use on any Lot of any plans or specifications submitted for approval, as herein specified, shall not be deemed to be a waiver by the ADC of its right to object to any of the features or elements embodied in such plans or specifications if and when the same features or elements are embodied in any subsequent plans and specifications submitted for approval as herein provided, for use on other Lots.

F In the event the ADC fails to take official action with respect to approval, disapproval or elevation to the Board as a potential clarification, in accordance with the procedures of 1.02 B. or this section, of any such design or designs or location or any other matter or thing referred to herein, within thirty (30) days after being submitted and receipted for in writing then said application shall be considered approved.

F. The approval or disapproval of any plans may be delayed if the submitted plans contain an issue not covered in this Declaration of Restrictions and the ADC believes it needs guidance from the Board and or legal Counsel.

G. Property owner ADC appeal process

Should the ADC disapprove an application, the applicant may appeal the decision to the Board via the clarification process in 1.02 B. of this document.

9.02 Allowance for Terrain

Relief from restrictions for the location of Accessory Structures and the parking of vehicles may be issued by the Corporation in the event the natural terrain prevents safe location of the vehicle or Accessory Structure. For the purpose of this document, trees are not a terrain feature. Property owners may apply for an allowance for terrain through the ADC. If the ADC recommends the variance it will be forwarded to the Board for approval.

9.03 Grandfathering

From time to time these restrictions may be changed in accordance with the Corporation's governing documents. As new restrictions come into effect existing properties which were compliant under the previous version of the Restrictions may become non-compliant with one or more of the revised Restrictions. Those properties may be deemed compliant in perpetuity or temporarily "Grandfathered" as follows:

Any permitted structures which were constructed in compliance with the restrictions at the time of the construction as to structural location, structure type, structural materials will be Grandfathered in perpetuity; however, any structure that is destroyed beyond repair will only be rebuilt in compliance with current Restrictions.

Non-structural integrity maintenance items that were in compliance with the previous restrictions will be permitted to continue until replacement or repainting is required. In conducting the replacement or repainting, the property owner will bring the item into compliance with the new restrictions. Examples of these types of maintenance items include but are not limited to color of structures, Fences and allowable roof materials.

Properties which were non-compliant with a previous restriction and continue to be non-compliant under the new restrictions will not be grandfathered.

9.04 Plans May Not be Altered

If plans and specifications have been approved in accordance with current restrictions, any building, Fence, wall or other structure or thing shall be altered, erected, placed or maintained upon the Lot otherwise than as approved by the ADC, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the ADC ever having been obtained as required by these restrictions.

9.05 Title Searches

For the purpose of making a search upon, or guaranteeing or insuring title to, or any lien on and/or interest in, any of said Lots and for the purpose of protecting purchasers and encumbrances for value and in good faith as against the performance or non-performance of any of the acts in the restrictions authorized, permitted or to be approved by the ADC, the records of the ADC shall be prima facie evidence as to all matters shown by such records; and the assurance of a certificate of completion and compliance by the ADC showing that the plans and specifications for the improvements or other matters herein provided for or authorized have been approved, and that said improvements have been made in accordance therewith, or of a certificate as to any matters relating to the ADC shall be prima facie evidence and shall fully justify and protect any title company or persons certifying, guaranteeing or insuring said title, or any lien thereof and/or any interest therein, and shall also fully protect any purchaser or encumbrancer in good faith and for value in acting thereon, as to all matters within the jurisdiction of the ADC.

9.06 Exterior Compliance Inspection With the written permission of the homeowner any Agent or officer of the Corporation may, in the presence of the homeowner, enter and inspect a property subject to these restrictions to determine compliance with said restrictions.

9.07 Pre-Sale Compliance Inspection Prior to the sale of any property and within 30 days of the scheduled closing date, the property owner shall contact the PRPOA office and arrange for an exterior inspection by the property manager or Agent of the corporation. Any violations of the deed restrictions must be remedied prior to conveyance of the property to the new owner. Should the purchaser agree to accept responsibility for correcting the said violations, they must document, in writing, that they will complete the corrections within 60 days of closing and submit to a new inspection. Property owner shall provide the name and contact information of the closing agent to the PRPOA office for conformation of clear title. A property owner may request this inspection at any time to verify their Deed Restriction compliance.

9.08 Adherence to Citrus County building code

Approval by the ADC does not exempt any structure from the requirements of Citrus County building codes including the requirements for permit and inspection.

9.09 Community Residential Home.

Pursuant to Section 419.001, Fla. Stat. (as same may be amended from time to time), a Community Residential Home means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families, or licensed by the Agency for Health Care Administration, which residents operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. A Community Residential Home of six or fewer residents shall be deemed a single-family unit and a noncommercial, residential use for the purposes of this Declaration. A Lot Owner intending to use their Lot as a Community Residential Home must provide the Corporation with proof of licensure prior to occupancy. No Community Residential Home may be located within a radius of one thousand (1,000) feet from another such Home. The use of any Lot as a Community Residential Home may not result in a combination of such homes with other residences in the community, such that the nature and character of the community will be substantially altered. No person may occupy a Community Residential Home who would constitute a direct threat to the health and safety of other persons or whose residency would result in substantial physical damage to the property of others. All persons living in a Community Residential Home, or any other type of group home, shall be considered tenants and shall be subject to the provisions of Citrus County, including the obligation to make application to the Corporation and to be subject to any credit or background checks as may be required by the Corporation.

9.10 Fair Housing.

The Corporation shall comply with all fair housing laws, including the Federal Fair Housing Act, the Florida Fair Housing Act. In the event that any person with a disability shall require a reasonable accommodation in the Corporation's covenants, rules, policies or practices, where such accommodation may be necessary to afford such person an equal opportunity to use and enjoy the dwelling, and in order to determine whether such individual is entitled to an accommodation, the requesting individual must provide the Board with a letter from a treating medical professional providing sufficient evidence of the individual's medical need for the accommodation. Board shall have fifteen (15) days to review the letter and determine whether an accommodation is justified. No violation of a Corporation covenant, rule, practice or procedure shall be excused absent such request and approval.

10.01 Provisions for Fees for Maintenance and Upkeep

Each and every of said Lots which have been conveyed by warranty from the Subdivider or which has been leased from the Subdivider, except Lots dedicated reserved, taken or sold for public improvement or use, shall be subject to the service fees as are hereinafter provided. The entity responsible for the collection of the fees and for the disbursement of and accounting for the funds is the Pine Ridge Property Owners Corporation, Inc., a not for profit Florida corporation. The operation of the Corporation shall be governed by the Bylaws of the Corporation. The Bylaws may be amended in the manner provided for therein, but no amendment to said Bylaws shall be adopted which will affect or impair the validity or priority of any mortgage covering or encumbering any Lot or which would change Section 10.03 herein pertaining to the amount and fixing of fees.

10.02 Membership and Voting

Every owner of any of said Lots, whether he or she has acquired the ownership by purchase, gift, conveyance, or transfer by operation of law, or otherwise, and every lessee who leases any of said Lots from the Subdivider shall be a member of the Corporation and shall be bound by the Certificate of Incorporation and Bylaws of the Corporation and these restrictions as they may exist from time to time. Membership shall consist of Class A membership only. Each Lot owner of a Lot so conveyed (deeded) shall automatically become a Member of this Corporation. Membership shall cease and terminate upon the sale, transfer or disposition of the Member's Lot. Members shall be entitled to one vote in the affairs of the Corporation for each Lot, tract or parcel owned by said Member. In the event a Lot, tract or parcel is owned by a corporation, partnership or other such entity, the membership resulting thereto shall nevertheless have only one vote which shall be exercised by the owner or person designated in writing by the officers, principals or partners of said entity as the one entitled to cast the vote for the membership concerned. Where a Lot, tract or parcel is owned by more than one natural person, including a husband and wife, no voting certificate or written designation shall be necessary, but only one (1) vote may be cast per Lot, tract or parcel, and such vote shall be cast as the co-owners of such Lot, tract or parcel determine among themselves. Notwithstanding, where a Lot is divided, resubdivided or altered in accordance

with Section 3.01, a voting certificate must be filed with the Secretary naming one owner with the voting right for this divided, resubdivided, or altered Lot. A voting certificate must be filed within sixty (60) days of receipt of approval for the division, resubdivision or alteration of the size of a Lot by the ADC. This voting certificate will remain valid until such time as the Lot is sold or again altered, or subsequent voting certificate.

10.03 The annual fees to be paid to the Corporation for maintenance and upkeep as is further described herein for each and every said Lots subject thereto, shall be as follows:

FEE SCHEDULE

Neighborhood District ¹	Fee Factor	Initial Fee	Increased Fee
Country Club Estates	Base Rate ²	\$ 79.20	\$ 95.04
Hollywood Park Estates	Base Rate	\$ 79.20	\$ 95.04
Monmouth Park Estates	1.25 x Base Rate	\$ 99.00	\$ 118.80
Arlington Park Estates	1.5 x Base Rate	\$ 118.80	\$ 142.56
Belmont Park Estates	2 x Base Rate	\$ 158.40	\$ 190.08

If a Lot is divided, resubdivided, or the size-altered in accordance with Section 3.01 and Section 9.01, the owner shall pay his or her proportionate fair share based on the percentage of ownership of the divided, resubdivided or altered Lot. By way of example, if the owner of Lot 1 in Country Club Estates and the owner of Lot 3 in Country Club Estates decide to purchase the Lot between their Lots, Lot 2, and divide Lot 2 equally amongst them, the owner of Lot 1 would pay \$79.20 for his existing Lot 1 and \$39.60 for half of Lot 2. The same would be paid by the owner of Lot 3. Owner of Lot 1 and Lot 3 will each receive a bill for \$118.80. However, if Lot 2 is divided 60% to Lot 1 and 40% to Lot 3, then the owner of Lot 1 would pay \$79.20 for his existing Lot 1 and \$47.52 for Lot 2, reflecting 60% percent of the maintenance and upkeep fee for Lot 2. The owner of Lot 3 would pay \$79.20 for his existing Lot 3 and \$31.68 for Lot 2, reflecting 40% percent of the maintenance and upkeep fee for Lot 2. Said fees shall be due and payable in advance on or before the first day of each and every year for the next succeeding year or at such other reasonable intervals as the Corporation, by its Board of Directors, may determine. Initial fees shall commence the month following the month of conveyance. If a judgment of foreclosure is entered, and/or other judicial sale of a Lot is made, then the buyer at such foreclosure or other judicial sale shall be obligated to pay the pro rata portion of these maintenance fees from the time of purchase, including the remainder of the year in which the judicial sale was made. The Corporation shall further have the authority to charge interest at the highest rate allowable by law on any unpaid assessment or installment, and shall further have the authority to charge an administrative late fee in an amount not to exceed the greater of Twenty Five (\$25.00) Dollars or five (5%) percent of the amount of each installment that is paid past the due date. Any payment received by the Corporation and accepted shall be applied first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorneys' fees incurred in collection, and then to the delinquent assessment. This applies notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment. The Corporation may increase said base rate (but not the fee factor), from time to time as is hereinafter provided. Said base rate may be increased or decreased by the Corporation except that the said base rate shall not be raised more than twenty-five percent (25%) of the then existing base rate during any one calendar year. Said base rate may not be raised to a sum more than double the initial base rate without the joint consent for any increase thereafter of the owners of record of not less than fifty-one percent (51%), in number, of all the owners of deeded Lots subject thereto who actually vote for or against said increase including the owners of those deeded Lots covered by other restrictions contained in similar provisions affecting other Lots shown on plats of units of Pine Ridge Subdivision whether recorded now or in the

¹ The various Lots in each Neighborhood District are more fully described in "Addendum C", attached hereto and made a part hereof.

² The initial Base Rate is \$ 79.20 per year. Any fee adjustments shall be made only to the Base Rate as provided in Section 10.03 of these restrictions and the fee factor shall not be changed.

future, and said base rate is decreased or extinguished by the Corporation, the service provided by the Corporation may be decreased or extinguished so that the Corporation shall not be required to pay more for the services hereinafter enumerated than is collected by said fees. In regard to said joint consent, the owner of such deeded Lot shall be entitled to one vote for each said Lot owned by him and each said Lot shall not be entitled to more than one vote after members become voting members of the Corporation (except for the vote required to change the base rate). In addition to the maintenance fees authorized above, the Corporation may levy, in any one year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement or a capital improvement in any of those areas hereinafter set forth in Section 10.13, provided that any such special assessment shall have the assent of two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for that purpose. Notwithstanding the foregoing, the requirement to obtain a two-thirds (2/3) vote of the members at a duly called meeting shall not apply where a special assessment is levied for necessary maintenance or for an emergency special assessment, as determined in the sole discretion of the Board of Directors of the Corporation. The Corporation may establish special benefit subdistricts within all the Pine Ridge Subdivision including those Units affected by these restrictions and those Units in Pine Ridge Subdivision affected by other similar restrictions for the purpose of levying special assessments or capital improvements of primary benefit to the properties located in the particular subdistrict affected, in which case the special assessments would be levied against and applied only to properties within said subdistrict and would require the assent of two-thirds (2/3) of the votes of the members within said affected subdistrict only. In the event street lighting is not provided by a special taxing district then these restrictions and the initial fee set forth hereto may be amended to provide for the reasonable cost of street lighting.

- 10.04 In the event any sales taxes or other taxes are required to be paid or collected on said fees by any governmental authority, said taxes shall be added to the fee due from time to time.
- 10.05 The Corporation shall not make a profit from the collection of said fees or from the furnishings of services hereinafter enumerated and all of said fees shall be appropriated and spent for things hereinafter enumerated, except that the Corporation may apply a reasonable portion thereof to be retained as reserves for various contingencies. Said fees shall not be spent or used for any development costs of the Subdivider or for the Subdivider or for the maintenance and upkeep of the area of any rights-of-way immediately adjoining any Lots owned by the Subdivider prior to the first conveyance or lease of said Lots by the Subdivider. The Corporation shall account to said Lot owners as to the method of spending of said funds at least once each and every calendar year commencing with the year 1990. Said accounting shall be made in conformity with generally accepted accounting principles applied on a consistent basis and if said account is certified by a Certified Public Accountant then the accounting shall be conclusively presumed to be accurate as set forth therein.
- 10.06 The Corporation may commingle the sums collected hereunder with those collected under other similar provisions of other recorded restrictions affecting other lands shown on plats of Pine Ridge Subdivision recorded now or in the future in the Public Records of Citrus County, Florida, which funds are intended thereby to be used for similar purposes.
- 10.07 Each such fee and interest thereon and reasonable court costs and legal fees expended in the collection thereof shall, from the date it is due, or expended, constitute a lien on the Lot or property with respect to which it is due. The Corporation may take such action as it deems necessary to collect overdue fees by personal action or by enforcing and foreclosing said lien and the Corporation may negotiate disputed claims or liens and settle or compromise said claims. The Corporation shall be entitled to bid at any sale held pursuant to a suit to foreclose said lien and to apply as a cash credit against its bid, all sums due the Corporation covered by the lien foreclosed. In the case of such foreclosure, the Lot owner shall be required to pay a reasonable rental for the Lot, and the Plaintiff in such foreclosure shall be entitled to the appointment of a receiver to collect the same. The Corporation may file for record in the office of the Clerk of the Circuit Court for Citrus County, Florida on and after sixty (60) days after a fee is overdue, the amount of said overdue fee, together with the interest and costs thereon and a description of the Lot and the name of the owner thereof and such additional information as may be desirable, and upon payment in full thereof, the Corporation shall execute a proper recordable release of said lien.

- 10.08 Said lien shall be subordinate to any institutional first mortgage or first trust. Where an institutional first mortgage or lender of record or other purchaser of a Lot obtains title to the Lot as a result of foreclosure of said mortgage or where an institutional first mortgagee of record accepts a deed to said Lot in lieu of foreclosure, such acquirer of title, his successors and assigns shall not be liable for fees due to the Corporation pertaining to such Lot and chargeable to the former Lot owner of such Lot which became due prior to acquisition of title as a result of the foreclosure, or the acceptance of such deed in lieu of foreclosure. The term "institutional first mortgagee" is defined as a State or Federal bank, or savings and loan corporation, or an insurance company, trust company, savings bank or credit union. Notwithstanding any term herein to the contrary, for all mortgages encumbering a Lot or Tract and recorded in the Public Records after [Editor's Note: Inserted here will be the date of filing these amendments in the Public Records], the provisions of Section 720.3085, Fla. Stat., as now exist or may hereafter be amended, shall apply to the mortgagee's obligation for the payment of assessments or other charges accruing prior to the date the mortgagee obtains title to the Lot or Tract. In addition, and notwithstanding the foregoing, any other purchaser or other person who otherwise acquires title at a foreclosure sale shall be governed at all times by the provisions of Chapter 720, Fla. Stat., as may now exist or may hereafter be amended from time to time. A Parcel Owner is jointly and severally liable with the previous Parcel Owner for all unpaid assessments that came due up to the time of transfer of title, including but not limited to foreclosure and/or deed in lieu of foreclosure except as provided under law pursuant to Section 720.3085, Fla. Stat., as same may be amended from time to time.
- 10.09 Any person who acquires interest in a Lot, except through foreclosure of an institutional first mortgage of record (or deed in lieu thereof), including purchasers at judicial sales, shall not be entitled to occupancy of the Lot until such time as all unpaid fees due and owing by the former Lot owner have been paid.
- 10.10 The Corporation shall have the right to assign its claim and lien rights for the recovery of any unpaid fees to any Lot owner or group of Lot owners or to any third party.
- 10.11 The purchasers or lessees of Lots or parcels in the Subdivision by the acceptance of deeds or leases therefore, whether from the Subdivider or subsequent owners or lessees of such Lots, shall become personally obligated to pay such fees including interest upon Lots purchased by them, and if payment is not made as provided for herein, said fees shall constitute a lien on the said Lot as otherwise provided for herein, and the Corporation shall have and retain the right or power to bring all actions for the collection of such fees and interest and the enforcement of the lien securing the same. Such right and power shall continue in the Corporation and its assigns and such obligation is to run with the land so that the successors or owners of record of any portion of such property shall in turn become personally liable for the payment of such fees and interest which shall have become due during their ownership thereof.
- 10.12 The Subdivider or its successors or assigns shall not be obligated to pay to the Corporation any fees upon any of said Lots owned by the Subdivider which are subject thereto, prior to the first conveyance or lease of said Lots by the Subdivider, but shall be obligated to pay any such fees for any Lot or Lots reacquired from successive owners of said Lots.
- 10.13 The Corporation shall apply the proceeds received from such fees towards the payment of cost of any of the following matters and things in any part of Pine Ridge Subdivision, but only until such time as they are adequately provided for by governmental authority, whether within the units partially or fully restricted by other restrictions recorded or intended to be recorded or recorded in the future in the Public Records of Citrus County, Florida, affecting properties located in Pine Ridge Subdivision, namely:
- A. Improving or maintaining such rights-of-way, swales, parks, fountains, trails, bikeways, recreation areas for which no other fees are charged by the Subdivider, and other open spaces, including all grass plots and other planted areas within the line of rights-of-way, which areas exist for the general benefit of all Lot owners in Pine Ridge Subdivision or for the general public, whether or not a reservation for the public is dedicated or recorded and whether or not said areas are owned by the Subdivider or the Corporation or any third person, and whether or not said areas are

dedicated rights-of-way now existing or hereafter created and whether or not they shall be maintained for public use or for the general benefit of the owners of Lots or parcels within said Subdivision and their successors in interest, insofar as such are not adequately provided by governmental authority. Such maintenance may include, but shall not be limited to the maintenance of any improvements on the areas enumerated above, the cutting of grass, plantings, bushes, hedges and removing of grass and weeds therefrom and all other things necessary and desirable in order to keep the Subdivision and the streets and public area enumerated neat, attractive and in good order.

B. The installation cost and maintenance of all devices necessary for the protection of the public where any designated equestrian trail intersects any public street or road within said Subdivision.

C. The cleaning and lighting of streets, walkways, pathways, trails, bikeways and public areas within or bordering upon the Subdivision, collecting and disposing of debris and litter therefrom but only until such time as such are adequately provided for by governmental authority.

D. Taxes and assessments, if any, which may be levied upon any of the properties described in Section 10.13, paragraphs 1 through 6, and due and payable by the Corporation.

E. Liability, property damage and other insurance.

F. The Corporation shall have the right, from time to time, to expend said proceeds for other purposes, and to make expenditures for capital improvements not inconsistent herewith, for the community health, safety, welfare, aesthetics, or better enjoyment of the community.

10.14 The enumeration of the matters and things for which the proceeds may be applied shall not require that the Corporation actually spend the said proceeds on all of said matters and things or during the year that said fees are collected and the Corporation shall apportion the monies between said matters and things and at such times as it may determine in its sole judgment to be reasonably exercised.

10.15 No Lot owner, parcel owner or lessee shall be excused from the payment of the fees provided for herein because of his or her failure to use any of the said facilities to be maintained or improved.

10.16 The Corporation may assign its rights, duties, and obligations under this Section, including its right to collect said fees and to have same secured by a lien and its obligation to perform the services required hereunder, by recording an appropriate assignment document in the Official Records of Citrus County, Florida, making said assignment.

10.17 Reference herein to the fees shall include the fees set forth and shall also include such reasonable collection expenses, court costs and attorney's fees as may be expended in the collection of said fees.

10.18 Capital Improvement projects

NOW, THEREFORE, The Corporation does hereby amend Section 10.18 of the Declarations for the purpose of clarification, to read as follows: Other than for replacement of existing capital assets, the spending powers of the Corporation shall be restricted in the area of capital improvement projects as follows:

(1) Prior to the initiation of any new capital¹ improvement project in excess of \$ 4,770², the Board of Directors of the Corporation shall be required to prepare and approve by a majority vote of the entire Board an amended five-year capital improvement

¹ A "capital" expenditure is defined as an addition to the asset base of the Corporation with a life span of more than one (1) year.

² This limit shall be adjusted for inflation according to the U.S. Government Consumer Price Index using calendar year 2020 as the base year.

expenditure plan, which makes provision for the proposed new capital improvement project. The total dollar amount of the project shall include:

- (a) estimates of initial installation costs, including related infrastructure expenditures; and,
- (b) estimates of the annual operating expenses related to the project including debt service, maintenance, salaries, fringe benefits and other required costs pertaining to the project.

(2) Prior to the initiation of any new capital improvement project which has a total dollar amount in excess of \$ 79,509³, or ten percent (10%) of the Corporation's annual revenue, whichever is greater⁴, the Board shall meet the requirements of paragraph (1) above, and all of the following:

(a) The Board shall be required to show proposed funding resources. If funds will be borrowed, the Board shall show how much and on what terms.

(b) The Board shall then make a determination as to the viability of the proposed project. This will require a majority vote of the entire Board, (e.g. if the Board is comprised of five members, then at least three Board members must vote affirmatively as to its viability).

(c) The Board shall then notify all members in writing at least sixty (60) days prior to voting by the Members on the project. This notification shall specify (i) the date for an information meeting; (ii) the date for Member voting; (iii) review of the community needs based on fact; (iv) the financial data relevant to the project; and, (v) a proxy and ballot for the vote with a return envelope marked "BALLOT".

(d) At the information meeting, the community needs for the project will be discussed and the financial data relevant to the project will be presented. No other corporate business shall be conducted at this meeting. Discussion of the project will be limited to one hour with time equally divided between those in support of and those against the project.

(e) Member approval of such project shall be a simple majority (50% plus one) affirmative vote of all voting Members who participate in the vote. Upon an affirmative vote, the Board may then proceed with the approved project.

11.01 Additional Restrictions

Pursuant to assignment by the successor developer, Pine Ridge Estates by Citrus Hills (PRECH), recorded at Book 1336, Pages 1416-1426 Public Records of Citrus County, Florida, the Pine Ridge Property Owners Association, Inc., may make reasonable modifications, amendments or additions to these restrictions applicable to said Lots. Any such additional restrictive covenants or modifications or amendments thereto shall not affect the rights and powers of any mortgagee under said mortgages and provided further that any additional restrictions, covenants or modifications or amendments shall not change Section 10.03 herein pertaining to the amount and fixing of fees. PRECH shall retain the right of exemption from payment of maintenance fees as to its remaining unneeded property.

12.01 Not Used

13.01 Duration of Restrictions

These covenants and restrictions are to run with the land and shall be binding upon the undersigned and upon all the parties and all persons claiming under them.

14.01 Remedies for Violations

The Corporation or an owner of any of the Lots subject to this Declaration, may enforce these covenants and restrictions by proceeding at law or in equity against any person or persons violating, or attempting to violate, any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants and restrictions. A failure by the Corporation or an owner of a Lot, to enforce any provision contained herein shall in no event be deemed a waiver of the right to proceed with such enforcement at any time thereafter. The Corporation shall further have the authority to levy fines and common area use

³ This limit shall be adjusted for inflation according to the U.S. Government Consumer Price Index using calendar year 2020 as the base year.

⁴ It is understood that the Board of Directors alone may authorize multiple separate capital improvement projects in a calendar year provided each project does not exceed the \$ 79,509/10% threshold. However, structuring one project in such a way in order to circumvent the \$ 79,509/10% threshold is not allowed.

suspensions in accordance with the Bylaws and with the applicable provisions of Florida law, as amended from time to time. Should the Corporation bring any action or suit, in law or equity or both, to enforce the provisions of this Declaration, they shall be entitled, in addition to all other relief offered by law, to their reasonable attorney's fees and costs of bringing the action or suit, including any appeals. All such fees and costs expended in the enforcement of this Declaration, including any and all attorneys' fees and costs incurred prior to a lawsuit being filed shall constitute a lien on the Lot or property with respect to which the enforcement is sought, and shall be collectible the same as delinquent fees as set forth in Article 10.00 hereof.

14.02 All properties and lots described as community property owned and governed by Pine Ridge Property Owners Association, Inc. shall be subject to all restrictions and enforcement.

15.01 Validity of Provisions

If any provision of these Declarations is held to be invalid, such invalidity shall not affect the remaining provisions of the Declarations.

15.02 Notwithstanding any other provision of this Declaration, as amended, unified and restated to the contrary, Parcel 1, Parcel 2, Parcel 3 and Parcel 4 all as described in Attachment A, attached hereto and by this reference made a part hereof shall be released, remised, freed, exonerated, withdrawn and discharged from the rights, obligations, restrictions and effect of the Declaration, as amended, unified and restated, effective as follows. The provisions of this Section shall be effective for Parcel 1 upon the adoption of these amendments to this Declaration. The provisions of this Section shall be effective for Parcel 2, upon the review and approval of the Board of new restrictions for Parcel 2, upon the submission of new restrictions by Gulf to Lakes, as provided in the Settlement Agreement dated June 2000, as amended, which require the use of the lots to be of like or equal nature and equal or better standards than the then rights, obligations, restrictions contained in this Declaration. The provisions of this section shall be effective for Parcel 3 and 4 upon the review and approval by the Board of new restrictions for Parcels 3 and 4 to limit the use to those parcels to school and YMCA use respectively.

Exhibit A

Parcel 1 (Unit III properties)

That portion of Pine Ridge Unit III, as more particularly described as:

Lots 12-31, Block 307; Lots 5-28, Block 308; Lots 9-18, Block 311; Lots 5-7, Block 312; Lots 9-17, Block 313; that portion of Tract 27 which abuts the aforementioned lots; and those portions of Boxholder Drive, Buckeye Court, Birch Drive, Bluegum Court and Calabar Place which abut the aforementioned lots, of Pine Ridge Unit Three Plat, as recorded in Plat Book 8, Page 51 of the Public Records of Citrus County, Florida. All as more particularly depicted in the map attached to Exhibit "A" of the Settlement Agreement between Gulf to Lakes Associates, Ltd and Pine Ridge Service Corporation, Inc., dated January 11, 2000.

Parcel 2 (Unit II residential properties)

That portion of Pine Ridge Unit II, as more particularly described as:

Lots 4-12, Block 190; Lots 1-10, Block 191; Lots 6-10, Block 194; Lots 1-10; Block 195; Lots 1-17 and DRA therein, Block 196; Lots 10-17 and DRA to west of Lot 17, Block 197; that portion of Tracts 34 and 35 abutting the aforementioned lots; and those portions of Deputy Drive, Colt Street and Horseback Avenue which abut the aforementioned lots of Pine Ridge Unit Two Plat, as recorded in Plat Book 8, Page 37 of the Public Records of Citrus County, Florida. All as more particularly depicted in the map attached to Exhibit "B" of the Settlement Agreement between Gulf to Lakes Associates, Ltd and Pine Ridge Service Corporation, Inc., dated January 11, 2000; less Parcel 3 and 4 below.

Parcel 3 (School parcel)

A parcel of land lying in Section 20, Township 18 South, Range 18 East, Citrus County, Florida, comprised of a portion of Lot 12, Block 190; Lots 1 & 2 and a Portion of Lots 3 & 4, Block 191; a portion of Lots 7, 8, 9 & 10, Block 195; a portion of the drainage retention area, Block 196; a portion of Deputy Drive (60 feet wide) and a portion of Horseback Avenue (60 feet wide) lying between the aforementioned portions of Blocks 190, 191, 195 & 196, all of Pine Ridge Unit Two, as recorded in Plat Book 8, Pages 37

through 50, of the Public Records of Citrus County, Florida, said parcel being more particularly described as follows:

Commencing at the Easternmost corner of Lot 5, Block 191 of said Pine Ridge Unit Two; Thence S89°14'11"W along the Southerly line of said Block 191, 935.43 feet, to the Point of Beginning; thence continue S89°14'11"W along the Southerly line of Block 191, across Horseback Avenue (60 feet wide) and along the Southerly line of Block 190, 1320.00 feet; thence departing said Southerly line, N00°45'49"W, through Lot 12, Block 190, across Deputy Drive (60 feet wide) and into the Drainage Retention Area in Block 196, 780.00 feet; thence N89°14'11"E, along a line that lies 780.00 feet Northerly of (as measured perpendicular to and running parallel with) the aforementioned Southerly line of Block 190 & 191, through the Drainage Retention Area in Block 196, across the aforementioned Horseback Avenue, through Lots 10 & 9 and into Lot 8, Block 195, to a radial intersection with a circular curve, concave Northeasterly and having a radius of 504.57 feet; thence departing said parallel line, Southeasterly along said curve through Lot 8 and into Lot 7 of Block 195, 272.49 feet; through a central angle of 30°56'30" and a chord bearing a distance of S16°14'03"E, 269.19 feet, to the point of reverse curvature with a circular curve, concave Southwesterly and having a radius of 1012.45 feet; thence Southeasterly, along said curve and through said Lot 7, across Deputy Drive and through Lots 3 & 4 of Block 191, 546.76 feet, through a central angle of 30°56'30" and a chord bearing and distance of S16°14'03"E, 540.14 feet, to a radial intersection with the aforementioned Southerly line of Block 191 and the Point of Beginning.

Containing 21.93 acres, more or less.

Parcel 4 (YMCA parcel)

A parcel of land lying in Section 20, Township 18 South, Range 18 East, Citrus County, Florida, comprised of a portion of Lots 3 & 4 and Lots 5 & 6 and the Drainage Right-of-Way lying between Lots 6 & 7, and a portion of Lot 7, all of Block 191; a portion of Lots 6, 7 & 8, Block 195; and a portion of Deputy Drive (60 feet wide) lying between the aforementioned portions of Blocks 191 and 195, all of Pine Ridge Unit Two, as recorded in Plat Book 8, Pages 37 through 50, of the Public Records of Citrus County, Florida, said parcel being more particularly described as follows:

Beginning at the Easternmost corner of said Lot 5, Block 191; thence S89°14'11"W, along the Southerly line of said Block 191, 935.43 feet, to a radial intersection with a circular curve, concave Southwesterly and having a radius of 1012.45 feet; thence departing said southerly line, Northwesterly, along said curve and through Lots 4 & 3 of Block 191, across Deputy Drive and into Lot 7 of Block 195, 546.76 feet, through a central angle of 30°56'30" and a chord bearing and distance of N16°14'03"W, 540.14 feet, to the point of reverse curvature with a circular curve, concave Northeasterly and having a radius of 504.57 feet; thence Northwesterly, along said curve and through Lot 7 and into Lot 8 of Block 195, 272.49 feet, through a central angle of 30°56'30" and a chord bearing and distance of N16°14'03"W, 269.19 feet, to a radial intersection with a line that lies 780.00 feet Northerly of (as measured perpendicular to and running parallel with) the aforementioned southerly line of Block 191; thence N89°14'11"E, along said parallel line and through Lots 8, 7 & 6, Block 195, across Deputy Drive and through Lot 7 of Block 191, 1156.46 feet, to its intersection with the Easterly line of said Lot 7; thence S00°23'07"E, along said Easterly line and the Easterly line of the Drainage Right-of-Way lying between said Lot 7 & Lot 6 and the Easterly line of Lot 6, all of Block 191, 780.02 feet, to the Point of Beginning.

Containing 18.50 acres, more or less.

IN WITNESS WHEREOF, Pine Ridge Property Owners Association, Inc., a Florida not-for-profit corporation, has hereunto set its hand, the _____ day of _____, 20____.

PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation.

WITNESSES:

By: _____

By: _____

STATE OF FLORIDA
COUNTY OF CITRUS

Before me personally appeared Cheryll Sedlock and Joan Kohler, as Authorized Agents of Pine Ridge Property Owners, Inc., personally known to me to be the persons described in and who executed the foregoing instrument.

Witness my hand and official seal, this _____ day of _____, A.D. 20____

Notary Public

Working Copy 31 Aug 2020

ADDENDUM A

PINE RIDGE UNIT THREE

COUNTRY CLUB ESTATES

No residence having a living area of less than eighteen hundred (1800) square feet (excluding porches, garages, carports and other accessory buildings not completely enclosed and not intended as living quarters for humans) shall be erected on the Lots as designated below, of Pine Ridge Unit Three.

<u>BLOCK</u>	<u>LOTS</u>
44	1-20
45	1-16

46	1-7
47	1-14
59	1-6
60	1-19
61	1-33

On all other Lots in Unit Three and Units One, Two, Four, Five and Six, no residence having a minimum living area of less than sixteen hundred (1600) square feet shall be erected.

ADDENDUM B

PINE RIDGE UNIT ONE

HOLLYWOOD PARK ESTATES

The stabling of equines shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of equines on any one of said Lots exceed two (2) adult equines, two years of age or older and four (4) equines under the age of two years, provided they are the offspring of one of the said adult equines.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
78	1-21	96	1-11	114	1-30	132	1-12
79	1-8	97	1-11	115	1-7	133	1-16
80	1-7	98	1-12	116	1-23	134	1-23
81	1-8	99	1-11	117	1-16	135	1-20
82	1-10	100	1-35	118	1-21	136	1-20
83	1-28	101	1-8	119	1-12	137	1-8
84	1-39	102	1-8	120	1-20	138	1-3
85	1-5	103	1-7	121	1-13	139	1-34
86	1-10	104	1-13	122	1-11	140	1-40
87	1-10	105	1-13	123	1-13	141	1-16
88	1-9	106	1-6	124	1-13	142	1-9
89	1-8	107	1-11	125	1-13	143	1-20
90	1-18	108	1-9	126	1-10	144	1-16
91	1-20	109	1-12	127	1	145	1-7
92	1-7	110	1-8	128	1-12	146	1-22
93	1-19	111	1-10	129	1-25		
94	1-17	112	1-13	130	1-22	259	1-12
95	1-18	113	1-10	131	1-9	275	1-17

MONMOUTH PARK ESTATES

The stabling of equines shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of equines on any one of said Lots exceed two (2) adult equines, two years of age or older and four (4) equines under the age of two years, provided they are the offspring of one of the said adult equines.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
234	1-25	245	1-11	257	1-9	268	1-24
235	1-7	246	1-4	258	1-7	269	1-16
236	1-3	247	1-12	259	13-20	270	1-35
237	1-6	248	1-7	260	1-18	271	1-18
238	1-13	250	1-11	261	1-10	272	1-13
239	1-7	251	1-8	262	1-16	273	1-5
240	1-10	252	1-4	263	1-6	274	1-18
241	1-9	253	1-14	264	1-6	276	1-6

PINE RIDGE UNIT ONE (Continued)

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
242	1-9	254	1-19	265	1-6	277	1-12
243	1-12	255	1-12	266	1-10		
244	1-16	256	1-3	267	1-15		

PINE RIDGE UNIT TWO

ARLINGTON PARK ESTATES

The stabling of equines shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of equines on any one of said Lots exceed three (3) adult equines, two years of age

or older and six (6) equines under the age of two years, provided they are the offspring of one of the said adult equines.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
147	1-4	166	1-3	180	1-13	196	1-17
148	1-8	167	1-10	181	1-11	197	1-17
149	1-8	168	1-11	182	1-6	198	1-28
150	1-5	169	1-21	183	1-17	199	1-22
151	1-5	170	1-11	184	1-4	200	1-6
152	1-9	171	1-14	185	1-11	206	1-11
153	1-8	172	1-6	188	1 & 2	207	1-13
154	1-11	173	1-9	189	1-3	208	1 & 2
155	1-7	174	1-11	190	1-12	209	1-9
159	1-11	175	1 & 2	191	1-11	219	1 & 2
161	1-16	176	1-9	192	1-4	220	1-4
162	1-16	177	1-5	193	1 & 2	223	1-10
163	1-19	178	1-5	194	1-10	224	1-13
164	1-7	179	1	195	1-10	233	1 & 2
165	1-8						

BELMONT PARK ESTATES

The stabling of equines shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of equines on any one of said Lots exceed six (6) adult equines, two years of age or older and six (6) equines under the age of two years, provided they are the offspring of one of the said adult equines.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
156	1-6	204	1-5	215	1-8	226	1-5
157	1	205	1-5	216	1-6	227	1-6
158	1-4	210	1-9	217	1-8	228	1-6
160	1-14	211	1-9	218	1-8	229	1-3
201	1-3	212	1-22	221	1-6	230	1-6
202	1-13	213	1-7	222	1-5	231	1-6
203	1-5	214	1-7	225	1-19	232	1-9

PINE RIDGE UNIT THREE

HOLLYWOOD PARK ESTATES

The stabling of equines shall be permitted on Lots specifically listed as follows; however, at no time shall the total number of equines on any one of said Lots exceed two (2) adult equines, two years of age or older and four (4) equines under the age of two years, provided they are the offspring of one of the said adult equines.

<u>BLOCK</u>	<u>LOTS</u>
77	5-11, 13-14, 19
278	1-19
291	1-14
293	1-16
303	1-7

PINE RIDGE UNIT FOUR

Not permitted.

PINE RIDGE UNIT FIVE

The stabling of equines shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of equines on any of said Lots exceed two (2) adult equines, two years of age or older and four (4) equines under the age of two years, provided they are the offspring of one of said adult equines.

<u>BLOCK</u>	<u>LOTS</u>
138	4
147	5-11
363	1-15

PINE RIDGE UNIT SIX

The stabling of equines shall be permitted on the Lots specifically listed as follows; however, at no time shall the total number of equines on any of said Lots exceed two (2) adult equines, two years of age or older and four (4) equines under the age of two years, provided they are the offspring of one of the said adult equines.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
248	10-44	358	1-18
251	9-32	359	1-6
257	11-22	360	1-11
356	1-7	361	1-32
357	1-27	362	1-15

ADDENDUM C

PINE RIDGE UNIT ONE

The following Lots shall be known and designated as HOLLYWOOD PARK ESTATES.

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
78	1-21	96	1-11	114	1-30	132	1-12
79	1-8	97	1-11	115	1-7	133	1-16
80	1-7	98	1-12	116	1-23	134	1-23
81	1-8	99	1-11	117	1-16	135	1-
82	1-10	100	1-35	118	1-21	136	1-20
83	1-28	101	1-8	119	1-12	137	1-8
84	1-39	102	1-8	120	1-20	138	1-3
85	1-5	103	1-7	121	1-13	139	1-34
86	1-10	104	1-13	122	1-11	140	1-40
87	1-10	105	1-13	123	1-13	141	1-16
88	1-9	106	1-6	124	1-13	142	1-9
89	1-8	107	1-11	125	1-13	143	1-20
90	1-18	108	1-9	126	1-10	144	1-16
91	1-20	109	1-12	127	1	145	1-7
92	1-7	110	1-8	128	1-12	146	1-22
93	1-19	111	1-10	129	1-25		
94	1-17	112	1-13	130	1-22	259	1-12
95	1-18	113	1-10	131	1-9	275	1-17

The following Lots shall be known and designated as MONMOUTH PARK ESTATES:

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
234	1-25	245	1-11	257	1-9	268	1-24
235	1-7	246	1-4	258	1-7	269	1-16
236	1-3	247	1-12	259	13-20	270	1-35
237	1-6	248	1-7	260	1-18	271	1-18
238	1-13	250	1-11	261	1-10	272	1-13
239	1-7	251	1-8	262	1-16	273	1-5
240	1-10	252	1-4	263	1-6	274	1-18
241	1-9	253	1-14	264	1-6	276	1-6

PINE RIDGE UNIT ONE (Continued)

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
242	1-9	254	1-19	265	1-6	277	1-12
243	1-12	255	1-12	266	1-10		
244	1-16	256	1-3	267	1-15		

PINE RIDGE UNIT TWO

The following Lots shall be known and designated as ARLINGTON PARK ESTATES:

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
147	1-4	166	1-3	181	1-11	198	1-28
148	1-8	167	1-10	182	1-6	199	1-22
149	1-8	168	1-11	183	1-17	200	1-6
150	1-5	169	1-21	184	1-4	206	1-11
151	1-5	170	1-11	185	1-11	207	1-13
152	1-9	171	1-14	188	1 & 2	208	1 & 2
153	1-8	172	1-6	189	1-3	209	1-9
154	1-11	173	1-9	190	1-12	219	1 & 2
155	1-7	174	1-11	191	1-11	220	1-4
159	1-11	175	1 & 2	192	1-4	223	1-10
161	1-16	176	1-9	193	1 & 2	224	1-13
162	1-16	177	1-5	194	1-10	233	1 & 2
163	1-19	178	1-5	195	1-10		
164	1-7	179	1	196	1-17		
165	1-8	180	1-13	197	1-17		

The following Lots shall be known and designated as BELMONT PARK ESTATES:

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
156	1-6	204	1-5	215	1-8	226	1-5
157	1	205	1-5	216	1-6	227	1-6
158	1-4	210	1-9	217	1-8	228	1-6
160	1-14	211	1-9	218	1-8	229	1-3
201	1-3	212	1-22	221	1-6	230	1-6
202	1-13	213	1-7	222	1-5	231	1-6
203	1-5	214	1-7	225	1-19	232	1-9

PINE RIDGE UNIT THREE

The following Lots shall be known and designated as COUNTRY CLUB ESTATES:

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
2	1-4	38	1-20	76	1-30	317	1-12
3	1-13	39	1-12	77	1-4	318	1-10
4	1-14	40	1-17	77	12,15-18		
5	1-26	41	1-30	279	1-6	319	1-43
6	1-13	42	1-15	280	1-12	320	1-19
7	1-7	43	1-17	281	1-8	321	1-11
8	1-8	44	1-20	282	1-8	324	1-7
9	1-9	45	1-16	283	1-15	325	1-13
10	1-19	46	1-7	285	1-10	326	1-4
11	1-21	47	1-14	286	1-12	327	1-32
12	1-21	48	1-32	287	1-26	328	1-39
13	1-12	49	1-20	288	1-18	329	1-22
14	1-21	50	1-18	289	1-7	330	1-6
15	1-17	51	1-28	290	1-12	331	1-17
16	1-16	52	1-10	292	1-8	332	1-14
17	1-22	53	1-8	294	1-17	333	1-16
18	1-17	54	1-13	295	1-8	334	1-10
19	1-32	57	1-20	296	1-8	335	1-17
20	1-12	58	1-20	297	1-8	336	1-27
21	1-26	59	1-6	298	1-7	337	1-13
22	1-8	60	1-19	299	1-13	338	1-27

PINE RIDGE UNIT THREE (Continued)

<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>	<u>BLOCK</u>	<u>LOTS</u>
23	1-15	61	1-13	300	1-25	339	1-15
24	1-30	62	1-6	301	1-33	340	1-33
25	1-15	63	1-23	302	1-25	341	1-18
26	1-19	64	1-51	304	1-26	342	1-19

27	1-14	65	1-23	305	1-22	343	1-11
28	1-14	66	1-16	306	1-25	344	1-12
29	1-22	67	1-9	307	1-31	345	1-13
30	1-34	68	1-22	308	1-28	346	1-13
31	1-18	69	1-12	309	1	347	1-22
32	1-12	70	1-20	310	1-17	348	1-20
33	1-11	71	1-17	311	1-18	349	1-10
34	1-12	72	1-13	312	1-10	350	1-9
35	1-11	73	1-8	313	1-17	351	1-17
36	1-24	74	1-22	314	1-12	352	1-9
37	1-13	75	1-16	315	1-15	353	1-9
				316	1-5	354	1-31

The following Lots shall be known and designated as HOLLYWOOD PARK ESTATES:

<u>BLOCK</u>	<u>LOTS</u>
77	5-11, 13-14, 19
278	1-19
291	1-14
293	1-16
303	1-7

PINE RIDGE UNIT FOUR

The following Lots shall be known and designated as COUNTRY CLUB ESTATES.

<u>BLOCK</u>	<u>LOTS</u>
287	27-51
292	9-13

PINE RIDGE UNIT FIVE

The following Lots shall be known and designated as HOLLYWOOD PARK ESTATES.

<u>BLOCK</u>	<u>LOTS</u>
138	4
147	5-11
363	1-15
364	1-11

PINE RIDGE UNIT SIX

The following Lots shall be known and designated as HOLLYWOOD PARK ESTATES:

<u>BLOCK</u>	<u>LOTS</u>
248	10-44
251	9-32
257	11-22
356	1-7
357	1-27
358	1-18
359	1-6
360	1-11
361	1-32
362	1-15