

# 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 PROPOSED, REFINED DECLARATIONS OF RESTRICTIONS

As of June 7, 2021

WHEREAS, Pine Ridge Property Owners Association, Inc., hereinafter referred to as the "Corporation" (formerly Pine Ridge Services 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 and such other lands as may be subjected hereto by way of future amendment, all of which are hereinafter referred to as the "Lots" or singularly, a "Lot," and collectively constitute the "Pine Ridge Subdivision."

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:

## **1.00 Definitions**

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

<b>Accent Color</b>	A color used for emphasis and contrast in a color scheme to draw attention to elements of the Trim Colors or Main Structure colors.
<b>Accessory Structure</b>	Any Structure which is not attached to the Main Structure of the property. Refer to section 3.02
<b>Agent</b>	A designated employee of the Association or professional appointed by the Association.
<b>Architectural Design Committee</b>	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.
<b>Attached</b>	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.
<b>ATV</b>	All-Terrain Vehicle. Any vehicle designed for off road use and not permitted to operate on public roads.
<b>Barn</b>	A structure used to shelter equines, and the necessary supplies, feed and tools.
<b>Board</b>	The Pine Ridge Board of Directors is an unpaid elected position composed of volunteer property owners
<b>Boundary Survey</b>	A survey drawing which identifies the property's boundary lines. It may contain the location and dimensions of any existing structure.
<b>Box Truck</b>	A chassis cab-based truck with an enclosed cuboid -shaped dedicated cargo area.
<b>Carport</b>	A not fully enclosed structure normally used to protect a vehicle.
<b>Commercial Vehicle</b>	All vehicles of every kind, whatsoever, which from viewing the exterior of the vehicles or any portion thereof, shows any commercial, signage, displays, ladders or equipment racks. Commercial Vehicles include, trucks with rollback beds, wreckers, vans or buses with seating for more than 9 passengers, or any vehicle greater than class 4 (16,000 lbs.) on the gross vehicle weight classification system as utilized by the Federal Highway Administration. RVs, horse trailers and watercraft trailers are exempt from this Restriction.
<b>Corner Lot</b>	<b>Any Lot in which 2 property lines parallel 1 or more streets,</b> Any Lot that abuts 2 streets or is on a turn of 45 degrees or more in a single street.
<b>Deck</b>	A horizontal platform or floor raised above grade with no walls or roof.
<b>Detached</b>	For the purpose of this document Detached means not Attached to the Main Structure.

<b>Easement</b>	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.
<b>Fencing</b>	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.
<b>Fence Post</b>	The vertical support structure of a Fence.
<b>Front Line of the Main Structure</b>	<p>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 Section 2.02 FIGURE 1</p> <p>Corner Lots: Observe the Main Structure from the corner intersection of the 2 property lines which parallel the road or roads adjacent to 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 Section 2.02 FIGURE 2</p>
<b>Front Property Line</b>	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 Section 2.02 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 Section 2.02 Figure 2.
<b>Garage</b>	A fully enclosed structure either Attached to the Main Structure or Detached and normally used to store automobiles.
<b>Gazebo.</b>	A freestanding roofed structure with a raised floor at least 1 step up of no less than 7 inches and open on all sides.
<b>Grandfathering</b>	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 an explanation of Grandfathering as it applies to restriction compliance.
<b><u>Greenhouse</u></b>	<u><a href="#">A structure having walls and a roof of transparent or translucent material to regulate the environment in which plants are grown.</a></u>
<b>Heavy Machinery</b>	Heavy duty vehicles or equipment specially designed for executing construction tasks, most frequently involving earthwork operations or other large construction tasks.
<b>Holiday</b>	A holiday is a day set aside by custom or by law on which normal activities, especially business or work including school, are suspended or reduced. Generally, holidays are intended to allow individuals to celebrate or commemorate an event or tradition of cultural or religious significance,
<b>Home Occupation</b>	Any occupation, service, profession, or enterprise that operates out of an enclosed Structure. See section 1.01 B.
<b>Interior Lot</b>	Any lot that is not a corner lot
<b>Lawn Embellishments</b>	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,

decorative garden flags, planters and plant stands, wind spinners, and mobiles, wishing wells, and metal garden stakes. Lawn Embellishments are not Accessory Structures.

<b>Lot</b>	A piece of land intended to accommodate a single-family residential home (Main Structure).
<b>Lot Lines</b>	The property as depicted on a Boundary Survey and often marked on Lots by permanent markers or monuments.
<b>Lot Owner(s)</b>	The fee simple owner(s) of record title to a lot in Pine Ridge, regardless of the type of tenancy or estate. For the purposes of this document, member, property owner and homeowner shall be synonymous with Lot Owner
<b>Main Color</b>	A single color used to paint the body, that is, the front, back and sides of the structure.
<b>Main Structure</b>	The primary residence
<b>Metal Building</b>	A utilitarian site-built structure fabricated with metal exterior cladding.
<b>Pergola.</b>	A structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters.
<b>Personal Vehicle</b>	A vehicle designed and licensed to be operated on a public thoroughfare 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
<b>Rear Line of the Main Structure</b>	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 Section 2.02 Figures 1- 7 for examples of this definition applied.
<b>Reasonable Use Rule</b>	See section 1.03 for procedures for clarification of Deed Restrictions.
<b>RV</b>	Motor home, travel trailer, horse trailer with living quarters or watercraft.
<b>Sports Courts</b>	Any permanently designated area that utilizes a ball for a sporting activity.
<b>Stall</b>	An individual compartment in a Barn used for an equine, enclosed on 3 sides.
<b>Structure</b>	Anything constructed or assembled on or off site serving a utilitarian function and is permanently installed.
<b>Trim Color</b>	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.
<b>Utility Fencing</b>	A fence section built to hide or disguise an item. See section 4.01D. through F..

#### Governing Laws and Documents

**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. Lot Owners are responsible for following all appropriate state and local laws and codes. All improvements must be properly permitted.

#### Intent and Interpretation

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

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1.01 Architectural/Building Site 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 dwelling, contractor site-built Main Structure not to exceed two stories and/or 35 feet in height. All structures must be constructed of new materials.
- 2. Geodesic domes, A-frames, Chateaus, 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 and Lot Development

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 on the lot and documented on the plan 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 of 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 or final permit, all surface areas disturbed by construction activity shall be landscaped with plantings, grass, trees, bushes, sod, mulch, or smooth decorative landscaping stones except in areas where equines will be stabled.

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 a tree or trees present a danger to an existing structure or if additional construction is undertaken following an approved ADC application.

a. 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. See 3.d. below.

b. If a Lot has less than 30 mature trees, the planting of additional trees will not be required. Replacement trees may be at any level of maturity.

~~3. Requirements for Current Lot Owners~~

~~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 may be built or placed on any Lot unless the Main Structure has an approved county permit and is under construction or is complete.

D. Structure Setback

On all non-Corner Lots, no structure, with the exception of Fences, shall be erected nearer than forty (40) feet to the Front Property Line of said Lots; 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

On Corner Lots, no structure, with the exception of Fences, 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).

E. Lot Owner Responsibility for Construction Contractors

Property Owners are responsible for the actions or lack of actions of their contractors. As such any contractors that violate any restrictions in this document will result in Fines to the Lot Owner.

1.02 Lot Usage Restrictions

A. 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.

B. 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 the residing property owner and his/her family members residing in the Main Structure shall be engaged in the Home Occupation. Renters may not conduct Home Occupations.
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 2 "Yard Sales" per calendar year per property owner will be permitted. Yard Sales will be conducted for no more than 2 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.

C. 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 total display surface of any sign 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 signpost(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.

### 1.03 Procedure for Adding, Deleting, Modifying or Clarifying Restrictions

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

#### A. Additions, Modifications and Deletions to the Declarations

Occasionally a situation may occur in which the Board, ADC, an Agent, or a Lot owner identifies a condition which is not specifically called out in this document. To rectify this situation, the Board, ADC, an Agent, or Lot 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 modifications in language, its appropriate placement in this existing document, and/or reason for the deletion, modification or addition of the named restriction prior to approval by the PRPOA Board of Directors and the property owners of Pine Ridge. The proposal must also identify any changes to other parts of this document as a result of the proposed modification, deletion or addition of the restriction. A proposal meeting the above requirements will follow the procedures in steps 1 and 2 below:

1. If the Board determines the proposal has merit, it may submit the proposal to the Association's attorney for legal review. If the Board does not find merit, the petitioner may demand an electronic survey and/or conduct a petition with regard to the proposal. If 150 petition signatures and positive electronic survey responses in total are received a referendum will be conducted.
2. 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 suggested proposal which includes the information listed above.
3. 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, modifications to the Restrictions including changes to the indices, figures, tables, and any appropriate definitions will be published and recorded in the public records of Citrus County.

#### B. Clarification / Reasonable Use Rules

Reasonable Use Rules allow for the clarification of existing restrictions, not additions, modifications, 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 for indefinite periods of time as allowed by Florida Statute 720 due to the potential for misuse. Instead the community will use the following process to address clarification and revision of deed restrictions.

Any proposed Reasonable Use Rule / 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. Essentially the proposal will consist of a revision to the existing Deed Restrictions. A proposal meeting these requirements will follow the procedures in steps 1 – 5 below:

1. If the Board determines the proposal has merit, it may submit the proposal to the Association's attorney for legal review.
2. The proposed Use Rule/ Deed Restriction update / clarification must appear on the published agenda and be moved and voted on during a regularly scheduled or special Board meeting. One proponent and one opponent to the proposed Reasonable Use Rule will be allowed to present their case at the board meeting and may speak for up to 30 minutes. Said proponents and opponents may be either a property owner or his/her own legal counsel. Additional 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 a 90-day Reasonable Use Rule enforcement period. During the Reasonable Use Rule enforcement period the Reasonable Use Rule will be enforceable as a Restriction and thus allowing 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.

3. The proposed clarification must be submitted such that a response can be reasonably obtained from the membership within the 90-day Reasonable Use Rule enforcement 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.

4. If the Use Rule is not accepted by the membership within the 90-day Reasonable Use Rule enforcement period or is rejected by the membership, the proposed Reasonable Use Rule is suspended. If approved the Reasonable Use Rule will become an update to the Deed Restrictions

5. Any attempt to approve a similar clarification Reasonable Use Rule will not be allowed until two Board election cycles have passed dating from a rejection by the membership.

6. If the Board should withdraw the proposed Use Rule prior to the 90-day enforcement 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. The withdrawal vote requires a simple majority of the Board members present.

## 2.01 Not Used

## 2.02 Fencing

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. Only colors listed in the fence tab of the Pine Ridge paint color book will be permitted for fences.

A. 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 in height 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.

B. Non-continuous Fencing is permitted. Non-continuous fencing inherits the height, material, design, style and color restrictions based on the location of each segment with regard to the rear line of the Main Structure. The minimum number of openings must be the number of segments minus 1. When shadow boxing sections the minimum setback from post to post will be no less than 2 feet.

C. Gates constructed of galvanized metal must be painted black, white, dark brown or dark green.

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

No Fence **style** shall be permitted except post and boards/rails, picket ~~or, cross~~ buck, ~~or privacy~~. Materials may include wood, metal (unfinished galvanized metal is not permitted), solid or flexible vinyl, masonry (concrete block must be finished ~~with stucco to disguise the concrete block pattern to match the Main Structure~~), or composite. For Interior Lots the color and style and pattern of the fencing that parallels the side property lines must be consistent throughout. (Fences greater than fifty-four (54) inches in height will be discussed below in section 2.02 E.)

1. Posts may not exceed sixty (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 two (2), three (3) or four (4) boards/rails of a nominal 6 inches in width, and placed horizontally and/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 three (3) inches. The top rail of any Fence forward of the Rear Line of the Main Structure may not exceed 54 inches above grade nor no less than 36 (thirty-six) inches. 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 between pickets. All fencing must be kept in good repair.

2. 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, color, size and design. If for any reason a non-continuous Fence is proposed each segment must be of the same design, materials, size 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 a column is used as a corner delineation it may not exceed six (6) feet above grade including any ornaments.

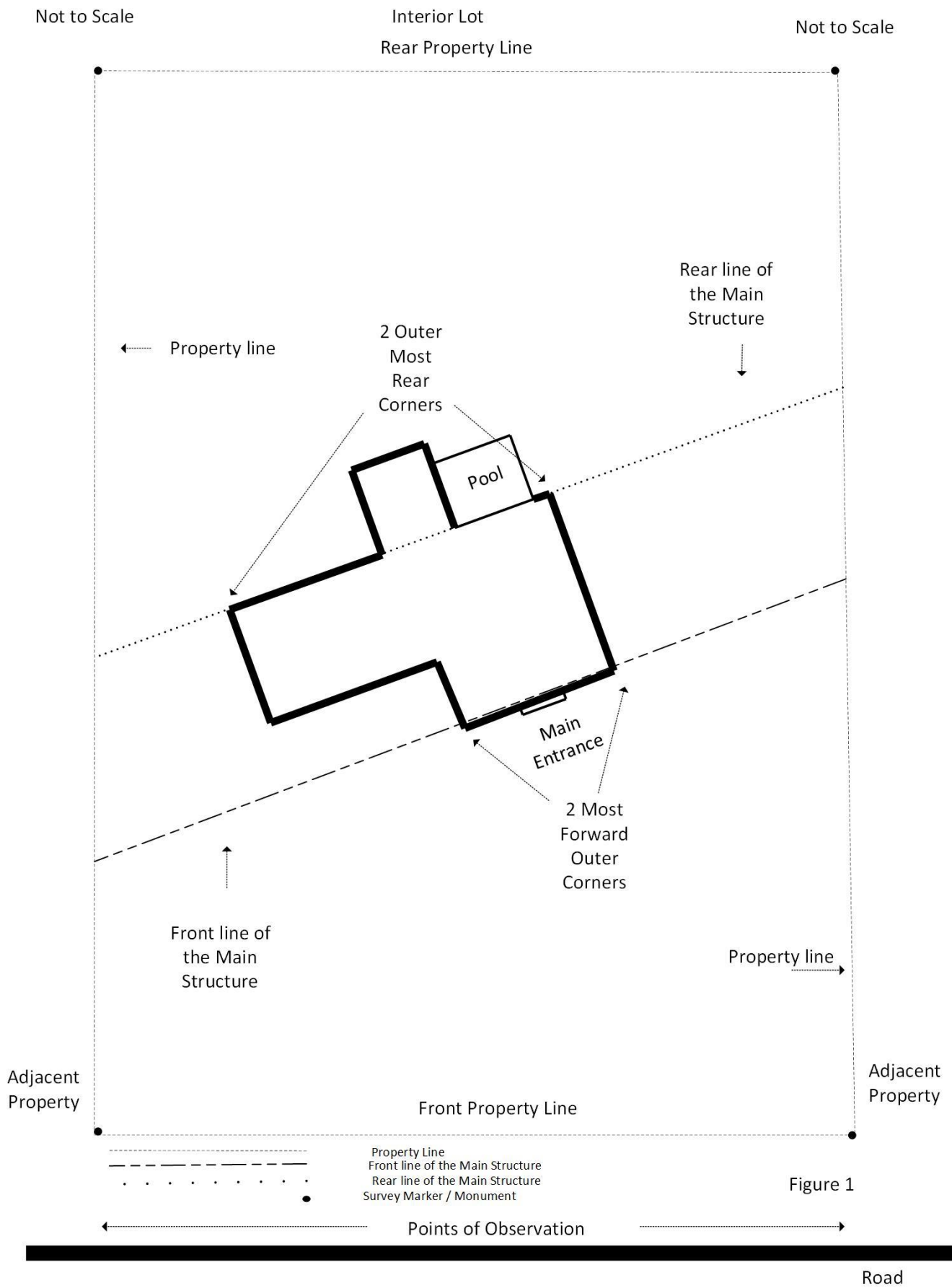
3. Decorative or landscaping walls must be made of masonry and may not exceed 3 feet above grade as their intent is to delineate borders, separate plants, bushes, and trees from lawns, create terraces for plants on slopes, and keep mulch and decorative stones from merging into lawns.

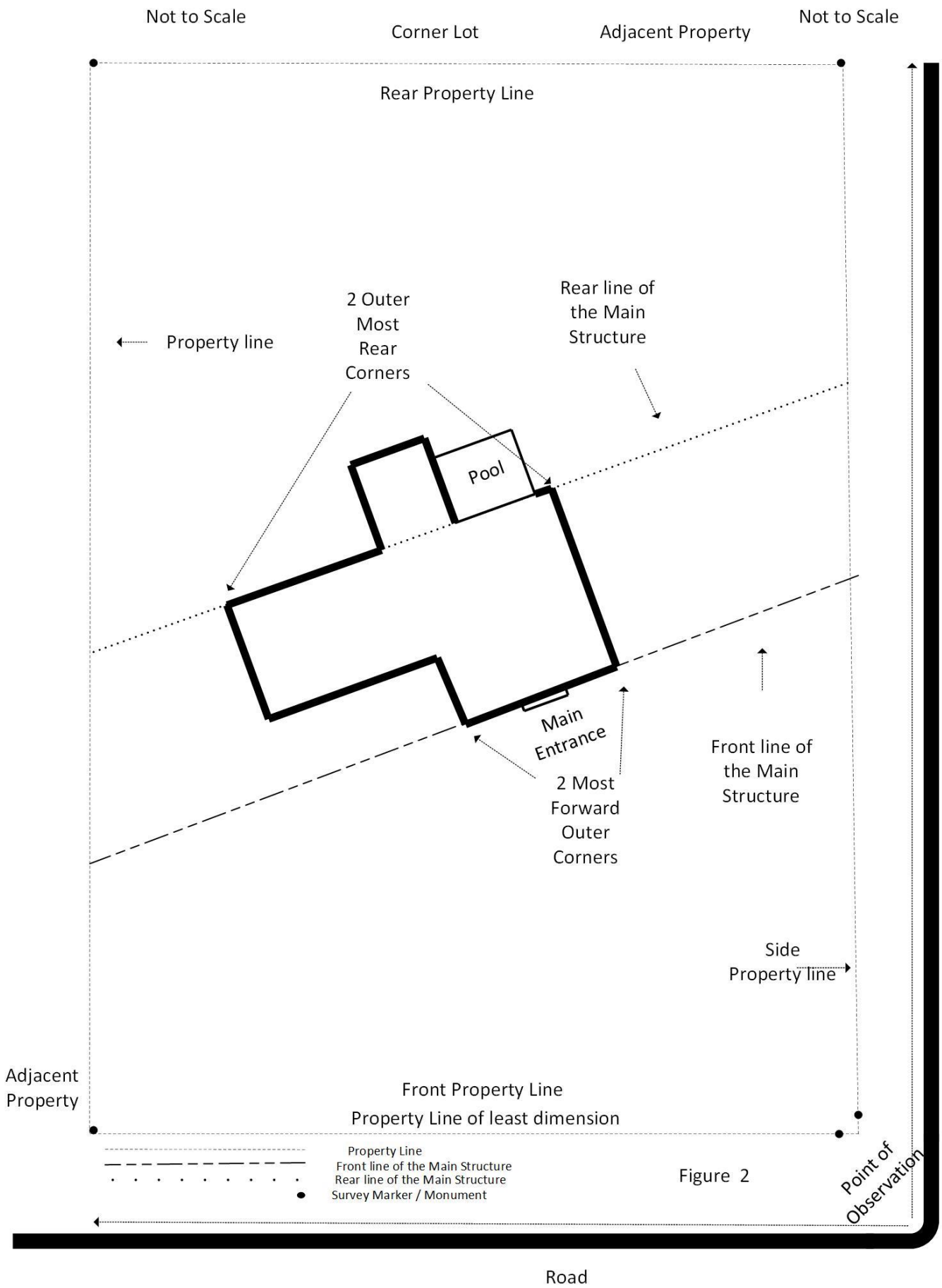
4. Retaining walls may be constructed, where required to prevent erosion. Retaining walls may be made of masonry or wood. and shall, at completion of construction, retain soil of a minimum of 2/3 of the wall's height.

#### E. 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 (unfinished galvanized metal is not permitted), wood, masonry, 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. The color and style of the fence must be consistent throughout. 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 Lot/Main Structure orientation types in figures 3 through 7 below.

1. These Fence segments may not be forward of the Rear Line of the Main Structure.
2. These Fences may be constructed anywhere within the privacy fence areas depicted by bold dashed lines as seen in the figures 3-7 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 figures 3 through 6. The principles used to determine fencing boundaries in figures 3 through 6 will still be used on these properties. Figure 7 is an example of how these principles will be applied to properties not shown in figures 3-6.





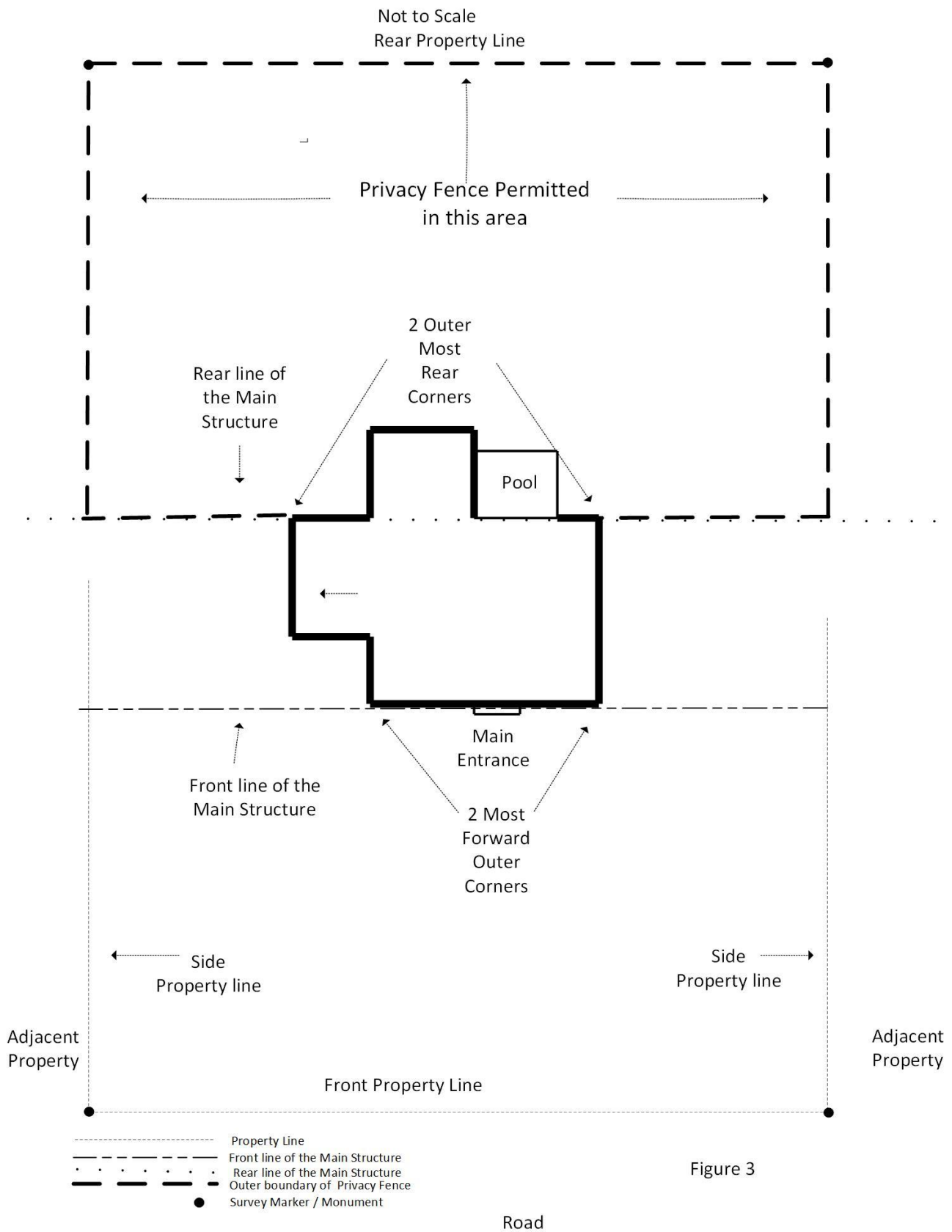
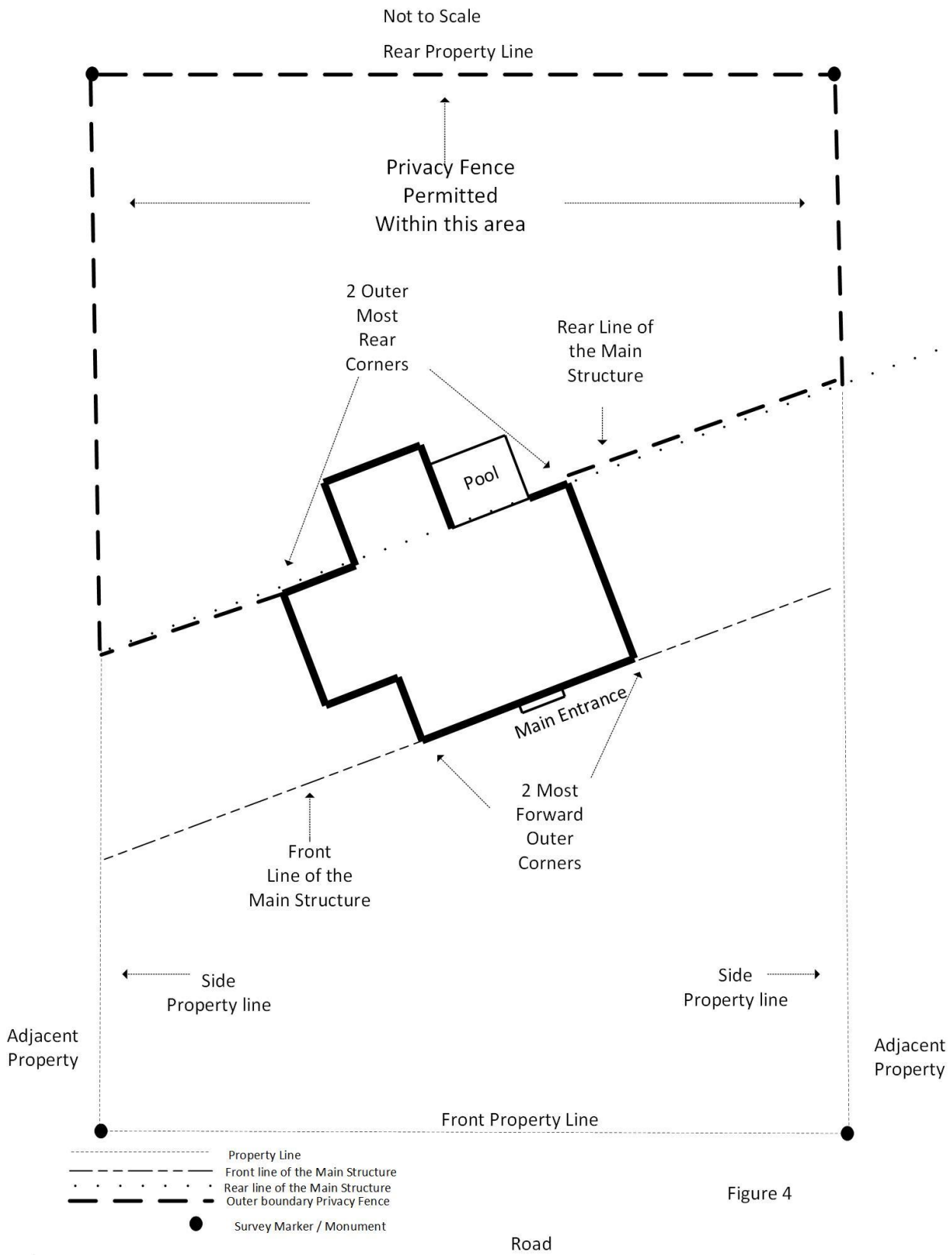
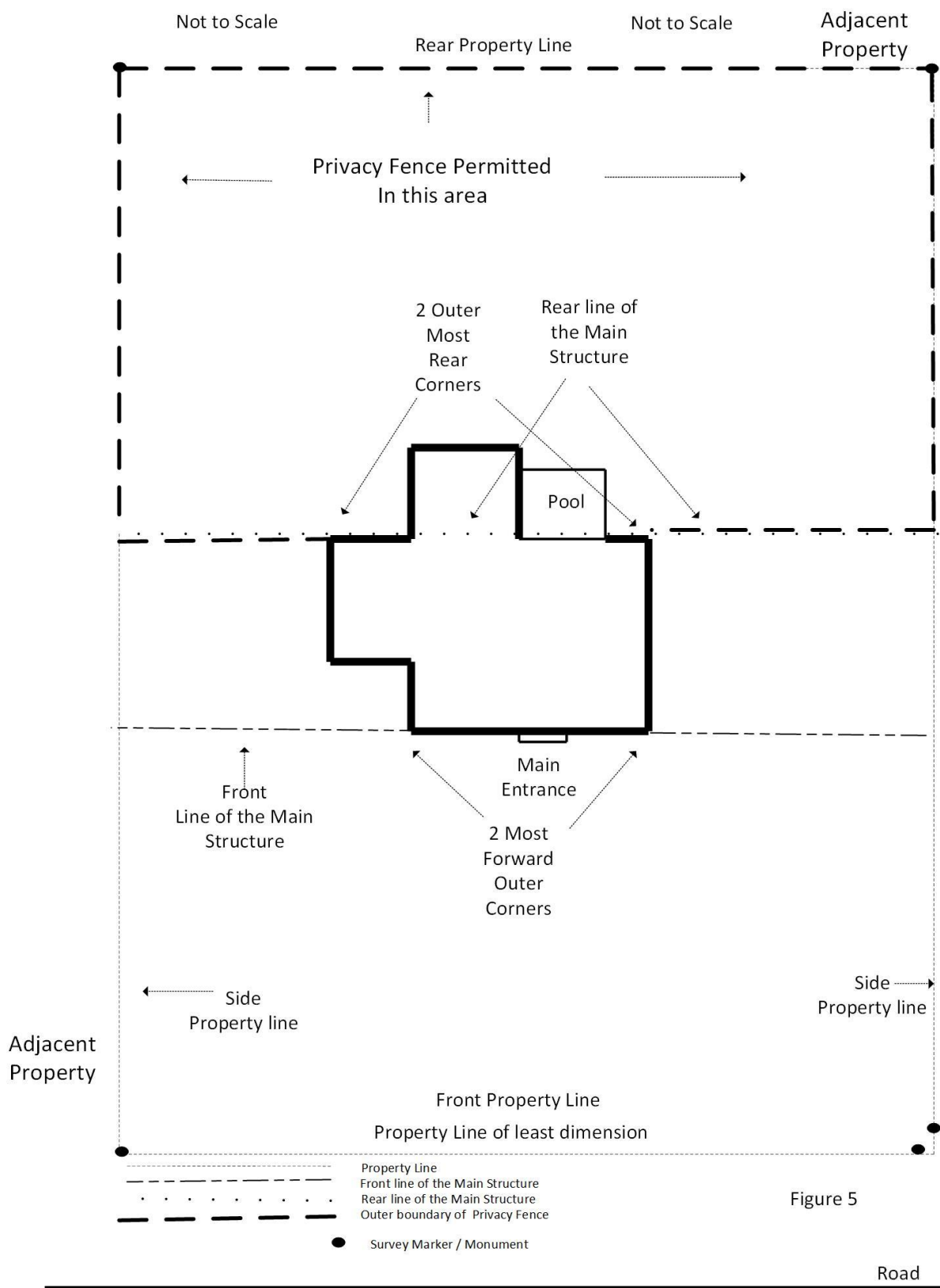


Figure 3

Work





Not to Scale

Not to Scale

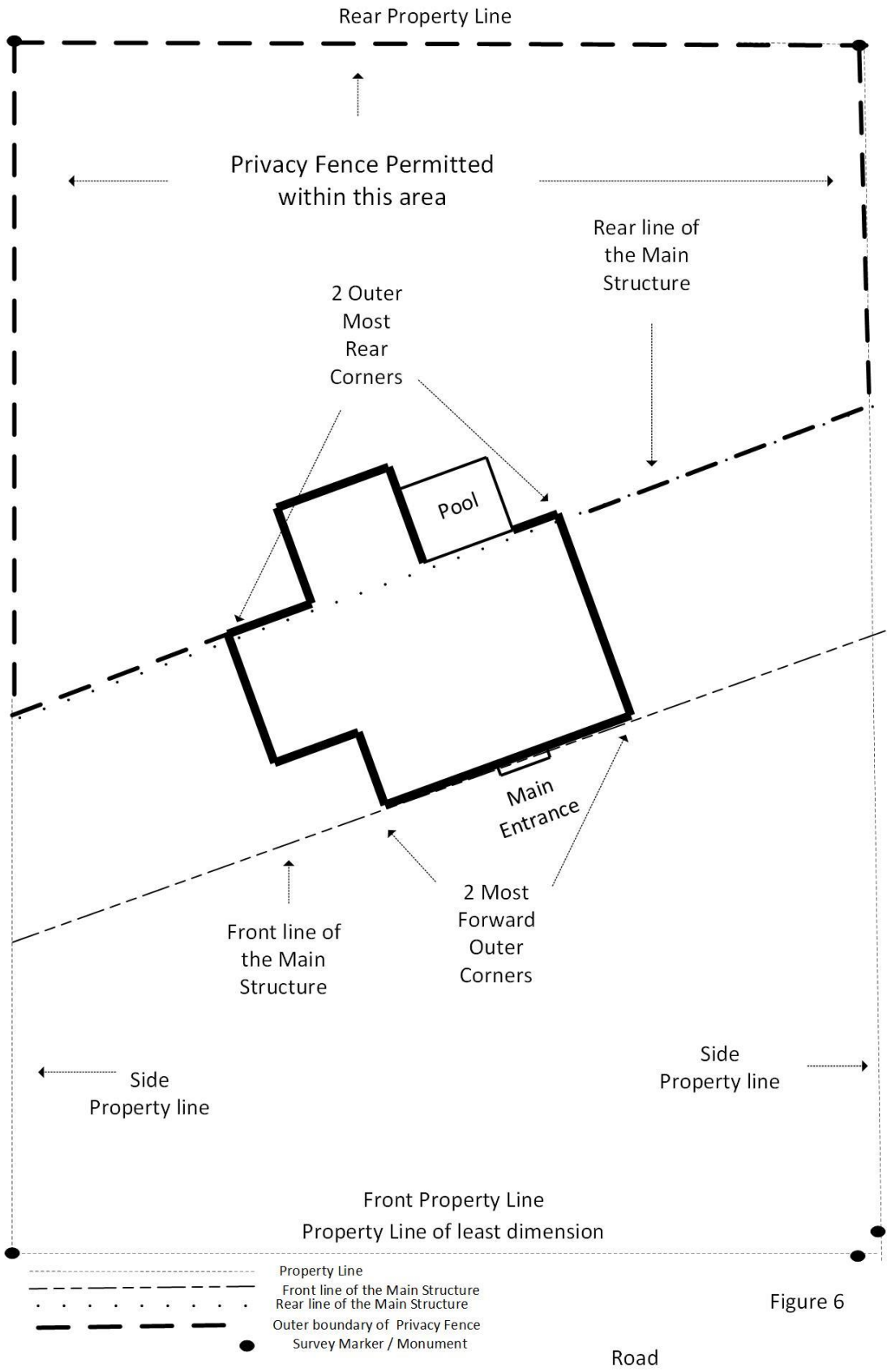
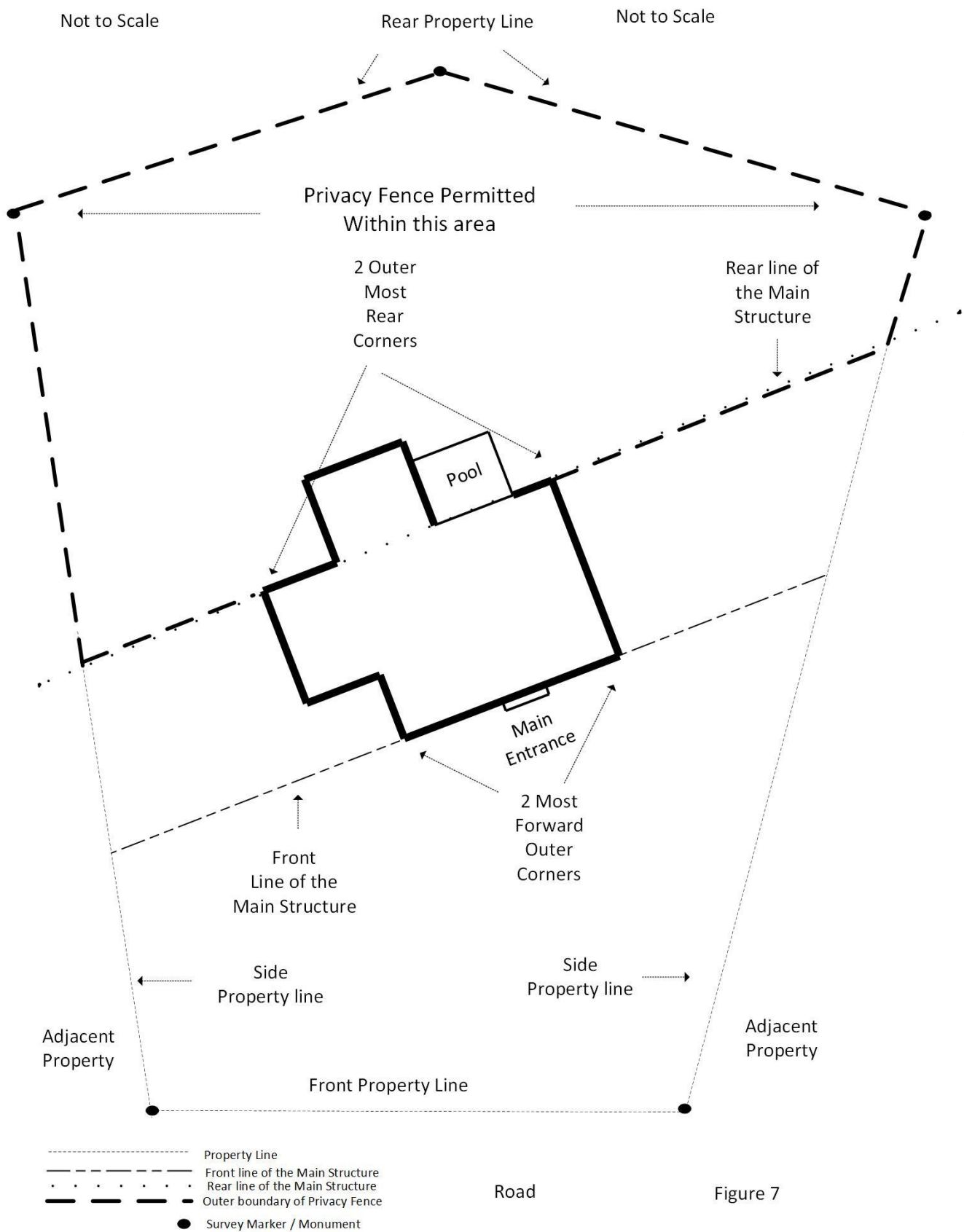


Figure 6



#### F. 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.
3. Chain link fences are not permitted forward of the Rear Line of the Main Structure.
4. Unfinished galvanized metal fences and gates are not permitted)

#### G. 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 chain link fencing may be used to encompass Sports Courts.

H. 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 of post and board/rail fences 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 Lot Alterations

A. Combining Lots

Lots may be combined to make a larger parcel, but original Lot descriptions shall apply for the purpose of determining the Lot Owner's assessment obligation and voting rights.. On completion of the combination of Lots, copies of the appropriate county paperwork will be provided to the Association's property office. If two or more Lots are used as one building site, the setback restrictions set forth in Section 1.01 D. 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.

B. Subdivision of Lots

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 D. Likewise, any restoring of a divided Lot to the original configuration must also be approved by the ADC in accordance with Section 9.01 D. Corner Lots may not be subdivided. If the Corner Lot had previously been combined, they may be uncombined along the original Lot lines. Assessments and voting for divided or re-subdivided Lots shall be sent forth in section 9.01 D. and 10.02, below.

2.04. Leases

A. Any occupancy of a property by a person who is paying rent or who is not the Lot owner's family member requires a lease. For purposes of this provision, "family member" shall mean one (1) or more persons related by blood, adoption, marriage or legal custody, legal guardianship or two (2) cohabitating persons and their respective children. For purposes of this section, individuals related "by blood" are defined as children, grandchildren, grandparents, brothers, sisters, parents, wives, husbands, and no other kin. Proposed leases must be submitted to the Association and include a list of all proposed tenants. The Lot 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 must be provided to the Association along with the proposed lease. The Association 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. The Board may enact and amend reasonable rules and regulations pertaining to leases. 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

Association's governing documents. The Board may adopt reasonable rules regulating leasing. The Association may assess an application fee for each lease. Subleasing is not permitted.

B. Without limiting the Association's ability to disapprove of all leases and all occupants, a proposed tenant or occupant may be disapproved by the Association 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 pled guilty to or otherwise been adjudicated guilty within the past seven (7) years of any felony involving violence, theft, property damage, drugs or sexual misconduct, or any person who has been incarcerated as a result of such convictions within the past five (5) years, whichever is greater. In determining whether such conviction(s) warrant(s) denial of a lease application, the Association shall consider, to the extent information is provided by the Owner or prospective tenant or occupant, without exclusion, the following factors: (1) The facts or circumstances surrounding the conviction(s); (2) The age of the individual at the time of conviction(s); (3) The total number of convictions (whether or not within the seven (7) year period); (4) The record and conduct of the individual subsequent to the conviction(s); (5) Evidence of rehabilitation efforts; (6) Character references; and (7) Any other factors deemed relevant by the Association. It shall be the duty of the Owner and/or prospective tenant to provide the Association with any information or documentation to be considered alongside a history of a potentially disqualifying conviction(s) at the time of application for lease approval. Any prospective tenant whose lease application is denied due to potentially disqualifying criminal convictions who disputes that such convictions occurred may request reconsideration by the Association. Upon such request, the Association will consider any information or documentation provided by the prospective tenant and notify the Owner and/or prospective tenant of its decision.
2. The person(s) seeking approval (which shall include all proposed occupants) has been convicted of manufacturing or distributing a controlled substance, regardless of the date of such conviction.
3. 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.
4. The person(s) seeking approval (which shall include all proposed occupants) takes possession of the Lot prior to the approval by the Association as provided for herein.
5. The person(s) seeking approval (which shall include all proposed occupants) has a history of violating the Association'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 Association as a lessee, guest, owner or occupant of a Lot.
6. The person(s) seeking approval (which shall include all proposed occupants) fails to comply with the requirements of this Section.
7. The person(s) seeking approval (which shall include all proposed occupants) has a history of non-payment of assessments or other financial obligations to this or any other homeowners association, or is otherwise demonstrated to be a clear financial risk to the Association.
8. The Lot is in violation of any provision of this Declaration or any of the governing documents which remains uncured at the time an application is made hereunder.

C. Any violation of this Declaration or any of the governing documents is deemed to be a violation of the terms and conditions of a lessee's lease and authorizes the Owner to terminate the lease without liability and to evict the lessee in accordance with Florida law. The Owner hereby delegates and assigns to the Association the power and authority of enforcement against the lessee for breaches resulting from violation of the governing documents, including, but not limited to, the power and authority to evict the lessee on behalf of and for the benefit of the Owner. In the event that the Association proceeds to evict the lessee, all reasonable expenses and costs of whatever nature associated with the eviction, including attorney's fees and court costs, shall be considered an expense of the Association in performing its duties and obligations or exercising its rights or powers under the Governing Documents and shall be recoverable from the lessee and the Owner. Such expenses shall be treated as an assessment under section 10 and shall be secured by a lien against the Lot.

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 which shall not count toward the square footage calculation whether it is under conditioned air not. A hard surface or gravel driveway will extend from the attached garage toward the street a minimum of 50 feet or until contact with the property line adjacent to a street. If a 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 and the Association Website. If used, a gravel driveway must be defined, contained, and maintained. Maintenance will include rut repair, plant prevention and removal, and gravel replacement to maintain an even surface.

#### 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 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. Accessory Structures, built, on site, except for Barns built behind the Rear Line of the Main Structure, 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, Barns Forward of the Rear Line of the Main Structure, ~~Detached In-law Quarters,~~ ~~and~~ Detached Garages must be repainted the new color at the same time.

C. New color combinations may be added to the color book 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 Association 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. The roof pitch for a two story Main Structure lower level may be 3/12 taking into consideration safety for emergency personnel and egress for residents. Fascia shall be a minimum of 5 1/2 inches. Gutters, if installed, 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 shall be attached to the Main Structure by any means.

#### F. Hurricane Shutters

Permanently installed and removable hurricane shutters may be utilized. Hurricane shutters may be of rigid plastic, metal or wood. Removable hurricane shutters may be installed, and permanently installed hurricane shutters may be closed anytime a hurricane warning is issued by NOAA and must be removed 7 days after the hurricane warning is canceled.

#### G. Awning

1. Retractable Awnings are only permitted to be attached to ~~the~~ a Structure behind the Rear Line of the Main Structure.

2. Fixed Awnings may be attached to the Main Structure, ~~Detached In-law quarters,~~ Detached Garage, and Barns. They must be white, or one of the three colors associated with the color of the Main Structure as depicted in the color book.

#### H. Additions to the Main Structure

Additions to the Main Structure are not permitted **unless** the addition increases floor area or height and originate from a common load-bearing wall. Additions must match the Main Structure in architectural design, materials, roof structure and color scheme. The purpose and use of the

addition shall not be a factor in determining ADC approval and is therefore not required on the ADC application.

### 3.02 Accessory Structures

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.

All Accessory Structures shall meet or exceed the county wind loading.  
No Accessory Structures shall not exceed the height above grade of the Main Structure.

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 restrictions:

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 building up to 420 square feet footprint or an existing building up to 288 square feet will not count against square footage and allowable number of Accessory Structure listed in 1 through 4 above, however an approved application from the ADC is still required prior to installation.

B. Accessory structures between the Front Line and Rear Line of the Main Structure:

~~OA For Accessory only one Structures Detached garage, not to exceed 1200 square feet and no less than 1000 square feet is permitted between the Front Line and the Rear line of the Main Structure. between the Front Line and the Rear line of the Main Structure: Only 2 accessory structures are permitted between the Front Line and the Rear Line of the Main Structure. Each It must be constructed of the same material(s) and match the colors, roof pitch, and roof overhang and fascia as that of the Main Structure as per section 3.0201. Each may not exceed 1,200 square feet and be no less than 1000 square feet. As measured above grade the Detached Garage or Detached In-law quarters This Detached garage may not exceed the above grade measurement height of the Main 20 feet above grade and contain Structure an overhead garage door. The in-law quarters shall not become a separately rented or leased property.~~

C. Accessory Structures Forward of the Front Line of the Main Structure:

~~For Accessory Structures placed or installed forward of the Front Line of the Main Structure~~  
One Gazebo or Pergola, not exceeding 150-120 square feet and no higher than 12 feet above grade may be constructed or placed forward of the Rear-Front Line of the Main Structure. A Gazebo may not be used as a storage shed or Carport. A Gazebo may only be enclosed with mesh screening. The color of the Gazebo or Pergola may only be natural wood, stained, or one of the three colors associated with the Main Structure as listed in the color book, or white.

D. Accessory Structures behind the Rear Line of The Main Structure:

Any and all Accessory Structures may be placed behind the Rear Line of the Main Structure  
~~For Accessory Structures placed, installed, or constructed behind the Rear Line of the Main Structure. For exceptions to this restriction: for a Gazebo or a Pergola see C above, for Detached garages of 1200 square feet or less see B. above, for Detached in-law quarters see 1.01 D.~~  
No Accessory Structure shall exceed 25 feet above grade. All accessory structures must be anchored to withstand 150 wind load either gusting or sustained or as required by current state and county code. See section 1.01 B.3.d.

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 as similar to the Main Structure as possible based on the shed manufacture's available color palette, or painted to match the color of the Main Structure.

2.

2. 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. Shedport roofs must have a minimum 3/12 pitch.

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

Carports may 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. Carports may not be attached to the Main Structure.

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.

3. 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; 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.

4. Enclosed Buildings of materials other than metal. Must be site built and placed behind the Rear Line of the Main Structure. The color of these buildings must be the closest match to the color of the Main Structure or natural if made of wood. Any of these buildings, 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. The roof pitch of these buildings must be no less than 3/12.

5. Barns 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. Barns must be placed behind the Rear Line of the Main Structure. Barns behind the Rear Line of the Main Structure may be painted barn red as listed in the color book.

6. 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 subject to Accessory Structure count and square footage limits. 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.

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 with any associated decking shall be considered an Accessory Structure. They shall be subject to the Accessory Structure count and square footage calculation and total allowable number Accessory Structure limits.

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.

7. Sports Courts must be placed behind the Rear Line of the Main Structure and set back 25 feet from any property line.
8. Retractable Awnings are permitted to be attached to an Accessory Structure behind the Rear Line of the Main Structure.
9. Detached Decks are Accessory Structures and will count against Accessory Structure count and square footage limits set within this document. Detached Decks may not be forward of the Rear line of the Main Structure. Decks that are attached to the Main Structure do not count against Accessory Structure count and square footage limits set within this document.
10. Playground structures such as swing sets, slides, monkey bars, playhouses and tree-houses are only allowed behind the Rear Line of the Main Structure.
11. Greenhouses must be located behind the Rear Line of the Main Structure. If flexible film or shade cloth is used it must be kept taut. A Greenhouse may be constructed with a Quonset roof design. Any structure designated as a Greenhouse shall not be repurposed for any other use.
12. Solar installation (electric and heater) requires a copy of the county permit to the ADC. ADC approval is not required.
13. Cabana/Pool House if attached to the Main Structure or an attached pool shall not count against the number of allowed accessory structures. Cabana / Pool house if attached to a detached pool shall not count as an additional structure but will increase the square footage of the detached pool.

D. See 1.01 A. 2. For additional information

**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	Before the <b>Rear</b>	Any	Wood	Natural wood,

Pergola	<u>Front</u> Line of the Main Structure or anywhere on the lot not prohibited by setback and size restrictions			stained, or white.
Detached Garage up to 1200 Square Feet <del>OR Detached in-law quarters up to 1200 Sq/Ft</del>	Behind the Front Line and forward of the Rear Line of 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 the Main Structure	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, cabana/pool house  Detached Decks	Behind the Rear Line of the Main Structure, left and right of the Main Structure, nor 25 feet from any property line.	Per Manufacturer	Per Manufacturer	N/A
Above-ground pools/Cage, cabana/pool house	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 Specified 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=PTIICICOF\\_LCO\\_CH14AN](https://library.municode.com/fl/citrus_county/codes/code_of_ordinances?nodeId=PTIICICOF_LCO_CH14AN)

Construction and demolition activity, excluding emergency repairs, shall not be permitted between the hours of 10:00 pm until 7:00 am of the next day.

**B. Exterior Lighting** - All exterior lighting, including Sport Court lighting, on any Lot or structure must be designed and erected as to avoid illumination of any other portion of properties except the Lot upon which the lighting is erected. For clarity, the ability of seeing another Lot Owners lighting from one's property does not constitute a nuisance.

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.** Personal Property which is not specifically restricted 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, Pumps, 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 properties. 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. Well and well tank location are dictated by state and local regulations which may override the location portion of this restriction. This does not relieve the property owner from the restriction to ensure the tanks are not visible from the street or neighboring property.

**E.** Trash receptacles and recycle bins shall be stored out of street view and neighboring property view except on trash, recycling, or yard waste pick-up day. This may be accomplished by landscaping or Utility Fencing. Utility Fencing requires ADC approval. Trash, recycling and yard waste receptacles and recycle bins may be placed at the street no earlier than the day prior to pick-up and must be returned to storage by the day after pick-up. All trash and recyclables must be stored in closed receptacles. Any County restrictions must be followed. ADA exemptions to this restriction may be obtained from the PRPOA office.

**F.** Utility Fencing dimensions may be sized no larger than to allow a 4-foot access area around the object being hidden. Utility fencing is not required to fully enclose the object being hidden.

**G.** 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.

#### 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 24" 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.** No signs shall be illuminated with the exception of model homes and house address numbers.

**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, may not be larger than 24 inches by 24 inches and may not be visible from the street or neighboring properties for more than 60 days prior to, or more than 7 days after, election day. Citrus County Code Enforcement specifies rules for political signage display and location and Lot Owners must comply with such rules as amended. Political and campaign signs may not be placed closer than 5 feet from any property line. For questions or enforcement call Code Enforcement at 352-527-5350. Political and election campaign signs, flags or banners are not permitted on vacant Lots. No more than one (1) sign per named candidate. During an election for chief executive and deputy chief executive where it is customary to run as a ticket the names of the chief executive and deputy executive names may appear on a single sign i.e. President and Vice. No more than three (3) Political and election campaign signs, total, may be posted, on any occupied Lot. No political 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 the slate of candidates is accepted by the board during the February Board meeting and for referendums when the board has voted to send a referendum to the membership.

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 Association sanctioned events may be displayed in common areas.

H. Law enforcement and first responder vehicles are exempt from signage restrictions. Equestrian crossing signs are exempt from signage dimension restrictions

I. No flags may be flown on undeveloped Lots. No more than 4 flags may be flown or displayed on any developed Lot. If a flag of a nation other than the United States is flown or displayed on a Lot, at least one flag of the United States must also be flown or displayed above it. United States flags must be flown or displayed in accordance with U.S. Code Title 4 Chapter 1. The flag of any organization or government listed on the U.S. State Department list of terrorists and on the FBI list of known international or domestic terrorist groups and organizations shall not be flown or displayed on any property.

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.

Utility marker flags up to 24 inches above grade are exempt from this section.

J. No form of advertisement (the promotion of a product, brand, or service in order to attract engagement and sales) displayed on or in cars, vans, 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

Animals other than dogs, cats and Equines are not permitted outside the Main or fully enclosed with four or more solid walls Accessory Structure. For Equines see 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 Lot owner'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 collect and remove solid excrement deposited by the dog.

4.06 Vacant Lots

For the purpose of this document a Vacant lot is a lot that does not contain a Main Structure. Other than real property owned by the Association, no equines shall be pastured 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 Main Structure. For purposes of this paragraph only, two Lots shall be deemed contiguous if separated only by a horse trail owned by the Association. Fencing shall be allowed but no Accessory Structures will be permitted on the lot used only as a pasture. No vehicle or vessel of any kind may be parked overnight on any vacant lot including vacant lots used as pastures for equine as described above.

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 Association 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 Association shall not thereby be deemed guilty of a trespass. The Association shall first, however, make a reasonable effort to notify the property owner. If said charge is not paid to the Association 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 10.07 hereof.

4.08 Vehicles and Vessels Parked outside the Main or Accessory Structures

Any vehicle, vessel, or trailer listed in paragraph A. below, concealed in a fully enclosed, approved structure does not exist for the purposes of these deed restrictions.

A. No more than up to 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 except with the following exceptions/conditions:

1. Only one of the vehicles, vessels or trailers listed in A. above may be parked parallel to and on the side of the Main Structure behind the Front Line of the Main Structure. Two additional vehicles, vessels or trailers as listed in A. above may 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 unless the RV is parked inside a fully enclosed Accessory Structure. Short term exceptions may be granted by the Association for cleaning and routine maintenance.

~~4. Additionally, up to 5 Personal Vehicles, may be parked on property outside a fully enclosed Main or Accessory Structure.~~

~~54.~~ Heavy Machinery ~~may shall~~ only be parked in a fully enclosed structure and may only be removed from Pine Ridge Estates less frequently than once a month.

~~65.~~ Commercial Vehicle(s) ~~may shall~~ not be parked where visible from the street/road or neighboring property.

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 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. Up to 5 Personal Vehicles, may be parked on property outside a fully enclosed Main or Accessory Structure. Only Personal Vehicles may be parked overnight forward of the Front Line of the Main Structure. ~~This parking is~~ Parking of personal vehicles forward of the Front Line of the Main Structure is -only permitted on a paved or defined gravel driveway or adjacent parking pad ~~no larger than 1500 square feet.~~ If used, a gravel parking pad will be defined, contained, and maintained. Maintenance will include rut repair, plant prevention and removal, gravel replacement to maintain an even surface.

D. Parking of an RV forward of the Front Line of the Main Structure must satisfy all of the bullets below:

- An RV parking pass must be obtained from the Association.
- 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~~ any 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 Association. 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 smooth decorative landscaping stones. The Lot Owner may also elect to return this area to natural noninvasive vegetation or foliage. Florida Friendly Landscaping guidelines are encouraged. 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 Association shall send notice of the violation to the Lot Owner. After sending such notice, the Association 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 Association shall not thereby be deemed guilty of a trespass. The Association shall first make a reasonable effort to notify the property owner. If said charge is not paid to the Association 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 assessments as 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 Board, 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 H.

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 Equestrian Trails and Easements

Except for vehicles on official business, no motorized or ~~human-powered~~wheeled 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 art, 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 of the ten Lawn Embellishments 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) decorations shall be displayed no longer than 30 days before and 30 days after the holiday and may exceed the ten (10) item limits. Seasonal decorations are limited to being displayed during the specific seasonal time frame.
- D. Lawn Embellishments are permitted only on Lots upon which there is a Main Structure.
- E. Lawn Embellishments must be cleaned to remove mold and discoloration, painted when faded, peeling, or rusted; kept in good repair by repairing cracks and missing components.

#### 5.01 Not Used

#### 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, and any other plat containing additional lands which may be incorporated into this Declaration of Restrictions by way of future amendment, all in 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 Subdivider, its successors or assigns, ~~of~~ 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. All plans shall be submitted with a completed ADC form, signed by the owner, and will become a permanent record of the Association, 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 must 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 restrictions contained in this Declaration of Restrictions or in any of the Association's governing documents.

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
<u>Detached In-law quarters</u>	Detached Garages	RV Garage/Carport
Carport	Shedport	Repainting
Utility Fencing	Preservation/Clearing/Restoration Form	Metal Buildings

Lot subdividing / resubdividing / alteration	Variance for Terrain Request	Cabana / pool house
Additions to Accessory Structures	Wooden Buildings	Lawn Embellishments
Paved Driveway	Driveway and Corner Delineations	

**C. Compliance Verification**

Also see 9.01 Grandfathering

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 Association, via video, or photographs.

**D. Application for division of a Lot to increase the size of an adjacent Lot in accordance with Section 2.03, must be submitted to the ADC for approval. 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 survey 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 ADC may not make precedent setting interprets of the restrictions. If interpretation is required for any application the ADC will forward, within 14 days, the issue to the Deed Restriction and Bylaws Committee who will, within 14 days, draft a recommended Use Rule or modification to the Deed Restrictions in accordance with section 1.03.**

**E. 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. If the application referral to the Board is not acted on within 31 days of the referral the application shall be considered APPROVED.**

**G. Property owner ADC appeal process**

Should the ADC disapprove an application, the applicant may appeal the decision to the Board by submitting a written request for review to the Board within thirty (30) days of the date the ADC disapproves the application, unless waived by the board for good cause.

**9.02 Variance for Terrain**

Relief from restrictions for the location of Accessory Structures and the parking of vehicles may be issued by the Association 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 a variance 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 Association’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 damaged 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, such improvements shall be built pursuant to the approved plans. Any changes will need to obtain additional ADC approval.

9.05 Not Used

9.06 Exterior Compliance Inspection

Also see 9.01 Grandfathering

With the written permission of the Lot Owner any Agent or officer of the Association may, in the presence of the homeowner, enter and inspect the exterior property subject to these restrictions to determine compliance with said restrictions.

9.07 Not Used

Pre-Sale Compliance Inspection

~~Also see 9.01 Grandfathering~~

~~Prior to issuing an estoppel Certificate the Association must have completed a Pre-sale compliance inspection as follows:~~

~~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 Association. 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 Not Used

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 Association with proof of licensure prior to occupancy.

9.10 Fair Housing.

The Association 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 Association’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, such person, or a guardian, or authorized representative of such person must request an accommodation from the Board.

10.01 Assessments

Each and every of said Lots subject to this Declaration, except Lots dedicated reserved, taken or sold for public improvement or use, shall be subject to the assessments as are hereinafter provided. The Association is responsible for the collection of the assessments and for the disbursement of and accounting for all funds. The operation of the Association shall be governed by the Association’s Governing Documents. The Governing Documents may be amended in the manner provided for therein.

10.02 Membership and Voting

Every owner of any of said Lots, whether he or she has acquired ownership by purchase, gift, conveyance, or transfer by operation of law, or otherwise, shall be a member of the Association and shall be bound by the Certificate of Incorporation and Bylaws of the Association and these restrictions as they may exist from time to time. Each Lot owner of a Lot so conveyed (deeded) shall automatically become a Member of this Association. 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 Association for each Lot, tract or parcel owned by said Member. In the event a Lot, tract or parcel is owned by a Association, 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 2.03, a voting certificate must be filed with the Secretary naming one owner with the voting right for this divided, resubdivided, or altered Lot. The voting certificate must be signed by all owners of any portion of the divided, resubdivided or altered lot. The vote attributable to a lot that is divided, subdivided or altered in accordance with Section 2.03 may not be split between lot owners. 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 until a subsequent voting certificate is submitted by the owners of such divided, resubdivided or altered Lot. No vote may be cast for a lot that has been divided, resubdivided, or altered in accordance with Section 2.03 unless a voting certificate has been filed for the Lot.

10.03 **Annual Assessment Schedule** The annual fees to be paid to the Association for maintenance and upkeep as is further described herein for each Lot subject thereto, shall be as follows:

**ASSESSMENT SCHEDULE**

Neighborhood District <sup>1</sup>	Assessment Factor	Initial Assessment	Increased Assessment
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<sup>1</sup> The various Lots in each Neighborhood District are more fully described in “Addendum C.” attached hereto and made a part hereof.

Country Club Estates	Base Rate <sup>2</sup>	\$ 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

In the event additional lands are incorporated into this Declaration of Restrictions by way of future amendment as set forth herein, each new Lot located on such additional lands shall pay the base rate and a fee factor assigned by the Board of Directors at the time such additional lands are made subject to this Declaration.

If a Lot is divided, resubdivided, or the size-altered in accordance with Section 2.03 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 annual assessment 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 annual assessment for Lot 2.

Assessments 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 Association, by its Board of Directors, may determine. Initial Assessments shall commence the month following the month of conveyance. If a judgment of foreclosure is entered, and/or other judicial sale of a Lot takes place, then the buyer at such foreclosure or other judicial sale shall be obligated to the greatest extent allowed by law to pay the delinquent assessments owed on the Lot. The Association 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 Association 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 Association may increase the base rate for assessments (but not the Assessment factor), from time to time as is hereinafter provided. Said base rate may be increased or decreased by the Association 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 future, if said base rate is decreased or extinguished by the Association, the service provided by the Association may be decreased or extinguished so that the Association shall not be required to pay more for the services hereinafter enumerated than is collected by said assessments.

<sup>2</sup> 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.

In addition to the assessments authorized above, the Association may levy, special assessments. Any special assessment levied for the purpose of defraying, in whole or in part, the cost of constructing, a capital improvement must 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, for operating expenses that exceed amounts collected, for an emergency special assessment, as determined in the sole discretion of the Board of Directors of the Association. The Association 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 assessment set forth hereto may be amended to provide for the reasonable cost of street lighting.

10.04 **Not Used**

10.05 The Association shall not make a profit from the collection of said assessments or from the furnishings of services hereinafter enumerated and all of said assessments shall be appropriated and spent for things hereinafter enumerated, except that the Association may apply a reasonable portion thereof to be retained as reserves for various contingencies. Said assessments shall not be spent or used for any development costs of additional lands incorporated into this Declaration by way of future amendment. The Association shall account to said Lot owners as to the method of spending of said funds at least once each and every calendar year. 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 Not Used

10.07 The provisions of Section 720.3085, Fla. Stat., as now exist or may hereafter be amended, shall apply to a 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, except as provided under law pursuant to Section 720.3085, Fla. Stat., as same may be amended from time to time.

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 Association 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 Association, 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, including purchasers at judicial sales, shall not be entitled to occupancy of the Lot until such time as all unpaid assessment due and owing by the former Lot owner have been paid.

10.10 Not Used

10.11 The purchasers of Lots or parcels in the Subdivision by the acceptance of deeds therefore, shall become personally obligated to pay assessments including interest, late fees, and attorney fees incurred in collection, upon Lots purchased by them, and if payment is not made as provided for herein, said amounts shall constitute a lien on the Lot as otherwise provided for herein, and the Association shall have and retain the right or power to bring all actions for the collection of such assessments, interest, late fees and attorney fees and enforcement of the lien securing the same. Such right and power shall continue in the Association 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 assessments interest, late fees and attorney fees which shall have become due during their ownership thereof.

10.12 Not Used

10.13 The Association shall apply the proceeds received from such assessments and all other Association funds towards fulfilling the Association's responsibilities as set forth herein and towards any expense which is authorized by the Board, allowed by law, and not inconsistent with this Declaration including, without exclusion the following matters and things in any part of Pine Ridge Subdivision:

A. Improving or maintaining such rights-of-way, swales, parks, fountains, trails, bikeways, recreation areas and other open spaces, including all grass plots and other planted areas within the 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 Association, insofar as such are not adequately maintained 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 are due and payable by the Association.

E. Liability, property damage and other insurance.

F. The Association 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 Association actually spend the said proceeds on all of said matters and things or during the year that said assessments are collected and the Association

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 Not Used.

10.16 The Association may assign its rights, duties, and obligations under this Section, including its right to collect said assessments 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 The prevailing party in any action to collect assessments or any other money owed to the Association or in any action to enforce the Association's governing documents shall be entitled to recover its reasonable attorney's fees and cost incurred, including, without exclusion, any fees or costs incurred in any bankruptcy or appellate proceedings.

10.18 Capital Improvement projects

Other than for replacement of existing capital assets, the spending powers of the Association shall be restricted in the area of capital improvement projects as follows:

(1) Prior to the initiation of any new capital<sup>1</sup> improvement project in excess of \$ 4,770<sup>2</sup>, the Board of Directors of the Association shall be required to prepare and approve by a majority vote of the entire Board an amended five-year capital improvement 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 \$ 79,509<sup>3</sup>, or ten percent (10%) of the Association's annual revenue, whichever is greater<sup>4</sup>, 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 vote to approve or disapprove the proposed project. This will require a majority vote of the entire Board.

(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 may be limited in time as determined by the Board of Directors and in accordance with Florida Statute 720.303(2)b.

(e) Such project must be approved by a majority (50% plus one) of all voting Members who participate in the vote. Upon an affirmative vote, the Board may proceed with the approved project.

11.01 Not Used

11.02 Amendments

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<sup>1</sup> 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.

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

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

<sup>4</sup> 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.

Notwithstanding Section 1.03, the Association's Board of Directors may, by majority vote thereof, amend this Declaration for the limited purpose of incorporating additional lands into the terms of this Declaration, setting forth the fee factor to be paid to the Association by the owners of such additional lands and assigning a Neighborhood District designation or otherwise subjecting such additional lands to existing restrictions based on the size and location of the Lot. Any amendment incorporating additional lands into this Declaration need not be separately approved by the members but shall be joined by the owner of the additional lands. Upon incorporation of additional lands into this Declaration, the additional lands and the owners of Lots within such additional lands shall become subject to all covenants, conditions and restrictions set forth in this Declaration, and the owners of the Lots shall become members of the Association.

12.01 Definition of "Successors and Assigns"

As used in these restrictions, the words "successors and assigns" shall not be deemed to refer to an individual purchaser of a Lot or Lots in the Subdivision from the Subdivider, but shall be deemed to refer to the successors or assigns of legal or equitable interests of the Subdivider, who are designated as such by an instrument in writing signed by the Subdivider and recorded among the Public Records of Citrus County, Florida, specifically referring to this provision of these restrictions.

13.01 Duration of Restrictions

These covenants and restrictions are to run with the land and shall be binding upon all Lots and the owners and occupants thereof.

14.01 Remedies for Violations

The Association 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 Association 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 Association shall further have the authority to levy fines and common area use suspensions in accordance with the Bylaws and with the applicable provisions of Florida law, as amended from time to time. Should the Association 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 its reasonable attorney's fees and costs of bringing the action or suit, including any appeals and bankruptcy proceedings. 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 assessments as set forth in Article 10.07 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 Exhibit 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.

**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 Association, 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 Association, 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 Association, 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

**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.

<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>
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.

<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>
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.

<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>
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)**

<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>
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.

<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>
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.

<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>
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.

<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>
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.

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

**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.

<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>
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.

<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>
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:

<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>
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

*Working Copy 21 June 2021 FINAL FINAL Final*