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"ADC QUICK GUIDE"

TO

PINE RIDGE DEED RESTRICTIONS

(FOR ADC COMMITTEE USE ONLY)

Disclaimer:

The following "Quick Guide" has been prepared to for the exclusive use of the Pine Ridge Architectural Design Committee to assist, expedite, and simplify decision making during the process of reviewing the various applications that come before the committee. This guide does not cover all of the deed restrictions, rather it serves as a "Quick Guide" to the specific restrictions relating to the type of applications most frequently presented for review and approval.

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Alphabetical Index

<i>Description</i>	<i>"Quick Guide" Page</i>	<i>Official Declaration Section</i>	<i>Official Declaration Page</i>
Accessory Structures	9	3.03 b	7
Barns	9	3.03 b	7
Building Size	9	3.02	6
Carpports	9 & 11	3.03 & 9.09	7
Definitions	3, 4 & 5	-----	2 & 3
Exterior Colors	9	3.02	6
Fascia	9	3.02	6
Fences	7	2.02	4
Garage – Detached	9	3.03	7
Gates	7	2.02	4
Index	2	-----	-----
In-law Quarters	6	1.01	3
Lots – Combined	8	2.03	5
Nuisance, Trash, Etc.	10	4.01	7
Paint/Repaint	9	3.02	6
Residential Sites	8	3.01	6
Roof – Color	9	3.03	7
Roof – Metal	9	3.03	7
Setback	6	2.01	3&4
Sheds	9 & 10	3.03	7

Definitions

Accessory Structure A Structure which serves a utilitarian function and is not used for habitation. Examples can include sheds, garages, barns, gazebos.

Approved Structure Any structure, accessory or modification that has been submitted to the Architectural Design Committee, hereinafter referred to as ADC. Submission shall include drawings and complete details. The completed item shall comply with the submitted documentation.

Barn A structure primarily used to shelter livestock, ie horses, and the necessary supplies, tools and feeds. Barn design and construction may deviate from the requirement to match the primary residence only if the design is approved by the ADC and is in harmony with the look and style of the equestrian community.

Canopy/Tents Any covered structure designed to provide short term or temporary protection not to exceed 14 calendar days.

Carport A non-enclosed structure normally used to protect an automobile. Such structure shall be of construction and finish that complements the main house.

Clear Cutting The deliberate removal of all trees, shrubbery, and natural vegetation from a lot.

Color Sheen The measure of reflectivity of light and objects. Examples include Glossy, Flat, semi-gloss and satin.

Combination Building A structure comprised of two or more structures. This structure is considered to be one (1) unit for purposes of size and construction restrictions.

Commercial Any item or structure used for conducting and/or supporting a business or other income producing function. Commercial functions are only permitted on areas zoned for commercial use.

Complement Something that completes, makes up a whole, or brings to perfection.

Detached Garage An enclosed structure constructed apart from and not connected to the residence and styled to match the residence used primarily to store automobiles. The garage shall have a door that conceals the interior contents.

Easement An area on the property where access is granted to authorized agencies and entities without interference of property owners. These include utility and county easement.

Egress The act of coming or going out; or the right to leave or go out.

Fences Structures intended to define and enclose the perimeter boundaries of a property or portions thereof.

Front Property Line That portion of a residential lot bounded by the County easement forming part of the paved road. The boundary is determined by a certified survey and marked on the corners of each lot by permanent monument. Depending on the county street, a front property is between 15 and 45 feet from the edge of the pavement. Additionally some lots such as corner lots shall be considered to have more than one Front Property Line.

Garage An enclosed structure either attached to the residence or separate and styled to match the residence used primarily to store automobiles. The garage shall have a door that conceals the interior contents.

Glossy The highest reflectivity of a surface where it can be recognized such as in a mirror.

Grandfathering Anything submitted and approved by the ADC shall be considered to be in compliance in the event that amended deed restrictions subsequently prohibit the construction or addition. This assumes that said construction was built in compliance with the approved application. This exemption expires with any modification, destruction or removal of said item.

High Intensity The highest strength of a color, especially the degree to which it can contrast against other colors.

Ingress The act of going or coming in or the right or permission to enter.

Legal Nonconforming Any existing structure or modifications which have been properly applied for and approved by the ADC and where needed, Citrus County. If deed restrictions are amended and renders the structure illegal, it is allowed to remain so long as no further modifications are made or the item is removed or destroyed.

Lot Line The property as depicted on a certified survey and marked on lots by permanent markers or monuments.

Main Structure That portion of the residence comprised of living areas such as bedrooms, dining or living rooms.

Recreational Vehicles Motor home, travel trailer, motorboat, or similar water-borne vehicle.

Residential Any structure used for human habitation and shelter.

Screening Vegetation, shrubbery, and trees used to prevent structures and other equipment from being readily visible.

Temporary An allowance for unusual circumstances or short durations and may require application and approval of Pine Ridge Property Owners Association, Inc.; For special events or visiting RV's, (a period of time not exceeding 14 calendar days)

Utility Access Areas normally on the sides of or between residential lots and used by utility companies to access and service their equipment, lines and pipes.

Vehicle Automobiles, trucks, boats and watercraft, wheeled and/or motorized conveyances used to transport people, animals, goods, or equipment.

1.01 Use Restrictions

Each and every one of the Lots shall be known and described as residential Lots, and no structure shall be constructed or erected on any residential Lots other than one detached single family, site built dwelling not to exceed two stories in height, and accessory buildings thereto. A dwelling will have a front main entry consisting of a single or double door. Additional front entries are permitted for aesthetic purposes provided they do not allow separate access to any segregated living areas. In-law quarters cannot exceed 750 square feet and must be under the same roof. It must be located and designed not to interfere with the appearance of the existing structure. This dwelling shall not become a rental unit. In-law quarters, when added and approved shall be an integral part of the house. No existing structure, nor any structure built or to be built, shall be partitioned for sale, lease or sublease, but may only be sold, leased or subleased in its entirety as a single family home.

2.01 Setback Restrictions

On all Lots, no buildings shall be erected nearer than forty (40) feet to the front Lot lines of said Lots (on corner Lots no building shall be permitted nearer than forty (40) feet to both 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 being opposite and most distant from the front Lot line having the least dimension on corner Lots). Screened swimming pool enclosures may be erected to within fifteen (15) feet of the side Lot line. Above ground pools must be placed behind the rear house line and must conform to county and/or state codes. Swimming pool enclosures may not be erected unless and until their location, and architectural design have been approved by the Architectural Design Committee established in Section 9.01 herein. For the purpose of this covenant, eaves and steps shall not be considered as a part of a building provided, however, that this shall not be construed to permit any portion of a building on a Lot to encroach upon another Lot or easement.

A detached garage, not exceeding 1200 square feet may not be constructed forward of the front line of the residence. All other accessory structures, including detached garages exceeding 1200 square feet, detached carports, barns, greenhouses, or similar structures shall be placed, installed, or constructed behind the rear line of the residence. In addition, no structure shall exceed twenty (20) feet in height.

2.02 Fences

No fence shall be permitted within the front yard, except those constructed of post and boards, or post and rails, materials and style. Any such fence shall have two or more boards or rails, placed either horizontally or diagonally. Horizontal boards or rails must be spaced at least six (6) inches apart except that if it is of a two-rail design the maximum distance between the rails shall be two (2) feet. No part of the fence may exceed 54 inches in height. Finished boards bordering the street and side lot lines up to the front line of the home must be placed on the outside of the posts.

Gates in the front yard of the lots where stabling of horses or ponies are not permitted must be wrought iron, painted, anodized, wood faced, accented, but not an uncolored galvanized zinc or aluminum finish. Wire mesh fencing is permitted when fastened to the inside of such fences. Rear yard fences shall be constructed of materials normally used in the construction of perimeter fencing.

The definitions are as follows:

(a) Interior Lots

1. Lot lines are as defined in Definitions.
2. The term "front Lot line" is that boundary line of a Lot which is parallel with and closest to its street of address.
3. The "side Lot Line are those boundary lines of a Lot which extend away from the front Lot line street of address for that Lot.
4. The "rear house line" is determined by a line drawn from the rear corners of the house to intersect with the nearest point of the side lot lines. If the back of the house is irregular, the rear of the main portion of the house may be used for the rear house line.
5. The "front yard" is that area encompassed by the front Lot lines, and the rear house line.
6. The "backyard" is that area encompassed by the rear boundary line of a Lot, the side Lot lines, and the rear house line.

The foregoing language shall apply to all rectangular houses on rectangular interior lots where the house sits square with the street.

(b) Corner Lots

A corner lot shall be considered to have a front yard that abuts two streets or is situated on a turn of 45 degrees or more in a street.

The following shall determine the front yard for placement of the fence.

1. Lot lines are as defined in Definitions.
2. The term "front Lot line(s)" for a corner Lot are those boundary lines that border each street or the street in the case of a house placed on a street that has a curve in it.
3. The "side Lot lines" for a corner Lot are those boundary lines of a Lot which extend away from the front Lot line(s).
4. The "rear house line" is determined by a line drawn from the rear corner of the house to intersect with the nearest point of each side lot line. If the back of the house is irregular, the rear of the main portion of the house may be used as a corner of the house to intersect with the nearest point of the side lot line.
5. The "front yard" is that area encompassed by the front Lot line, the side Lot lines, and the rear house line.
6. The "back yard" is that area encompassed by the rear house line, the side Lot lines, and rear boundary line of a Lot.

Decorative low walls, corner delineations, and special treatment of fence posts in the front yard shall be submitted for approval to the Architectural Design Committee. Ornamental columns and any affixed decoration may not exceed six (6) feet in height.

No fence shall be permitted within the back yard which exceeds six (6) feet in height, except those constructed to encompass a tennis court. Above ground pools shall be in compliance with current Citrus County codes and statutes. Fences that exceed four (4) feet high shall be of open style and not obstruct sight lines except where residential Lots are adjacent to commercial properties. For Privacy purposes, six (6) foot solid vinyl fences are permitted only along the side lot lines that are behind the Rear line of the house and the rear lot line, but not in the Front yard.

No barbed wire, razor wire, or other potentially harmful fence material shall be permitted to be erected on any Lot.

2.03 When two or more Lots are used as one building site the setback restrictions set forth in Section 2.01 above shall apply to the exterior perimeter of the combined site. If the two Lots cease to be used as one building site, then the original Lot lines and deed restrictions shall remain in place on each of the two Lots.

3.01 Residential Sites and Building Size Restrictions

No Lot as shown and encumbered hereby shall be divided or resubdivided 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 extend from fronting street to existing rear property line. Boundary line adjustments shall be permitted, for purposes of satisfying the setback requirements in these restrictions, by way of recorded easements. Any such division,

resubdivision, or alteration of the size of a Lot must be approved by the Architectural Design Committee in accordance with Section 9.01. Likewise, any restoring of a divided Lot to the original configuration must also be approved by the Architectural Design Committee in accordance with Section 9.01.

- 3.02 (1) No main building on any Lot shall be constructed that is less than sixteen hundred (1600) square feet, except for the Lots specified in Addendum A for Unit Three which shall not have less than eighteen hundred (1800) square feet. Square footage calculations exclude porches, garages, carports, and other accessory buildings not completely enclosed and not intended as living quarters for humans. No two-story house on any Lot shall have a ground floor living area of less than (1200) square feet.
- (2) The roof shall be a minimum of 5/12 pitch, 12Inch overhang and 5 ½ inch fascia.
- (3) Exterior Color Scheme
The base color of the structure shall be a non-high-gloss finish. High intensity or bold colors are excluded. Approved colors for the body, trim, and accent of the house are available for selection in the community office, and these colors must be followed from the approved color to hue that is less intense within the paint color range. Front doors may be any selected color and trim may be any combination of the three selected colors and is referred to as the accent color. Garage doors must be the same color as the body of the structure, accent color, white, grey or beige. Gutters must complement the roof color or fascia. Repainting and paint combinations are to be approved by the ADC.

Explanation – Maintain the appearance of neighborhood by specifying the number and size of structures

- 3.03 (a) Every structure placed on any Lot shall be constructed from new material, unless the use of other than new material shall have received the written approval of the Architectural Design Committee. All additions must be the same design and external appearance as the existing structure. Furthermore, the roof must match the primary structure in pitch and material (roof design may be either gable or hip). With the exception that a metal roof may be used as long as the color compliments or matches the existing structure's roof color. All structures must be placed on the Lot as defined in Deed Restriction 2.01.
- (b) The number and aggregate size of accessory structures, including but not limited to, detached garages, detached carports, barns, sheds, gazebos, greenhouses etc. shall be

limited to the following:

- 1) Lots 2 acres or less in size shall be limited to 2 accessory structures with a total area of no more than 2,000 square feet.
- 2) Lots greater than 2 acres and less than or equal to 3 acres in size shall be limited to 3 accessory structures with a total area of no more than 3,500 square feet.
- 3) Lots greater than 3 acres and less than or equal to 5 acres in size shall be limited to 4 accessory structures with a total area of no more than 5,000 square feet.
- 4) Lots greater than 5 acres in size shall be limited to 5 accessory structures with a total area of no more than 7,000 square feet.

When two or more Lots are used as one building site, the restrictions set forth above shall be applied based on the combined area of the Lots. Refer to section 2.03 for guidance.

Sheds shall not be larger than 288 square feet and must be placed behind the rear line of the house for properties less than (2) two acres and properties larger than (2) two acres, behind the front line of the house. The shed color must be neutral or painted to match the color of the house.

Shed ports and permanent metal covered carport parking are permitted, but must be placed behind the back line of the primary residence, cannot be enclosed any lower than (96) ninety six inches above the ground and must be screened from public view as accepted by the ADC. Detached garages and carports must be site built and be similar to the primary structure in material, style and color, as per section 2.01. In identifying a structure by type, its use will be the primary consideration. Barns will be governed by Section 9.01.

4.01 Nuisance, Trash, Etc.

- (1) No noxious or offensive trade shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an

annoyance or nuisance to the neighborhood, including, without limitation, excessive noise and lighting.

(2) Exterior Lighting – All exterior lighting on any Lot or dwelling must be designed and erected as to avoid annoyance to any other owner and to avoid unreasonable illumination of any other portion of the properties except the Lot upon which the lighting is erected.

(3) No items may be stored on a Lot outside a dwelling unit or approved building including without limitations, scrap metal, junk items or articles whether the same be in the form of wrecked or junked vehicles, appliances, furniture, building materials, or boxes of any kind. All tools, supplies mowers and equipment shall be stored by the owner out of street view.

(4) Containers and fuel tanks - All bottled gas tanks, water softeners and tanks for irrigation wells shall be located in the garage or shall be installed underground or within a screened-in and /or landscaped area which is not visible from any street or neighboring property.

(5) Utility Screening – The owner may elect to erect a screen to hide a utility box, air conditioner, trash pails, etc from street view. This is not a fence or an enclosure. The screening must adhere to the following guidelines:

- a) It must abut the house
- b) maximum height of 6 feet
- c) a total of 20 linear feet and the longest dimension must be parallel to the house
- d) one side may be open
- e) screening must be approved by the ADC

(6) Trash receptacles and recycle bins shall be stored close to the main structure beyond the front line of the home unless already concealed with screening prior to trash pickup.

9.09 Carports, porches, or other covered areas attached to an accessory structure shall be integral with that structure. This shall include the use of the same architectural style, finish, external appearance, roof pitch, roof arrangement and color as the structure to which they are attached.

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