

PRPOA Deed Restrictions Approved in Referendum April 09, 2024

2) Should 1.04 be added, 1.00 Definitions deleted for “Front Line of the Main Structure”, and 1.00 Definitions revised for “Front Line of the Main Structure, Corner Lots”, “Front Line of the Main Structure, Interior Lots”, “Front Property Line for Corner Lots”, “Front Property Line for Interior Lots”, and “Rear Line of the Main Structure”?

- ❖ To clarify the determination of the Front and Rear Lines of the Main Structure to maximize the usable area behind the established Rear Line

1.04 Determining the Front and Rear Lines of the Main Structure

1.04 A. Front Line of Main Structure, Interior Lots

Extend a line through the two corners closest to the Front Property Line of the Main Structure to the side property lines. This is the Front Line of the Main Structure.

1.04 B. Rear Line of Main Structure, Interior Lots

Determine the two outermost rear corners (i.e., closest to the rear and each side property line) of the Main Structure, excluding the pool and cage. Extend a line separately through each point parallel to the Front Line of the Main Structure. Choose the line that provides the greatest area behind the rear of the Main Structure. This is the Rear Line of the Main Structure for Interior Lots (See Section 2.02 FIGURE 2).

1.04 C. Front and Rear Lines, Corner Lots

Determining which of the two possible street Lot Lines will be designated as the “Front Property Line” is the first step to provide the most usable area behind the Rear Line of the Main Structure,

Procedure: Select the designation of “Street A” and “Street B” to represent each street adjacent to a corner lot. The order/selection does not matter.

1.04 C 1 Front Line of Main Structure, Corner Lots

To solve for the Front Property Line, view the Main Structure from Street A. Determine the two most forward corners (closest to Street A) of the Main Structure and extend a line through these two points out to the Lot Lines. This is the Front Line of the Main Structure as viewed from Street A. Repeat this process from Street B.

1.04 C 2 Rear Line of Main Structure, Corner Lots

Determine the two outermost rear corners (i.e., closest to the rear and each side property line) of the Main Structure, excluding pool and cage. Extend a line separately through each point parallel to the Front Line of the Main Structure as viewed from Street A out to the side property lines. Choose the line that provides the greatest area as if it were the Rear Line of the Main Structure.

This is the Rear Line of the Main Structure as viewed from Street A. Repeat this process for Street B.

1.04 C 3 Determination of Front and Rear Lines, Corner Lots

Choose that Rear Line of the Main Structure which provides the greatest usable area behind the Main Structure. The Front Line of the Main Structure is the line parallel to the Rear Line of the Main Structure and the Front Property Line is the property line that is parallel to the street that was used to determine this Rear Line.

Section 1.00 Definitions

<p>Front Line of the Main Structure</p>	<p><u>Interior Lots: Determine the two most forward corners (closest to the Front Property Line) of the Main Structure and extend a line through these two points out to the property lines. This is the Front Line of the Main Structure. See Section 2.02 FIGURE 1)</u></p>
<p><u>Front Line of the Main Structure, Corner Lots</u></p>	<p><u>See Section 1.04 C to determine the Front Line of the Main Structure for Corner Lots</u></p>
<p><u>Front Line of the Main Structure, Interior Lots</u></p>	<p><u>See Section 1.04 A to determine the Front Line of the Main Structure for Interior Lots</u></p>
<p>Front Property Line for Corner Lots</p>	<p><u>See Section 1.04 C to determine the Front Property Line for Corner Lots</u></p> <p><u>Street A and Street B represent each street on a corner lot. Substitute your street names for A and B.</u></p> <p><u>To solve for the Front Property Line, view the Main Structure from Street A. Determine the two most forward corners (closest to Street A) of the Main Structure and extend a line through these two points out to the property lines. This is the Front Line of the Main Structure as viewed from Street A.</u></p> <p><u>Determine the two most outer rear corners (closest to rear and each sides of the property) of the Main Structure, excluding pool and cage and Extend a line separately</u></p>

	<p>through each point parallel to the Front Line of the Main Structure Street A out to the property line. Choose the line that provides the greatest area as if it were the Rear Line of the Main Structure. This is the Rear Line of the Main Structure as viewed from Street A. Repeat this process from Street B.</p> <p>The Front Property Line for a corner lot shall be that property line that is parallel or near parallel and closest to street A or B that provides the most area behind the Rear Line of the Main Structure.</p>
<p>Front Property Line for Interior Lots</p>	<p><u>The property's Lot Line that is the Boundary Line bordering the nearest adjacent street.</u></p> <p>For interior Lots, the Front Property Line is that property line that is parallel or near parallel to, and closest to the road or street adjacent to the property. See Section 2.02 Figure 1.</p>
<p>Rear Line of the Main Structure, <u>Interior and Corner Lots</u></p>	<p>See Section 1.04 C</p> <p>Observe the Main Structure from any point on the Front Property Line for Interior Lots, For Corner Lots, move along the Front Property Line and the side property line nearest the adjacent road until the 2 outermost rear (furthest from the Front Property Line) 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.</p>

3) Should the following sentence be added to 4.01 D?

“In accordance with Florida Landscape trends, rain collection barrels with a maximum capacity of Two-hundred and Fifty (250) gallons shall be exempt from storage tank restrictions but shall be painted to match the colors of the Main Structure, or brown, gray, beige, white or black.”

- ❖ To exempt rain barrels from location restrictions

Proposed revised 4.01D text:

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.

In accordance with Florida Landscape trends, rain collection barrels with a maximum capacity of Two-hundred and Fifty (250) gallons shall be exempt from storage tank restrictions but shall be painted to match one of the colors of the Main Structure, or brown, gray, beige, white or black.

4) Should the existing text in 4.01 E be removed and replaced?

- ❖ To provide residents more convenient storage locations on non-trash pickup days.

Proposed replacement 4.01 E text:

4.01 E. Trash, yard waste, recycle and other storage containers shall not be stored forward of the Front Line of the Main Structure. If such containers are stored between the Front Line and Rear Line of the Main Structure, they shall be stored adjacent to the side of the Main Structure. Containers stored behind the Rear Line of the Main Structure shall be stored adjacent to the Main Structure or adjacent to an Accessory Structure. Receptacles and bins shall not be placed at the street earlier than One (1) day prior to scheduled pick-up and shall be returned to its storage location no later than One (1) day after scheduled pick-up. All county ordinances regarding waste and recycling storage shall be followed.

Proposed deleted 4.01 E text:

~~4.01 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.~~

5) Should the definition of Utility Fencing in 1.00 be changed, and the existing text in 4.01 F be removed and replaced?

- ❖ To clarify the definition and uses of utility fencing.

Proposed 1.00 change:

<u>Utility Fencing</u>	<p>A fence section built to hide or disguise an item. See section 4.01D. through F.</p> <p><u>A visual barrier installed to conceal items such as, but not limited to, waste containers, storage tanks, or other equipment. Utility Fence restrictions and requirements are stated in 4.01 D through F and are separate from the Fencing Restrictions and requirements stated in 2.02.</u></p>
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Proposed 4.01 F replacement text:

4.01 F. Utility Fencing proposals shall be submitted by application and be approved by the ADC. The Utility fenced area shall be no larger than necessary to allow a Four (4) foot access area around the item(s) being concealed. To be in compliance with this restriction, Utility Fencing shall not be required to fully enclose the item(s) being concealed. Utility Fences shall completely conceal the item(s) in such a manner that they cannot be seen from any street view. Materials may include wooden boards, composite, or vinyl and shall be constructed of only one of the selected materials and color for the entire fence. Colors are limited to those listed in the Fence tab of the Pine Ridge paint color book. Masonry is an acceptable material and concrete block (if used), must be finished to disguise the concrete block joint pattern. Masonry Utility Fencing shall be textured and painted to match the Main Structure. Utility Fencing shall be no greater than Sixty (60) inches above grade and not less than Thirty-six (36) inches above grade. Posts (if used) shall not be greater than 4 inches above the fence height.

Proposed 4.01 F deleted text:

~~4.01 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. Restrictions on fencing in 2.02 apply to Utility Fencing.~~

6) Should the definition of Sign(s) be added to Section 1.00, and:

- **The last sentence of 1.02 C.2 be revised as shown below;**
- **The last phrase in the first sentence of 4.03 A be replaced, and two sentences added as shown below;**
- **The last sentence of 4.03 A be added to 4.03 K;**

- **And 4.03 B changed to “Not Used”.**

- ❖ To prohibit electronic signs, flags and banners, price ranges and restrict illuminated signs.

Proposed addition to 1.00:

<u>Sign(s)</u>	<u>For the purposes of these Restrictions, the definition of “Sign” includes Electronic Sign, non-electronic Sign, banner, or flag.</u>
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1.02 C. 2. ~~.....No sSign(s) shall not display the price of the property/main structure or price range for any properties or products of the builder. Electronic signs shall not be permitted.~~

4.03 A. ~~Only A maximum of one (1) sSign per adjacent street, advertising the Lot “For Sale”, may shall be displayed on said Lot, and only under the all of the following conditions: shall be met. 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.~~

1. Sign(s) shall not exceed Twenty-four (24) inches by Twenty-four (24) inches
2. Sign(s) must not be placed on or within the Main Structure
3. The sign shall be placed on One (1) or Two (2) posts
4. The combined sign posts shall not exceed Two (2) inches in diameter
5. No part of a Sign shall exceed Thirty-six (36) inches in height from the natural terrain where the sign is placed
6. Sign(s) shall not include the price or price range being asked for the property nor the price or price range for other properties or products
7. Sign(s) shall not be attached to a tree, shrubs, fences or utility pole
8. With the exception of house numbers, Sign(s) shall not be illuminated
9. Electronic signs are strictly prohibited.

4.03 B. ~~Not Used. No signs shall be illuminated with the exception of model homes and house address numbers.~~

4.03 K. No more than one vehicle shall be allowed to display signage saying, “For Sale”. No “for rent”, “for hire”, or “for lease” signs will be permitted on any lot or visible on or within any vehicle or vessel.

7) Should 4.03 I be revised as below?

- ❖ To bring this restriction into compliance with Florida Statute 720

~~4.03 I No flags may~~ Flags shall not be flown on undeveloped Lots. ~~No more than 4 flags may be flown or displayed on any developed Lot. The maximum number of flags flown on any Lot, of the types specified in FS 720.304 (or as updated), shall be Four (4). 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~~ if flown, shall be 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 shall be placed no closer than ~~5'~~ Five (5) feet to any Lot line unless attached to the Fence post of an existing Fence. A wall or fence-mounted flag pole shall be a minimum of Five (5) feet in length. The maximum number of in-ground flag poles placed on any Lot shall be Two (2). Flag poles shall be no taller than Twenty 20 feet above adjacent 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.

8) Should 4.07 be revised as below?

- ❖ To clarify and define what is considered waste and how it should be contained.

4.07 Debris

No Lot shall be used or maintained as a dumping ground or storage area for rubbish, trash, garbage, yard waste, construction waste, derelict vehicles or fixtures. Waste shall not be allowed to accumulate and waste shall be kept in sanitary containers, which shall be maintained in a clean and sanitary condition. Composting of organic materials and/or equine manure shall be exempt from this restriction. ~~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~~ accumulates ~~or be~~ is kept in 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~~ to recover costs, and the Association shall not thereby be deemed guilty of a trespass. The Association shall first, however, make a reasonable effort to notify the Lot property owner of the violation. If said charge is not ~~paid~~ remitted to the Association within Thirty (30) days ~~after a bill therefor is deposited in the mail address to the last known owner of the Lot at the address of the residence or building on said Lot,~~ following

certified delivery of a bill addressed to the registered 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-charge shall become delinquent and shall become a lien to be collectible the same as other delinquent fees as set forth in Article 10.07 of the Restrictions.

9) Should 4.08 B.1 be revised as below?

- ❖ To clarify number of vehicles, and allow non-parallel parking.

~~4.08 B. 1. Only one of the~~ The maximum number of vehicles, vessels or trailers listed in 4.08 B. ~~above may be parked parallel to and~~ on the side of the Main Structure behind the Front Line of the Main Structure, shall be One (1). A maximum of Two (2) additional vehicles, vessels or trailers as listed in 4.08 A. above may be stored or parked behind the Rear Line of the Main Structure. Any of ~~these types of the~~ vehicles listed in 4.08 A and in 4.08 B that are stored in a closed completely enclosed building shall ~~do~~ not count against these limits.

10) Should 4.09 A be changed as follows:

- ❖ To actively restore areas where turf has been removed and prohibits overgrowth adjacent to the Main Structure.

If grass/turf is removed, for any reason, the Lot Owner ~~must~~ shall replace it, within 90 days, with one of the following: seed, sod, mulch, or smooth decorative landscaping stones. Alternately, the Lot Owner may elect to actively, by plantings, return this area to natural noninvasive vegetation or foliage, or the Lot Owner may use a combination of the above replacement choices. The only exceptions to this requirement are equine Round Pens, Riding Rings, Dry Lots and Pastures, or ~~other dog canine~~ training areas. ~~The Lot Owner may also elect to return this area to natural noninvasive vegetation or foliage, or Lot Owner may use a combination of the above choices. Florida Friendly Landscaping guidelines are encouraged.~~ The height of Florida non-native turf ~~may~~ shall not exceed Twelve (12) inches. Landscaping within Four (4) feet of the Main Structure, including the attached screen structures, shall not exceed the adjacent eave height of the Main Structure. Florida-Friendly Landscaping guidelines are encouraged: <https://sfyl.ifas.ufl.edu/lawn-and-garden/florida-friendly-landscaping/>

12) Should the association authorize as described below?

“Approve or disapprove the commencement of litigation against Blue Stream Communications, LLC (and others if applicable) for breaching the Telecommunications Services Agreement entered on or about March 31, 2023, with the Association, and any other causes of action if applicable, including failing to pay the amount of at least \$171,000 owed to the Association. The Association will also seek the recovery of interest as well as the fees and costs it incurs in pursuing the litigation as allowed by the agreement and/or Florida law.”