

**RULES AND REGULATIONS OF SECTION 20 PROPERTY  
OWNER'S ASSOCIATION, INC.**

**1. CONSTRUCTION PERMIT TIME PERIOD**

Any construction work must be completed within not more than twelve (12) months from the time the permit package is approved by the Architectural Review Committee ("ARC") and transmitted to the owner or applicant; if any construction work previously approved by the ARC is not completed within twelve (12) months from the time the permit package is approved by the ARC and transmitted to the owner or applicant, the construction work cannot continue beyond such time until a new permit is applied for, approved by the ARC, and transmitted to the owner or applicant.

**2. ENCLOSURE**

Any enclosure(s) installed or located on any lot shall be constructed of solid materials only and no lattice or other material that can be seen through shall be permitted to be used. The length of the enclosure must not be located past the rear of the home, excluding the lanai or any screen cage affixed thereto. Enclosures cannot be attached to the rear corner of any home or any lanai or screen cage affixed thereto. Any wall of the enclosure cannot be located more than six feet (6') away from the parallel exterior wall of the home.

Any two (2) or three (3) sided enclosure that is approved for installation on any lot(s) may have gate(s) and must be attached to the home on such lot(s) at not less than one point and may not have any roof on or upper covering serving any part of it. No such enclosure may exceed a height of six (6) feet, a length of eighteen (18) feet, or a width of six (6) feet from. No such enclosure may be constructed of any material other than concrete block, wood fencing, or PVC fencing. No prefabricated or prebuilt trash enclosures are permitted to be installed or maintained on a lot. Permit approval by the ARC for any enclosure is required prior to installation of the same on any lot(s).

**3. EXTERNAL BUILDINGS**

The components of the roofline and/or any wall/s attaching both primary and secondary buildings must conform to the same architectural design and color of the main home structure on the same lot. Any wall(s) attaching both primary and secondary buildings shall be uniform in height and shall be constructed and maintained at a height that is identical to the height of the lowest point of the eaves which form part of the roof(s) for each of the primary and secondary buildings in order to create an appearance that the primary and secondary buildings form or are part of a single, contiguous structure.

#### **4. GARBAGE CANS**

All garbage and recycle cans or containers must be properly stored by the end of day on trash pickup or collection day.

#### **5. GAZEBOS, PERGOLAS & ARBOR**

Gazebos are not permitted to be installed on lots within the Section 20 community. Pergolas and Arbors may be installed on lots within the Section 20 community so long as such Pergolas and Arbors have obtained a permit for their installation from the Association after the submission of

detailed drawing(s) and a plot chart or other graphic depiction indicating where they will be installed to the Association, are not placed forward from the front of the house on any lot within the Section 20 community, have two (2) enclosed sides of lattice material and two (2) open sides, do not have a solid top or roof, are not used for storage, and are securely anchored or otherwise permanently affixed to the location where they are installed.

No above ground pools shall be permitted and no additional gazebos shall be permitted or constructed. This prohibition shall not apply to any gazebo existing and properly permitted as of the date of this resolution.

#### **6. PET OWNERS**

Pets must be leashed at all times when not present on the lot within the Section 20 community of the owner of such pets and pet owners shall be responsible for the conduct of their pets and immediate removal of any excrement or waste generated by their pets at all times.

All pets shall be kept on a leash at all times when occupying the common areas or rights of way of the subdivision. Pet owners shall properly dispose and remove pet excrement from rights of way and common areas of the subdivision.

#### **7. PET KENNEL GUIDELINES**

Pet kennels or other structure or enclosures used for housing permitted pets are permitted when they do not exceed a maximum dimension of four feet (4') in height, six feet (6') in width, and eighteen feet (18') in length, have a flat top, are constructed of chain-link fencing, and are situated at the rear portion of any lot in the Section 20 community so as to minimize the visibility of the same from any perspective along the front lot line of such lot. Permit approval by Architectural Review Committee for any pet kennels or other structure or enclosures used for housing permitted pets is required prior to installation of the same on any lot(s)

#### **8. PLAY EQUIPMENT**

Children's play equipment, such as but not limited to, swings and trampolines need to be placed behind the home on any lot in the Section 20 community so as to minimize the visibility of the same from any perspective along the front lot line of such lot. Any trampolines must be securely

anchored to the ground whenever they are located on, or in use at, any lot in the Section 20 community. Tree houses shall not be permitted to be constructed, installed or otherwise located on any portion of a lot in the Section 20 community.

One swingset or play sets is permitted per lot, which must be located in the rear portion of the lot. Swingsets or play sets may not exceed ten and a half feet (10.5') in height, thirteen feet (13') in length, or sixteen feet (16') in width. Swingsets or play sets may not be comprised of any walls and solid roofs for any swingset or play set are permitted only when located over any raised platform that is part of such swingset or play set. No swingset or play set may have a platform that is larger than twenty-five (25') square feet. Swingsets or play sets must be anchored to the ground, cannot be attached to any tree, and must be located at least five feet (5') away from the base or trunk of any trees.

## **9. PAINTING AND ROOFING OF HOMES**

Any management staff of the Association may approve a request for the painting or repainting of a home if the color (main body and trim) remains the same or is a color that has been approved previously by the ARC within the prior twelve (12) months' time. All other requests relating to the painting, repainting of a home must be presented to the ARC for approval and cannot be commenced until such approval from the ARC is obtained.

The use of colors on the exterior of homes shall be subject to approval of the Association in its sole discretion. House, roof, trim and driveway colors shall be compatible with other homes in the neighborhood. No more than four colors shall be used on the home. The color scheme chosen shall be consistent with the primary color of the home. The use of black, fluorescent, neon or similar colors is prohibited. All colors on the facade of the home shall be uniform and no stripes, dots or other artistic designs shall be permitted.

## **10. STORAGE/PARKING OF LAWN EQUIPMENT**

All lawn maintenance equipment must be stored or parked within an enclosed area and not visible when such lawn maintenance equipment is not in use.

## **11. SWIMMING POOL**

No above ground swimming pool is permitted or may be installed on any lots within the Section 20 community; provided, however, temporary wading pools designed or intended to be used for children which are not permanently installed on, or affixed to any, lots in the Section 20

community and that do not exceed twelve inches (12") in depth are permitted to be located on any lots within the Section 20 community when they are being used or prepared in connection with use.

## **12. VACANT LOT MAINTENANCE**

Vacant lots within the Section 20 community with any grass should be mowed not less than

once per month and mowing shall be done frequently enough to ensure that such grass does not become overgrown or unsightly otherwise.

### **13. USE OF TARPAULINS**

Tarpaulins may not be used to conceal or protect items of personal property when located outside on lots. Tarpaulins may be used as a temporary measure to protect damage to roofs or other parts to, or while the underlying damage is, being repaired.

### **14. FENCES**

When permitted, fences must be made or designed to be or be considered open construction in design or appearance and no privacy fencing is allowed. When permitted, picket fences may have a maximum width of one and a half inches (1.5") for each picket in the fence and the space between pickets must be at least four (4) times the width of the picket. No shadowbox style of fencing is allowed. When fencing has been installed within any portion of a utility or drainage easement, the owner(s) of the lot where such fencing is located shall, at their expense, be responsible for structures located on lots, from time to time, and may only be used as a temporary measure prior to removing and/or replacing any fencing necessary for any maintenance, repair or replacement work to be done within such easements.

All fencing may not exceed four feet (4') in height.

### **15. TRELLISES**

Trellises installed or located on any lot may not be more than four feet (4') in width, more than six feet (6') in height, must have not less than six inches (6") of ground clearance below the lowest exterior panel, may not have more than two (2) panels, must have not less than four feet (4') between panels, and must be constructed out of open lattice material with a minimum lattice strip width of between one and a half inches (1.5") to two inches (2").

### **16. PATIOS**

Patios installed or located on any lot shall have a maximum height of four inches (4") above the finished grade of existing grade of the lanai, a maximum width of one half of the rear width of the home, a maximum length of twenty feet (20') from the rear of the footprint of the home, must be made of concrete or pavers, and must be attached to the home on any lot where it is installed or located.

### **17. LANAI**

Lanais installed on any lot may not contain or make use of any aluminum or composite roof unless the roof for the lanai will be or is attached to an existing screened enclosure or "pool cage" and shall be required to continue using the existing roofline and roof material from the home where the same is being installed. Lanais shall also be required to include screened walls when

installed.

## **18. CANOPIES AND TENTS**

Any canopies or tents may be installed or erected and used on a lot provided they are not used for more than seven (7) consecutive days and are not allowed installed or erected until after prior, written notice is provided to Section 20 Property Owner's Association, Inc.

## **19. PARKING**

The prohibition against trucks parking overnight shall be defined as, or considered to be applicable to, construction trucks or commercial trucks with any commercial sign(s) and/or logo(s).

Tarpaulins for the purpose of concealing commercial vehicles, campers, lawn mowers, boats, boat trailers, mobile homes or trucks are not permitted.

One (1) covered vehicle parked or maintained in the driveway of a lot is permitted. A Second covered vehicle may be permitted with the prior, written approval of Section 20 Property Owner's Association, Inc.