

ISSUE #1

MARKUP #1 ->

(j). No garments, rugs, etc. shall be hung from windows on any fo the Lots, and no clotheslines shall be strung on or over individual Lots or Common Properties. No poles or lines of any nature shall be permitted.

(k). No solar panels or television, radio, or any other type of antenna including, without limitation, any type of satellite dish antenna, shall be erected anywhere on a Lot or improvements thereon without the prior written approval of the Architectural Control Committee and the Board of Directors.

(l). No Owner shall install, or permit to be installed, any iron bars on the exterior of his Home or Business Unit without the prior written approval of the Architectural Control Committee and the Board of Directors.

(m). No Owner shall install, or permit to be installed, any window-mounted or through-the-wall mounted air conditioning unit in his Home or Busienss Unit without the prior wirtten approval of the Architectural Control Committee and the Board of Directors.

(n). No statuary, sculpture and/or play equipment shall be permitted on the exterior of any Lot, or the imporvements thereon, without the prior written approval of the Architectural Control Committee and the Board of Directors.

(o). No detached storage sheds or accessory buildings shall be permitted without the prior written approval of the Architectural Control Committee and the Board of Directors.

(p). Only commerically sold "round" curbstones shall be permitted 2.0 feet away from edge of roads and spaced a miniumum of 4.0 feet apart. No "pyramid" shaped curbstonees, railroad ties, or boulders shall be permitted.

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. VI (p. 9): Covenant prohibits clotheslines in direct violation of Fla. Stat. § 163.04.

Statutory / Legal Reference: Fla. Stat. § 163.04

Statutory Comparison: Florida Statute § 163.04 renders null, void, and unenforceable any deed restriction, covenant, or rule that prohibits or has the effect of prohibiting solar collectors, clotheslines, or other energy devices based on renewable resources.

CURRENT WORDING IN DOCUMENT:

Lots, and no clotheslines shall be strung on or over individual Lots or

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to Fla. Stat. § 163.04, solar collectors and clotheslines shall not be prohibited, subject only to reasonable architectural guidelines regarding placement that do not impair performance.