actively performing official duties or vehicles or equipment expressly authorized by the Board for maintenance, construction, inspection, or other Association-approved purposes. (March 7, 2026)

14. When formalities are waived for a Construction Review decision pursuant to section 8.13(a) of the Declaration, the decisions shall be noted in the minutes of the subsequent Board meeting. (December 14, 2022)
15. When a violation letter is issued as an administrative action between Board meetings, it shall be noted in the minutes of the next Board meeting. (December 14, 2022)
16. Estoppel Certificate Fees – If a delinquent amount is owed, a fee of $150 in addition to the $250 standard estoppel certificate fee shall be assessed. An additional fee of $100 may be assessed for expedited service within three business days. (March 4, 2023)
17. Accessory Structures – Accessory Structures must present a consistent or complementary appearance to the primary dwelling. (March 4, 2023)
18. Pickleball & Padel Tennis Courts – The installation of new pickleball and padel tennis courts in the subdivision may not exceed one court per sport per Tract. A sport or tennis court may only be rearranged for pickleball if there is no pickleball court on the Tract and no other sport court rearranged for pickleball on the Tract. No sport or tennis court may be used by multiple groups to play multiple pickleball games simultaneously on the court. All sport courts are subject to Construction Review. Due to noise, pickleball play within Panther Ridge II must be with a paddle from the Sun City Grand Pickleball Paddle Sound Study Green List. (May 29, 2024)
19. Generators – New generators shall be governed by the same rules as air conditioning units and oil and fuel tanks as noted in 8.12 (e) of the Declaration of Covenants. (March 4, 2023)
20. Renting of Pools – The renting of pools is prohibited. (March 4, 2023)
21. Recreational Vehicles (May 29, 2024)

ISSUE #1

a. The quantity of RVs with living quarters which may be stored outside an enclosed Structure on a single Tract is limited to three. This rule applies to automotive RVs, non-automotive RVs, and horse trailers which have living quarters. The quantity of boat and personal watercraft Trailers which may be stored outside an enclosed Structure on a single Tract is limited to two.
b. All recreational vehicles (RVs), including automotive RVs, Trailer RVs, horse Trailers with living quarters, boats, boat Trailers, personal watercraft (PWC), and PWC Trailers, must be parked or stored “to the rear of a Structure” on the Tract, per Section 8.03 of the Declaration of Covenants.
c. “To the rear of a Structure” is hereby defined as including the following:
    i. The area extending from the Structure's footprint perpendicularly toward the Rear Boundary Line.
    ii. For all buildings existing as of the effective date of this rule plus all proposed buildings not situated within a Front Yard, the area extending from the building’s footprint perpendicularly toward any one additional boundary line satisfying all of the following conditions:
        1. The additional boundary line is not the Front Boundary Line.
        2. The additional boundary line does not touch the Front Access Corner.
        3. The additional boundary line has no Road running alongside it.
        4. The additional boundary line is within 300 ft of the Structure
    iii. The area between the two perpendicular areas described in 21(c)i. and 21(c)ii.

Notwithstanding the foregoing, the area utilized may not be within 60 feet of any boundary line.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE — BOARD & COUNSEL REVIEW

Sec. 5.15 (p. 2): Covenant restricts storing or installing items in rear/fenced areas not visible from the parcel frontage in direct violation of Fla. Stat. § 720.3045.

Statutory / Legal Reference: Fla. Stat. § 720.3045

Statutory Comparison: Regardless of any covenants or restrictions in the governing documents, Fla. Stat. § 720.3045 prohibits an HOA from restricting parcel owners or their tenants from installing, displaying, or storing any items on a parcel which are not visible from the parcel's frontage or an adjacent parcel, including artificial turf, boats, RVs, and vegetable gardens.

CURRENT WORDING IN DOCUMENT:

automotive RVs, and horse trailers which have living quarters. The quantity of boat and personal watercraft Trailers which may be stored outside an enclosed Structure on a single Tract is limited to two. b. All recreational vehicles (RVs), including automotive RVs, Trailer RVs, horse Trailers with living quarters, boats, boat Trailers, personal watercraft (PWC), and PWC Trailers, must be parked or stored "to the rear of a Structure" on the Tract, per Section 8.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Capital Contribution includes any transfer where the transferor retains no interest in the tract. (December 14, 2022) 13. Equestrian Trails - The use or presence of motorized vehicles or motorized devices on all Equestrian Trails within Panther Ridge II is strictly prohibited. Prohibited devices include, but are not limited to: Electric bicycles (e-bikes), One-wheels, Hoverboards, Electric scooters, and Electric skateboards. No such vehicles or devices may be present, operated, ridden, parked, stored, carried, or rolled on the Equestrian Trails. This prohibition does not apply to: Emergency vehicles actively performing official duties or vehicles or equipment expressly authorized by the Board for maintenance, construction, inspection, or other Association-approved purposes. (March 7, 2026) 14. When formalities are waived for a Construction Review decision pursuant to section 8.13(a) of the Declaration, the decisions shall be noted in the minutes of the subsequent Board meeting. (December 14, 2022) 15. When a violation letter is issued as an administrative action between Board meetings, it shall be noted in the minutes of the next Board meeting. (December 14, 2022) 16. Estoppel Certificate Fees - If a delinquent amount is owed, a fee of $150 in addition to the $250 standard estoppel...