

ISSUE #1	MARKUP #1 ->
i. Play equipment shall be located in the rear yard at least ten (10) feet from any neighbor’s property line. Landscaping shall be provided to adequately screen play equipment from neighbors and the rear of the property except on Lots facing natural areas, conservation lands, or similar conditions. ii. Large, inflatable structures are prohibited from permanent installation. iii. All play equipment must be maintained in a neat and attractive condition. Broken, rusted, or dilapidated play equipment must be repaired or removed from the Lot upon notice by the Association.	
2. Play Equipment	
i. Play equipment shall be in natural brown, gray, and/or green tones. ii. Play equipment height shall be limited to ten (10) feet above grade.	
iii. All trampolines must obtain approval from the ARB.	
3. Sports Equipment	
i. Permanent basketball goals are not permitted within the Community, either mounted on the façade of a home or garage or installed in the ground. Temporary portable basketball goals are permitted, provided they are maintained in good condition & working order. ii. The placement of portable basketball goals on sidewalks or the right-of-way is not permitted when not in use. iii. If intended as permanent, putting surfaces, pitch/chip mats, batting cages, and similar “netted” and enclosed training apparatus must be approved by the ARB, and may only be installed in the rear yard of the home. iv. If intended as permanent, badminton, volleyball, bocce, lawn bowling, horseshoes, and other courts must be approved by the ARB, and may only be installed in the rear yard of the home.	
M. Satellite Dishes	
1. Applications to the ARB for satellite dishes are not required; however, the below requirements must be adhered to and will be enforced. 2. The preferred location of a satellite dish installation is on the back or the side of the home as far back towards the rear corner of the dwelling unit as possible and tucked under the roof's eaves. 3. Ground/Pole mounted satellite dishes are highly discouraged; however, if a homeowner intends to install a satellite on a pole, it must be in the back or side yard. Unless otherwise required by law, satellite dishes are strictly prohibited in the front yard.	

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. L (p. 34): 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:

Play equipment shall be located in the rear yard at least ten (10) feet from any neighbor's property line. Landscaping shall be provided to adequately screen play equipment from neighbors and the rear of the property except on Lots facing natural areas, conservation lands, or similar conditions.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to Fla. Stat. § 720.3045, this restriction shall not apply to any items, artificial turf, recreational vehicles, boats, or gardens installed, displayed, or stored on a parcel that are not visible from the parcel's frontage or an adjacent parcel.