

- MARKUP #1 ->
- All new single-wide mobiles shall be at least 12/52 and doublewides at least 24/36. There will be ninety (90) day time limit for completion of a carport. No used mobile home without Directors' approval.
 - No sheds, garages or out buildings shall exceed the size of twelve (12) feet wide by twenty (20) feet long and eight (8) feet height. Detached/stand-alone buildings shall be restricted to one (1) per lot.

ISSUE #1

- FOR PARK RESIDENTS ONLY** Motor homes, travel trailers, pop-up trailers may be stored or maintained on any lot or common grounds in Zephyr Shores Estates for **NO** more than **five (5)** days per use or occasion or **fifteen (15)** days per calendar year. This does not apply to non-commercial autos, belonging to the property owner. No commercial vehicles may be stored, maintained or parked overnight on any lot or common grounds in Zephyr Shores Estates.

Allowed are utility trailers not to exceed eight (8) ft. in length, boat trailers, and riding power mowers that must be stored on the property of the owner either in an enclosed building located to the rear of the lot or placed to the rear of the lot in such a manner as to not detract from the appearance of the property.

GUESTS and FAMILY who are visiting park residents may NOT park any of the above stated items at the park residence overnight. (2-09-2017).

- County specification and restrictions apply to all present lot owners and future buyers.
- No one under the age of sixteen (16) will be allowed to operate a motorized vehicle (cars, golf carts, riding mowers, scooters, etc.) in the park without the direct supervision of an adult.
- Dogs will be allowed in the section which consists of all lots on the North side of Dale Ave., including lots located on Sheri Ave. and Windy Lane, north of Dale Ave. Dogs must be **fenced** in or kept on a **leash**. Dogs shall be limited to one (1) dog per household. The maximum adult weight of dog shall be 25 pounds.

The same rules apply to all visiting dogs and/or other restricted animals.

House cats will be allowed park wide, but will be restricted to living in the home of the lot owner, and will not be allowed to **roam** about the park. Cats shall be limited to one (1) per household.

Each animal owner is responsible for any damage, noise and any other disturbance caused by their animal, as well as the removal of that animal's body waste from all properties.

All **animals** must be **registered** at the **office**. **All owners must comply with state and county laws that apply to these animals.** (2/1/2018).

EXCEPTIONS WILL BE MADE FOR SERVICE AND EMOTIONAL/COMFORT ANIMALS.

- Pets not allowed anywhere in the park shall include, but not be limited to: livestock, reptiles, wild animals, and/or exotics. THIS DOES NOT APPLY TO SERVICE, AND EMOTIONAL/SUPPORT ANIMALS. (2/1/2018).

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

Sec. 5 (p. 16): Parking clause restricts pickup trucks or authorized work vehicles in direct violation of Fla. Stat. § 720.3075(3) (HB 1203).

Statutory / Legal Reference: Fla. Stat. § 720.3075(3)

Statutory Comparison: Fla. Stat. § 720.3075 as amended by HB 1203 renders unenforceable any covenant that prohibits an owner from parking a personal vehicle, including a pickup truck, or an emergency service/work vehicle in their driveway.

CURRENT WORDING IN DOCUMENT:

FOR PARK RESIDENTS ONLY Motor homes, travel trailers, pop-up trailers may be stored or maintained on any lot or common grounds in Zephyr Shores Estates for NO more than five (5) days per use or occasion or fifteen (15) days per calendar year.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Notwithstanding any provision herein to the contrary, personal pickup trucks, law enforcement vehicles, emergency services vehicles, and work vehicles operated by a resident or owner may be parked in the resident's designated driveway or parking area, pursuant to Fla. Stat. § 720.3075.