

Dean's Reserve Homeowner's Association, Inc.

Guidelines

1.1 GENERAL INFORMATION

All changes to the exterior of your home or to your property require prior approval by the Architectural Review Committee unless the planned changes are specifically listed under Section 1.5 "Items Not Requiring Approval by the Architectural Review Committee". "All changes" includes those changes, which may meet the standard criteria listed under specific headings, and also includes the removal of, as well as the addition of, any item. You must obtain approval prior to beginning any work. Failure to do so may result in penalties and fines being assessed.

The following specifications are, as the title indicates, "guidelines". Upon review of specific individual requests, the Architectural Review Committee may grant variances or exceptions to these "guidelines". These variances will be granted at the discretion of the Architectural Review Committee.

This document does not replace the original Declaration of Covenants governing our Association; it simply appends and clarifies the rules set forth in the Declaration of Covenants.

1.2 PROCEDURES FOR ARCHITECTURAL REVIEW

Obtain a request form from Lighthouse Management & Consulting, Inc.

Complete the form with as much information as applies to your particular project. You must include with the form a plot plan (survey) of your property with your revision(s) shown and all dimensions indicated. If you are planning any type of addition, including a screened porch, you must also include elevations of your home with the proposed addition shown. If you are planning any other change that does not conform to the standard criteria under specific headings, you must provide photographs or sketches that clearly *show* your intent. The more information you provide, the more rapidly the Architectural Review Committee can make a decision.

Return the request form with any additional information and supporting paperwork/documents to Lighthouse Management & Consulting, Inc. Currently, the Committee meets the second Monday of the month at 7:00 p.m. at the posted location of the Home Owner's Association meeting.

The Architectural Review Committee will review your request. You will be notified of their decision within thirty (30) days from the date your request is received by Lighthouse Management & Consulting, Inc. If your request lacks sufficient information for the Architectural Review Committee to make a decision, your request will be denied and you will be so notified. A new request must then be submitted to Lighthouse Management & Consulting, Inc. that furnishes the lacking information to enable the Committee to properly evaluate the request. You will be notified of their decision within thirty (30) days from the date your new request is received by Lighthouse Management & Consulting, Inc.

Upon approval of your request, you will be sent an approval letter from Lighthouse Management & Consulting, Inc.

If your request is denied, you may appeal to the Board of Directors. This appeal must be made in

writing and must clearly explain why you believe a variance should be granted or approval should be given for your specific request. The written appeal should be sent to Lighthouse Management & Consulting, Inc. The Board shall not hear requests unless the appeal has been previously made in writing and the item is on the Board agenda.

1.3 VIOLATIONS

Homeowners who see infractions in the neighborhood are requested to report these violations, in writing is preferred, to Lighthouse Management & Consulting, Inc. Lighthouse Management & Consulting, Inc. will acknowledge this complaint in writing within ten (10) days. If this acknowledgement is not received, the homeowner making the complaint is requested to contact Lighthouse Management & Consulting, Inc.

The Board of Directors, Lighthouse Management & Consulting, Inc. or the Architectural Review Committee, as appropriate, will confirm alleged violations by a visit to the property.

At that time, a letter will be sent to the homeowner with the violation advising that there is a violation and requesting that the violation be eliminated/corrected or that approval be sought from the Architectural Review Committee, if appropriate. The time frame for correcting the violation will be stated in the letter. If the violation is not eliminated/corrected, additional letters will be sent (warning and/or intent to fine). After an intent to fine letter is sent, if the violation is still not eliminated/corrected, another letter will be sent to the homeowner advising that the matter will be turned over to the Association attorney for action, if there is no response from the homeowner. (See Section 1.24 "Financing Guidelines")

Involvement by the Association attorney is costly, not only to the violator, but to all members of the Association. The Association will seek to collect the attorney's fees from the violating owners. Please help the community by cooperating with the Association.

1.4 DEFINITIONS USED IN THE ARCHITECTURAL REVIEW GUIDELINES

Elevation - The front, side or rear view of the house or other item drawn to scale in a two-dimensional (flat) style.

The actual front, side or rear view of the house or other item. (This definition refers to the actual structure.)

Plan - A drawing, to scale, showing the arrangement and the individual components (walls, doors, windows, etc.) of a structure (i.e.: house, patio, fence).

Plot Plan - The survey of the property that shows the location of the property lines, the house, driveway, etc.

Shall - Must; will.

Wall Section - A drawing, to scale, of a vertical "slice" of the wall. The section should extend from the footing to the top of the wall where the roof attaches. The major building materials should be shown.

1.5 ITEMS NOT REQUIRING APPROVAL BY THE ARCHITECTURAL

REVIEW COMMITTEE

The following items listed do not require approval by the Architectural Review Committee. All other changes do require prior approval:

1. Landscaping which occurs within five-feet (5') of the exterior of the house less than three-feet (3') in height or which does not exceed 20% of the available permeable area and which does not change the grading/drainage pattern of the property.
2. Landscaping which occurs totally within the confines of a rear yard with a six-foot (6') high fence and which does not change the grading/drainage pattern of the property.
3. Vegetable gardens that occur totally within the confines of a rear yard with a six-foot (6') high fence and which do not change the grading/drainage pattern of the property.
4. Seasonal decorations, providing they are placed and removed within thirty (30) days after the event, and do not create a nuisance for the neighborhood. (All holiday decorative lighting shall be installed within forty-five (45) days prior to the holiday and removed within thirty (30) days after the holiday.)
5. United States flags displayed from a removable standard.
6. House identification numbers or plaques bearing the occupants name, providing the size is limited to one-foot (1') by one-foot and six-inches (1'6").
7. Door hardware such as peepholes, kick plates, and locks.
8. Edging installed in or around existing beds including aluminum, plastic, yard timbers, bricks, or concrete edging, providing that the installation does not exceed eight-inches (8") in height and is not a permanent structure such as a mortared wall.
9. Rain gutters and downspouts that are painted to match or compliment the color of the house.
10. Low voltage lighting for landscaping.
11. Hanging baskets.
12. Hose reels/hangers.

1.6 ADDITIONS/MODIFICATIONS

Before planning a substantial addition or alteration, homeowners are encouraged to thoroughly evaluate the situation. For example, alteration or addition of a door/window is considered a modification.

1.6.1 Specifications

1. All zoning setbacks must be observed. (Refer to Section 9.2 of the Declaration of Covenants.)
2. The homeowner should make every effort to use like or better materials comparable to the exterior of the home.
3. The construction should be done by a contractor who is licensed by the state for this type of

work.

4. The roofline should be consistent with the adjacent elevations. New shingles must match the existing shingles.
5. Architectural detailing on the addition must match the existing house.
6. The paint colors of the addition must match the existing house.

1.6.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the location of the proposed addition.
2. Elevations of all sides of the addition.
3. Complete sets of plans, from a licensed contractor, for the addition that includes the floor plan, wall sections and details, and the exterior materials and colors to be used.
4. An estimated construction period.

1.7 DECKS/BALCONIES

Deck is defined as ground level; balcony is defined as second floor and can have a significant impact on the appearance of a house.

1.7.1 Specifications

1. Decks shall be constructed of pressure treated or natural weather/insect resistant lumber. Sealing of the deck is encouraged.
2. Balconies shall be constructed of pressure treated or natural weather/insect resistant lumber or existing county building code. The balcony shall be painted or stained to match or compliment the color of the house.
3. Railings must be constructed of the same type of wood as the deck surface.
4. Trim boards must be used to conceal the under-structure of balconies.
5. Decks and balconies should be located in the rear yard area.

1.7.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the location and size of the proposed balcony or deck.
2. Elevations of all sides of balcony/deck.
3. Complete sets of plans, from a licensed contractor, for the addition that includes the floor plan, wall sections and details, and the exterior materials and colors to be used.

1.8 FENCES

Fences serve many purposes in the community. They restrain small children and pets; they provide privacy.

1.8.1 Specifications

1. The standard fence shall be a six-foot (6') high stockade horizontal shadowbox or board-on-board fence with dog-eared top. Basket weave fences and chain link fences, or any other type fence not specifically addressed are not permitted.
2. Fence material may be of PVC, Vinyl, CSI Ultrawood, or wood. If constructed of wood, it must be constructed of half-inch by four-inch (1/2" x 4") Grade 1 Pressure Treated Pine or Cypress board. Wood fence panels must have three (3) two-inch by four-inch (2" x 4") horizontal rails evenly spaced and be erected using four-inch by four-inch (4" x 4") Grade 1 Pressure Treated Pine or Cypress post, a minimum of eight-feet (8') in length.
3. Fences shall not be erected which could obstruct the view of greenbelt/conservation areas, without approval of majority of neighbors being affected. The fence may be sloped only to maintain a uniform angle with the natural slope of the lawn.
4. By special exception, four-foot (4') fencing may be permitted at the rear of those properties that back up to retention ponds and conservation areas, which may not be developed.
5. Fences shall not extend past any portion of the rear of the house nor past the front of adjacent houses. The fence may extend outward from the rear wall of the house, at a 90-degree angle to the property line, then towards the rear of the property. If a fence is currently in place on an adjacent property, consideration should be given to aligning the front portions of the fences. Special consideration may be given to corner Lots.
6. The finished, uniform side of the fence must face outward toward adjoining properties. If neighbors agree to share the cost of the fence, they shall decide between themselves who will have the finished side.
7. Gates must be four-feet wide by six-feet high (4' x 6') and of the same material as the fence. They must be installed with three (3) hinges of appropriate size, as to bear the weight of the gate without sagging. All gates will have a latching mechanism. The swing of the gate will be to the inside of the fenced area.
8. Wood fences shall be stained with a water based white stain or painted true white using an oil-based paint within sixty (60) days after installation. Stain must be solid stain, white birch, ICI Woodpride or equivalent. It is recommended that an application of primer or sealer be applied thirty (30) days after installation, followed by the white stain or paint. Fences shall be maintained in a presentable condition until application is made to replace the fence. At a minimum, fences shall be repainted or stained every two (2) years. Application must be made to the Board prior to repainting or staining. A mildew check to reduce or eliminate mold and mildew is recommended.
9. PVC or Vinyl fences must be white.
10. Fences shall be constructed so that the outermost portion of the fence does not infringe on adjacent properties. If neighbors share the cost of the fence, they shall decide between themselves where to locate the fence. It is recommended that they put this decision in writing, with signatures of all parties to eliminate problems with subsequent homeowners.

11. No fence or landscaping that interferes with the flow or retention of storm water and no refuse shall be placed upon or allowed to remain on any part of a Lot within any easement area for storm water drainage or retention, and the storm water drainage and retention areas, including drainage swales or retention ponds, shall not be filled or otherwise changed so as to alter or block the flow or quantity of water.
12. A certified fencing contractor is recommended for installing fencing.

1.8.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the proposed location of the fence, including all dimensions and location of fence proposed, as well as the date of installation).
2. Complete sets of plans for the proposed fence that includes the dimensions, type of fence, materials and all other materials to be used, and any other pertinent details.
3. An estimated construction period. The fence installation shall be completed within 30 days of approval, and painting is to be completed within 60 days of installation.

1.9 GARAGE CONVERSIONS/MODIFICATIONS

1.9.1 Specifications

1. A standard garage door must remain in place.
2. Screen doors or enclosures in front of the standard garage door are not permitted.
3. The homeowner is responsible for meeting all building code requirements for habitable space.

1.9.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the location of the existing garage with any additional openings (windows or doors) that are planned.
2. Complete sets of plans, from a licensed contractor, for the addition that includes the floor plan and details of any elevation changes or other changes.
3. An indication of where the vehicles will be parked.

1.10 VEGETABLE GARDENS

Vegetable gardens must meet all requirements in Section 1.11 "Landscaping" unless otherwise stated here.

1.10.1 Specifications

1. Gardens shall be located in the rear yard.

2. Gardens shall be kept alive with the bed free of weeds and mulched as necessary to control this problem.
3. Scarecrows or similar items of any size shall not be permitted.
4. Vegetable trellises will be permitted for climbing plants. These shall be maintained in proper condition.
5. Mulch/compost containers will be approved on a case by case basis.

1.10.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the proposed location of the garden.
2. Information regarding any additional items that are planned.

1.11 LANDSCAPING

Except for the areas reserved for roads, driveways, walks, shrubbery and other garden-type plantings, and areas of retained natural vegetation and trees, all Lots shall be sodded from the street curb to and including all of the area within the Lot-lines.

Landscaping in Florida plays an integral part in the overall appeal of each home and the adjoining neighborhood. Proper landscaping can increase the value of the home and the surrounding homes and poorly planned or maintained landscaping can decrease the value of these homes. Homeowners are requested to consult a professional landscaper or to study available literature.

1.11.1 Specifications

1. No fence or landscaping that interferes with the flow or retention of storm water and no refuse shall be placed upon or allowed to remain on any part of a Lot within any easement area for storm water drainage or retention, and the storm water drainage and retention areas, including drainage swales or retention ponds, shall not be filled or otherwise changed so as to alter or block the flow or the quantity of water.
2. Creation of a planting bed or beds that occurs within five-feet (5') of the exterior of the house, more than three-feet (3') in height or in excess of 20% of the total front and side yards, or 20% of the total unfenced rear yard must obtain prior approval.
3. Plants must be kept alive and in a healthy condition. Dead or declining plant material must be removed.
4. In the front yard areas, a minimum of the builder-supplied plant material must be maintained. Removal of plants to create a barren view will not be allowed.
5. Grass must be kept alive and as weed free as possible. It must be kept mowed, trimmed and edged to create a neat appearance.
6. Trees measuring six-inches (6") or more in diameter, or three-feet (3') or more above ground level, shall not be cut or removed from and/or replaced on the property prior to Architectural Review Committee approval. (A tree that is removed must be replaced with another tree.)

7. Ornamental trellises will be reviewed on a case-by-case basis.

1.11.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the proposed and/or existing location(s) of the plant, tree or other landscaping material.

1.12 LIGHTING (Other than low wattage landscape lighting)

Proper lighting of property can visually compliment the look of a neighborhood and can deter crime by illuminating dimly lit areas. Improper or excessive lighting can be detrimental to neighboring property by creating unsightly views or a nuisance.

1.12.1 Specifications

1. Lighting shall be directed downwards, or of low wattage.
2. Lighting shall not be directed toward windows on adjacent properties.
3. Lighting shall be installed in accordance with local electrical codes.
4. Sodium vapor light sources shall not be permitted due to excessive illumination.
5. Holiday decorative lighting shall be installed within forty-five (45) days prior to the holiday and removed within thirty (30) days after the holiday.
6. Low voltage landscape lighting is not subject to review by Architectural Review Committee.

1.12.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the proposed location of the lighting, not to include seasonal lighting.
2. Catalog cuts or brochures indicating the type of fixture to be installed and the wattage.

1.13 PAINTING

Paint colors are limited to the original builders' colors, except as approved in writing by the Board.

1.13.1 Considerations

1. Trends in colors change through the years.
2. Color intensifies when applied on large areas such as houses. Colors that appear acceptable on a two-inch (2") sample may be overwhelming when applied to an entire house.
3. Due to the strong sunlight and ultraviolet deterioration, some colors and paint types may not be appropriate for this geographical area.

1.13.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan.
2. Samples of the proposed color(s).
3. If the proposed change is significant, an elevation (drawing) or photograph of the front of the house with the color(s) shown or indicated in the appropriate locations.

1.14 PLAYGROUND EQUIPMENT/SKATEBOARD RAMPS

1.14.1 Specifications

1. Play yard equipment (jungle gyms, forts, slides, swing sets, teeter-totters, and other similar play equipment for children) is permitted under the following conditions:
2. All such equipment shall be no higher than eight (8') feet.
3. All play yard equipment shall be placed in back yards only.
4. Play equipment shall be properly maintained in original operating condition.
5. No movable semi-permanent skateboard ramps are permitted to be left out more than 48 hours. At no time will such equipment be placed in the street, cul de sac or sidewalks within Dean's Reserve.
6. Play toys shall be kept visually unobtrusive to neighbors.
7. No movable semi-permanent basketball goals are permitted to be left out more than 48 hours. At no time will such equipment be placed in the street, cul de sac or sidewalks within Dean's Reserve.
8. No permanent basketball goals are permitted.

1.14.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the proposed location of the playground equipment and fixtures.
2. A catalog cut or brochure showing the proposed item, which indicates the size and materials.
3. If a catalog brochure is not available, a list of construction materials and plans for the construction of playhouses, or other items to be constructed.

1.15 SCREENED DOORS

Only an Architectural Review Committee approved screened door is permitted on front entrances of homes. (See Board for more details)

1.16 SCREENED ENCLOSURES

1.16.1 Specifications

1. To qualify as a "screened enclosure", a minimum of 55% of each newly erected wall must be screened. Permanently installed windows are not acceptable. Example: In an eight-foot (8') high enclosure, a minimum of five-foot (5') high must be screening. The kick panel may be up to three-foot (3') in height.
2. To qualify as a "screened enclosure", it will have a previously existing roof, an aluminum roof, or a screened roof.
3. Enclosures not meeting the above criteria will be considered as "additions".
4. Screened enclosures on second floor balconies must have a permanent roof that matches the existing roof construction and will be classified as an addition.
5. Enclosures other than aluminum that are constructed of materials appearing on the exterior of the existing house shall be classified as an addition.
6. Screened enclosures shall be permitted in the rear yard only. Screened enclosures on front porches are not permitted.

1.16.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the location of the proposed screened enclosure, including dimensions.
2. Plan and a list of materials to be used in the construction, including color(s).
3. Elevations of the enclosure and the house.
4. If windows are proposed, a brochure or catalog cut showing the type of windows.

1.17 STORAGE ENCLOSURES

Sheds are not encouraged in the community, but because storage space is at a premium in most homes, sheds are permitted only if of the Rubbermaid type and do not exceed the following dimensions: fifty-two-inches (52") wide x thirty-two-inches (32") deep x seventy-seven-inches (77") high.

1.17.1 Specifications

1. The shed must be of a prefabricated Rubbermaid type.
2. The shed must be enclosed within a six-foot (6') high-approved fence or be placed on the back porch.
3. The shed must be set a minimum of five-feet (5') from the fence to allow for maintenance and to meet zoning setbacks.
4. The color(s) must match those of the house or be neutral.

5. The shed must be consistently maintained in an attractive manner.

1.17.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the planned location of the shed, including dimensions.
2. A brochure of the shed that indicates the materials, dimensions, and color to be used.

1.18 SKYLIGHTS

1.18.1 Specifications

1. The skylight should have a low profile and preferably be flat or with a slight curve.
2. If wood-framed, the skylight frame should be painted to match the color of the roof.
3. The skylight should be installed parallel with the roof ridge and edges.
4. Installation shall be in accordance with local building codes.

1.18.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the location of the planned skylight.
2. Sketch that shows the skylight, lines and slopes of the roof.
3. Description (catalog clippings), showing the dimensions of the skylight and, if wood-framed, the color(s) to be used.

1.19 SOLAR PANELS

1.19.1 Specifications

1. Solar panels are not allowed on front roof. Solar panels on side roofs must lie flat.
2. Solar panels on pitched (sloped) roofs, when possible, should lie flat on the roof and be placed so that the edges are parallel with and perpendicular to the roof edges.
3. No part of the installation shall be visible above the front roof ridgeline.
4. Support brackets, pipes, wires and control devices, and exposed parts should be painted to match the roof, trim, and house color.
5. Installation shall be in accordance with local plumbing, electrical, and health codes.
6. No solar panels may be placed on the ground.

1.19.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the location of the proposed panels.
2. A sketch that shows the solar panels, lines and slopes of the roof.
3. Complete sets of plans, from a licensed contractor, for the addition that includes the description and dimensions of the panels and any other pertinent details.

1.20 SPAS/HOT TUBS

1.20.1 Specifications

1. Spas/hot tubs shall be located in the rear yard unless screened by an approved fence.
2. Installation shall be in accordance with local plumbing, electrical, and health codes.

1.20.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the planned location of the spa/hot tub.
2. A brochure or catalog clippings indicating the size and type of unit to be installed.
3. Construction drawings indicating the installation.

1.21 SWIMMING POOLS/SCREENED POOL ENCLOSURES

No above-ground swimming pools will be permitted on any Lot.

1.21.1 Specifications for In Ground Swimming Pools

1. The pool shall be placed in the rear yard.
2. Construction shall be by a contractor, specifically licensed for such construction.
3. All state and city regulations regarding pools shall be met.
4. Repairs of damage to adjacent property during the construction of the pool are the responsibility of the pool owner.
5. Filtration and chemical systems shall be maintained in working order to prevent the water from becoming a breeding area for insects or bacteria.
6. All pool accessories such as pumps, pump covers, or propane tanks should be screened from view behind an approved fence or appropriate landscaping. (The landscaping, at the time of planting, should be a minimum of 2/3 of the height of the equipment and shall screen the equipment fully within six (6) months.)

1.21.2 Specifications for Aluminum Screened Pool Enclosures

1. Heights and setbacks must conform to the zoning requirements.

1.21.3 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the proposed location of the pool and/or enclosure.
2. Complete sets of plans, from a licensed contractor, for the addition that includes the plan, dimensions, materials and any other details.
3. An estimated construction period.

1.22 FUEL SYSTEMS AND WATER TREATMENT SYSTEMS

1.22.1 Specifications

1. Units, if possible, should be located in the rear yard.
2. Units that are located in side yards should be screened from view behind an approved fence or landscaping. (The landscaping, at the time of planting, should be a minimum of 2/3 of the height of the equipment and shall screen the equipment fully within six (6) months.)
3. Installation shall be in accordance with local plumbing, electrical, and health codes.
4. All fuel systems and water treatment systems, as well as any accessories (to include, but not limited to, propane tanks, butane tanks, water filtration systems, irrigation systems, well pumps, etc.) should be screened from view behind an approved fence, enclosure or appropriate landscaping. (The landscaping, at the time of planting, should be a minimum of 2/3 of the height of the equipment and shall screen the equipment fully within six (6) months.)

1.22.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the proposed location of the fuel system or water treatment system.
2. Description of the screening method or landscaping proposed to screen system or accessory.

1.23 TRASH AND REFUSE CONTAINERS

1.23.1 Specifications

1. Note Article X, Section 26 of the Declaration of Covenants, which explains the conditions and restrictions required for storage of trash and refuse containers. Containers are required to be stored in a hidden location. If the container cannot be kept out of sight in the garage, and needs to be stored out of doors, it needs to be hidden/stored from view behind an approved enclosure.
2. Enclosure guidelines are the same as fences (see Section 1.8 "Fencing"), except the acceptable size is not to exceed seven-feet in length by four-feet in width by four-feet in height (7'l x 4'w x 4'h). Architectural Review Committee approval is required prior to installation.

3. Trash, refuse and yard waste shall be placed at the curb for disposal no earlier than 6:00 p.m. the night before the appropriate collection day. Empty containers shall be brought back from the curb no later than 8:00 p.m. following collection (the same day of collection).

1.23.2 Application Requirements

The application to Lighthouse Management & Consulting, Inc. must include:

1. Plot plan showing the proposed location of the enclosure.
2. Description of the enclosure method proposed to store containers, including all dimensions, materials and color(s) to be used.

1.24 OUTSIDE CLOTHES LINES

Clothing lines or any kind installed in the yard outside of the house are not permitted.

1.25 FINING GUIDELINES

In Dean's Reserve, upon purchasing property in this subdivision, all homeowners signed and agreed to follow the rules of the Association. If you have lost or misplaced the Declaration of Covenants for this Association, you may obtain a copy through Lighthouse Management & Consulting, Inc.

The Declaration of Covenants of our Association describe in detail the fining process, including advance notification of violation(s) to the homeowner. It is the intent of this Section to outline the penalties and criteria for ruling of violation(s).

General non-compliance with homeowner's bi-laws include making any change or addition to the property or home structure without obtaining approval by the Architectural Review Committee prior to making that change or addition. General non-compliance violations will result in a fine of \$100 per month, per violation. The maximum amount of all fines will not exceed \$1000 per violation. Further, when in non-compliance, no future requests for changes and/or additions to the property or home structure will be approved until pending violations are resolved.

1. Before a fine is levied, the homeowner shall be notified by mail of the violation(s). If the violation is not corrected subsequent notices will be sent, indicating additional warning(s) or the intent to fine. At that time, the homeowner has the opportunity to come before the Board at the next meeting to make any appeal. (See Article XV, Section 2 of the Declaration of Covenants). Finally, the homeowner is notified of the initial fine and of any ongoing fines until the violation(s) is corrected or that the matter will be turned over to the Association attorney for action.
2. No improvements or applications shall be approved by the Board if there are any unpaid or outstanding fines or assessments due from the homeowner.

1.25.1 Lawn and Landscaping

A penalty of \$25 per week shall be levied on homeowners that do not keep their lawns and landscaping maintained. Criteria for determining the violation are as follows:

1. Lawns shall be kept cut and trimmed at all times of the year. Lawns shall be free of visible weeds, and green in color. Grass shall be no higher than four-inches (4") tall.
2. Lawns shall be edged against the sidewalks and driveways and "weed-eated" against any

structures, trees or other places where the lawn meets other objects. A violation has taken place when the turf is over one-inch (1") from the edge.

3. Landscaping such as flower beds, rock gardens, or plant beds shall be free of weeds such that weeds cannot be seen from the road in front of the house.

1.25.2 Parking

A penalty of \$15 per day for the first five (5) days, and \$25 per day thereafter, shall be levied on homeowners with inappropriate parking of vehicles. Criteria for determining the violation are as follows:

1. Vehicles of occupants living in the home for extended periods shall be parked in the garage or in the driveway. When parked in the driveway, the vehicle shall not block the sidewalk or extend past the end of the driveway into the street.
2. Parking of any vehicle in the yard is not permitted at any time.
3. Parking on the street is only allowed for temporary guests. Temporary guests are defined as those staying for less than one (1) week.
4. Commercial vehicles, except those present on business, shall not be parked anywhere outside of the garage overnight. A commercial vehicle is defined as one meant for business purposes only, or with visible business signage, markings, or advertisement. As well, trucks over one ton capacity (with markings or not) are considered commercial vehicles, and shall not be parked in Dean's Reserve overnight.
5. No inoperative vehicles shall be allowed to remain on the property in excess of 48 hours unless kept in an enclosure and not visible from the street or from any other Lot.

1.25.3 Trash and Refuse

A penalty of \$25 per week shall be levied on homeowners with trash, refuse, or garbage either stored or left outside the home:

1. Guidelines of the Association describe storing approved trash containers outside the home in an approved enclosure. Any trash container stored outside the home and not enclosed as described in the guidelines is considered a violation.
2. Items discarded outside the home and not carried away by the county garbage collection on the appropriate collection day is considered a violation.
3. Trash, refuse and yard waste shall be placed at the curb for disposal no earlier than 6:00 p.m. the night before the appropriate collection day. Empty containers shall be brought back from the curb no later than 8:00 p.m. following collection (the same day of collection).

Association Management Information

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