

INITIAL RULES AND REGULATIONS

OF

THE GROVE AT GRAND PALMS

1. Residential Use. Residential properties within THE GROVE AT GRAND PALMS shall be used for residential living units and for no other purpose in accordance with the Master Land Use Plan, as amended from time to time, except as provided in the Master Declaration for Grand Palms or the Grove at Grand Palms Declaration of Restrictions. No business or commercial building may be erected on any lot and no business may be conducted on any part thereof. No building or other improvement shall be erected upon any lot without prior Board approval thereof as elsewhere provided. Notwithstanding the foregoing, builders and developers may be granted the right from time to time to construct model homes and also to erect and maintain temporary sales or construction offices.
2. Division of Lots. Once platted, no lots shall be resubdivided except with the prior written approval of the Board.
3. Garages Required. No house shall be constructed on any lot without provision for a garage. All garages must have doors that are to be maintained in a useful, working condition and which are operated by electric or other automatic door openers. Except when a garage is in actual use, garage doors must be kept closed.
4. Signs. No sign of any nature whatsoever shall be erected or displayed on any of the foregoing described lands except where prior written approval of the size, shape, content and location thereof has been obtained from the Board. This shall not include initial signage and displays approved or constructed by the Developer or the Board.
5. Maintenance of Exterior of Improvements. The exterior of any improvement constructed, placed or allowed to remain on any portion of the property will be kept in a well-maintained condition so as not to be detrimental to property values. The Developer or the Board shall have the right of final approval of all exterior color schemes and any changes of colors or materials. Color schemes shall be consistent with the homes in THE GROVE AT GRAND PALMS and of GRAND PALMS as a whole.
6. Utility Connections. Building connections for all utilities, including but not limited to water, electricity, telephone and

television shall be run underground from the proper connecting points to the building structure in such a manner to be acceptable to the governing utility authority and the Board.

7. Garbage and Trash Containers. All trash, garbage and other waste shall be kept in sanitary containers, and except during pickup, if required to be placed at the curb, all containers shall be kept within screened, hedged or walled-in areas so they shall not be visible from adjoining streets, lots or the recreation area.

8. Docks, Boat Houses, Waterfront Construction, Boats and Shore Contours. No docks, seawalls or bulkheads, moorings, pilings, boat houses or boat shelters of any kind or any construction shall be erected on or over waterways of and within GRAND PALMS or THE GROVE AT GRAND PALMS without the approval of the Board. No motor-powered boat of any kind shall be kept or used upon any lakes or waterways of and within GRAND PALMS or THE GROVE AT GRAND PALMS except that the Association or Grand Palms Community Association, Inc. may use a motor powered boat for the maintenance of same.

9. Boats and Motor Vehicles. No boats, recreational vehicles, commercial vehicles or other motor vehicles, except operative four-wheel passenger automobiles shall be placed, parked or stored upon any lot, nor shall any maintenance or repair be performed upon any boat or motor vehicle upon any lot, except within a building where totally isolated from public view. Any parking of passenger automobiles shall be in the garage and driveway.

10. Automobile Storage Areas. No automobile garage shall be permanently enclosed or converted to other use without the substitution of another enclosed automobile storage area upon the lot and shall be subject to Board approval.

11. Antenna. No aerial, antenna, or disc shall be placed or erected upon any lot or affixed in any manner to the exterior of any building in THE GROVE AT GRAND PALMS. This shall not preclude a common antenna system by the Association or a satellite dish approved by the Board of Directors.

12. Screening of Air Conditioner Compressors, Garbage Containers and Clothes Drying Area. No portion of any lot shall be used as a drying or hanging area of laundry of any kind. No window or wall air-

conditioning units shall be permitted. All air-conditioner compressors shall be reasonably screened from view and insulated by a fence, wall or shrubbery so as to minimize any noise.

13. Swimming Pools and Tennis Courts. Any swimming pool to be constructed on any lot or residential parcel, which is not part of the initial constructing of a home, shall be subject to the requirements of the Board which include, but are not limited to, the following:

(a) Location and construction of swimming pool or spa must be approved by the Board;

(b) Any lighting of a pool on a lot shall be designed so as to buffer the surrounding residences from the lighting;

(c) Construction of any pool and/or spa shall be similar to the original builders design, including landscaping and privacy;

(d) All swimming pool equipment, such as pump and heater, shall be screened from view.

14. Games and Play Structures. A basketball backboard and any other fixed game and play structure, platform, dog house, playhouse, or structure of a similar kind or nature shall not be constructed on any part of a lot without prior written approval of the Board.

15. Mailboxes. No mailbox or paperbox or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected on any lot unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved by the Board.

16. Nuisances. Nothing shall be done or permitted to be done or maintained, or failed to be done, on any lot or residential parcel which may be or become an annoyance or nuisance to the neighborhood, including, without limitation, the following:

(a) Animals. No animals of any kind whatsoever shall be raised, bred, or kept on any lot, except dogs, cats or other household pets, provided they are not kept, bred or maintained for any commercial purposes and provided further they are kept so as not to be an annoyance or nuisance to the other property owners.

All dogs kept in any residential unit must be maintained on a leash or fenced in area when on property in the subdivision other than

such residential lot. The Association has the right to reasonably revise the regulations regarding pets.

(b) Trades. No manufacturing, trade, business, commerce, industry, profession, or any other occupation whatsoever, shall be conducted or carried on in any building or other structure erected thereon.

(c) Boarding Up Homes. No hurricane or storm shutters shall be installed or permitted to remain unless they are of a type approved in writing by the Board.

(d) No foil or other unusual material shall be allowed to be installed on any windows affecting the exterior appearance of any home.

17. Conflicts. .In the event of any conflict of these Rules and Regulations with the Master Declaration for Grand Palms or the Grove at Grand Palms Declaration of Restrictions, said Declaration shall override and prevail.

MASTER DECLARATION FOR GRAND PALMS
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