

Phase I and Phase II proposed Deed Restriction Changes

Areas that are **bold** are the additions/changes to the deed restrictions.

Areas that are ~~crossed-out~~ are the deletions to the deed restrictions.

PLEASE CIRCLE YES OR NO

3 (b) Delete last sentence regarding placement of new homes: ~~The front set back shall conform to the set back line established by adjoining units.~~

Yes

No

Rest of 3 (b) remains the same.

Add to 3 (c) No fence, **including baby gates, dog fences, and other types of portable fences** shall be erected on any lot or portion thereof. **This includes car ports, driveways and patios.**

Yes

No

Rest of 3 (c) remains the same.

Add to 3 (f) No derelict vehicles, **defined as vehicles that are not operable, on blocks, with flat tires, with no tires, partially dismantled, or not currently registered, shall be kept adjacent to or upon any lot. Any such vehicles not removed within 14 days after notification is sent via certified mail may be removed by District's Board of Trustees at lot owner's expense.**

Yes

No

Rest of 3 (f) remains the same.

Move to beginning of 3(i). 3 (i) All wild bee hives or intention bee hives **or termites** on any residential lot shall be the lot owner's responsibility to remove. If said owner does not remove bee hive **or termites** within 10 days after notification is sent via certified mail, District's Board of Trustees will remove the bee hive **or termites** at lot owner's expense. Any unpaid fee for said removal shall become a lien on the lot where said removal occurs.

Yes **No** Rest of 3 (i) remains the same.

3 (m) Except for loading and unloading, all vehicles shall be parked off the streets, roads and sidewalks of the subdivision. No more than 3 permanent currently **registered** vehicles may be parked on each lot, excluding golf carts.

Yes **No**

Vehicles may not be parked on rear or side of home overnight.

Yes **No** Rest of 3 (m) remains the same

3 (o) All homes in the subdivision must be connected to central water , **electricity** and sewer systems serving the premises; and no private wells or septic tanks shall be permitted. **All utility services must be operational if home is occupied.**

Yes **No**

If gas appliances are utilized in any home, ~~service must be obtained from a central gas system serving the subdivision; no~~ bottled gas tanks or fuel oil storage tanks shall be permitted on, ~~above or under any~~ lot.

Yes **No**

 **DRAFT**

No portable gas tanks may be connected to home.

Yes No

~~There shall be no prohibition against the storage of LP gas containers for use with outdoor barbecue grills (20lb tank).~~

Yes No

3 (p) All flower beds, planting areas, **gutters** and similar areas on all lots must be kept free of weeds and overgrowth.

Yes No

Lot owners are responsible for removal of **mold** or mildew from their home and lot including, awnings, shutters, shed, roof and driveway.

Yes No

Painted homes, including awnings and shutters, must be repainted if peeling, fading or re-sided with a color approved by the Architectural Control Committee.

Yes No

Shed must be the same color as the home.

Yes No

Rest of 3 (p) remains the same

3 (r) A home damaged by fire, hurricane, tornadoes, storm or flood damage must be repaired and habitable or removed within three months from the date of damage.

Yes No

Roof damage requiring tarps must be repaired within three months from the date of damage.

Yes No

The three month timeframes may be extended by the District's Board of Trustees for good cause shown.

Yes No

3. (s) A condemned home must be demolished or made habitable in compliance with Holiday Park, city, county, and state requirements within four months of the date of condemnation.

Yes No

Extensions may be granted by the District's Board of Trustees for good cause shown.

Yes No

When home is removed the homeowner is responsible for a clean, well-maintained lot.

Yes No

11. Add as last sentence for # 11.

In addition, all fines or unpaid charges must be paid prior to transferring property at the time of sale or transfer.

Yes No