



**Prepared By and Return To:**  
RICHARD E. LARSEN, ESQ.  
LARSEN & ASSOCIATES, P.A.  
55 E. Pine Street  
Orlando, FL 32801  
(407)841-6555

**CERTIFICATE OF RECORDING**

I hereby certify that the attached Rules and Regulations for the Johns Landing Homeowners Association, Inc. were adopted pursuant to that certain Declaration of Covenants, Conditions, Easements and Restrictions for Johns Landing recorded at Official Records Book 6022, Page 2294, Public Records of Orange County.

**JOHNS LANDING HOMEOWNERS'  
ASSOCIATION, INC.**

By: [Signature]  
Print Name: Allie L. Braswell, Jr.  
Address: 202 Longovista Dr.  
Oakland, FL 34797

**WITNESSES:**


[Signature]  
Witness Signature  
Print Name: DAN BELBERETTE

[Signature]  
Witness Signature  
Print Name: MATTHEW SCHUDA

STATE OF FLORIDA  
COUNTY OF Orange

These Rules and Regulations of Johns Landing Homeowners' Association, Inc. were acknowledged before me this 22 day of November, 2004, by Allie Braswell, as President.

[Signature]  
Notary Public  
Stamp or Seal:

 Susan J Fuchs  
My Commission DD014498  
Expires April 02, 2005

**JOHNS LANDING HOMEOWNERS ASSOCIATION, INC.**  
**RULES AND REGULATIONS**

1. **Land Use and Building Type.** No Lot shall be used except for residential purposes. No building constructed on a Lot shall be used except for residential purposes. No business, commercial, industrial, trade, profession or other non-residential activity or use of any nature or kind shall be conducted on any Lot, except for the use of a room or rooms within a residence as a home office. No building shall be erected, altered, placed or permitted to remain on any Lot other than one (1) Residence.
2. **Opening Walls: Removing Fences or Landscaping.** No Owner shall make or permit any opening to be made in any erected wall, except as such opening which was installed by the Developer or by the Association. No such building wall or masonry wall or fence, or any associated landscaping or buffer improvements shall be demolished or removed without the prior written consent of the ARB.
3. **Nuisances.** No noxious, offensive or unlawful activity shall be carried on upon or about the Properties, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other Owners.
4. **Mailboxes.** No mailboxes or similar improvements shall be installed on any Lot unless the location thereof has been approved by the ARB and the materials therefore and color thereof have been approved by the ARB and are in accordance with such standards for materials and colors as may be adopted by the ARB.
5. **Solar Panels.** Solar panels may only be constructed on the roof of a Residence so as not to be visible from the adjacent street (or configured so as to minimize visibility in the case of corner Lots) and only after review and approval by the ARB, in its sole and absolute discretion. The ARB reserves the right to promulgate such performance standards and requirements as it may deem desirable in regard to the installation of solar panels. To the extent applicable laws require otherwise, then the terms and conditions of applicable laws shall control.
6. **Security Gates.** The security gates at the entrance of the community will be open between the hours of 7:00 am to 6:00 pm Monday through Saturday and will further be open from the hours of 12:00 pm to 6:00 pm on Sundays.
7. **Construction.** No construction vehicles shall be allowed within the subdivision except during the hours of 7:00 am to 6:00 pm Monday through Saturday and the hours of 12:00 pm to 6:00 pm on Sundays. No construction activities shall take place on any lot other than during these specified times.

8. **Boat Dock Parking.** Parking at the boat dock area is only allowed on a temporary basis for the purpose of launching boats. No vehicle, boat or trailer shall be parked at the boat dock area except for immediate loading and unloading.
  
9. **Vehicle Parking.** No vehicle including without limitation, boats, trailers, RV's, etc., shall be parked overnight on the streets within the community. In the event of a first violation of this Parking rule, the Association shall notify the vehicle owner in writing of the violation. IF the violation is cured within twenty-four (24) hours of the receipt of said notice, no further action shall be taken. Said notice may be delivered in person, by U.S. mail, or posted on the vehicle. If the violation is not cured within twenty-four (24) hours, or if the vehicle is once again parked in violation of the rule, the Association shall, in addition to all other remedies, have the right to tow the vehicle pursuant to the provisions of chapter 715, Florida Statutes.