



JOHN'S LANDING HOMEOWNERS ASSOCIATION



ARCHITECTURAL REVIEW BOARD DECLARATIONS, RULES AND GUIDELINES

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ARCHITECTURAL REVIEW BOARD (ARB) DECLARATIONS, RULES AND GUIDELINES

THIS DOCUMENT IS A COMPILATION OF ALL ARCHITECTURAL REVIEW BOARD (ARB) RELATED ITEMS FROM ALL JOHNS LANDING HOA DOCUMENTS INCLUDING: DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS AND AMENDMENTS; RECORDED RULES & REGULATIONS; ARB GUIDELINES TO SERVE AS A QUICK ARB REFERENCE GUIDE FOR HOMEOWNERS.

AIR CONDITIONING EQUIPMENT

EXTERIOR AIR CONDITIONING EQUIPMENT

Exterior Air Conditioning Equipment. All air conditioning compressors and other equipment located outside of a residential dwelling shall be screened from the view of street and road rights-of-way, and adjacent Lots by appropriate opaque landscaping or by opaque walls attached to and made a part of each single family residential dwelling or as otherwise approved by the Architectural Review Board. Absolutely no window or roof mounted air conditioning units shall be permitted for any residential dwelling, other than as may be approved by the Association for use in an outbuilding or accessory structure.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 20

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.I

ADDITIONAL AND GARAGE AIR CONDITIONING EQUIPMENT

Air conditioning may be installed for garages or additions where duct systems cannot be installed. Mini-Split Air conditioning units are the only units allowed and are to be located on the side or rear yard of any residence. Conduits and piping must be installed inside going up along the outside wall to the top section of the interior unit and may not be visible from outside the home. Air conditioning compressors and other equipment located outside of a residential dwelling shall be screened from the view of street and road rights-of-way, and adjacent lots by appropriate opaque landscaping or by opaque walls attached to and made a part of each single-family residential dwelling or as otherwise approved by the ARB. Absolutely no window, wall mounted or sleeve type or roof mounted air conditioning units of any kind shall be permitted.

ARB Guidelines ADDITIONAL AND GARAGE AIR CONDITIONING EQUIPMENT 7.1.

ANTENNAS, ETC

Antennas, etc. No antennas, aerials, discs, dishes or other devices for the transmission or reception of radio or television signals or any other form of electromagnetic radiation or communication, except for mini-dishes less than one meter in diameter, shall be erected, constructed, installed, used or maintained outside of any building or structure on Residential Property whether or not the same is attached to or detached from a building or a structure.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 17

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.i

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RADIO TRANSMISSION EQUIPMENT

No radio, microwave or other electronic transmission equipment, including ham radios, citizens band radios, walkie talkies and the like, shall be operated on Residential Property without the prior written consent of the Association, and such consent, once given, may be revoked by the Association in the event that the operation of any such equipment interferes with ordinary radio, telephone or television reception or equipment, including the Johns Landing central cable television and gate control systems.

Declaration of Covenants, Conditions, Easements & Restrictions Article VII - Use Restrictions - Residential Property 15

AWNINGS, SHUTTERS AND WINDOW COVERINGS

Awnings, Shutters and Window Coverings. No window of any building or other Improvement constructed upon Residential Property shall be covered by any awnings, canopies, shutters, (including hurricane or storm shutters), boards, or similar type window coverings;-except as approved by the Architectural Review Board or such as may be required for protection from storms and only then during the period of any such storm. Nor shall any such windows be covered by or coated with any foil or other reflecting or mirrored materials or any other temporary or permanent material made of any substance not suitable as a window covering including but not limited to paper products. plastics, corrugated material, bedding materials, towels or the like. The foregoing-restriction shall not be construed as a prohibition against decorative exterior shutters located to the side of window openings or as a prohibition against suitable awnings located over or above window openings.

Declaration Of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 19

2nd Amendment To Declaration Of Covenants, Conditions, Easements & Restrictions

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.k

DECORATIVE SHUTTERS

DECORATIVE EXTERIOR SHUTTERS

The foregoing-restriction shall not be construed as a prohibition against decorative exterior shutters located to the side of window openings or as a prohibition against suitable awnings located over or above window openings.

Declaration Of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 19

Decorative exterior shutters are allowed only as decoration on either side of front windows.

ARB Guidelines DECORATIVE EXTERIOR SHUTTERS 1.1.1.

HURRICANE SHUTTERS

TEMPORARY HURRICANE SHUTTERS

Hurricane shutters may be attached or closed when a **hurricane watch is issued for the local area**. Shutters must be opened or detached with 48 hours after the storm has passed. A home left shuttered for long periods of time is unattractive, may invite theft and devalues the building and the community as a whole. Johns Landing homeowners who are expected to be away when hurricanes threaten must find a friend, neighbor or business to install the shutters when the WATCH has been issued and to remove them once the storm has passed.

ARB Guidelines TEMPORARY HURRICANE SHUTTERS 1.2.1.

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PERMANENT HURRICANE SHUTTERS

Hurricane Shutter Installation. The homeowner shall, prior to installation, submit a request for approval to the ARB. Include an outline or a manufacturers brochure of the shutter system to be installed. The choice of hurricane shutters will be limited based on color and the method of mounting, so as not to detract from the aesthetics of the community. White or the base color of the home will be acceptable. Metal shutters that have an attachment to the home will require a building permit from Orange County prior to installation. Generally, the installing company is responsible for securing the permit.

Possible Screen Type solutions:

<https://www.defenderscreens.com/>
<https://www.intruderdeterrentsolutions.com/hurricane-screening/>
<https://www.rollaguard.com/products/tapco-screens/>
<https://fenetex.com/retractable-screens-delray-beach/>

ARB Guidelines PERMANENT HURRICANE SHUTTERS 1.2.2.

BACK YARDS

Homeowners are to maintain their backyards so as not to be an eyesore to their neighbors. They are not to be used to store old furniture, empty flowerpots, pool fences, gardening tools/supplies or any other waste.

ARB Guidelines BACK YARDS 2.

BARBECUES AND FIRE PITS

Built-in and portable barbecue units shall be for cooking only and must be located within the rear yard lanai or patio area. Location must be carefully planned to minimize smoke or odors affecting neighboring properties and must be natural gas, propane, charcoal or electric.

Fire pits must be kept on the patio area of the home and must use natural gas or propane and be kept in good working condition. Outdoor wood burning is prohibited.

Built in barbecues and fire pits must be approved by the ARB prior to installation.

ARB Guidelines BARBECUES AND FIRE PITS 3.

BOATHOUSES AND DOCKS

BOATHOUSE

Boathouses and Docks. Boat houses are permitted if approved in writing by the ARB. and must conform with the residence in appearance, structure, design and must be constructed of the same materials as the residence.

Plans for any boathouse must be submitted to the ARB as provided for in Article Section of this Declaration and the plans detailing the location, size, physical appearance, color and any other information as may be required by the ARB are approved in writing by the ARB. Additionally, Boathouses must comply with the applicable code provisions, rules and regulations. or Orange County, Florida: the City of Oakland, Florida: and the St. John's River Water Management District.

Docks are permitted so long as they are approved in writing by the ARB. Docks must comply with the applicable code provisions, rules and regulations. or Orange County, Florida: the City of Oakland, Florida: and the St. John's River Water Management District.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 33

2nd Amendment To Declaration Of Covenants, Conditions, Easements & Restrictions

Johns Landing Homeowners Association

DOCKS

Outbuildings and Accessory Structures. No out buildings or accessory structures are permitted. However, the following outbuildings are permitted if approved in writing by the ARB: boat houses and docks, well and pump houses, and dog houses so long as they are obscured from view from the street.

2ND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS Article VIII 9.3

All docks will be constructed of wood or wood like materials. All docks will be permanent structures with roofs that must match the roof of the residence. Docks must conform to the theme and integrity that other lakefront owners have observed. Boat lifts under a roof are acceptable.

ARB GUIDELINES BOAT DOCK 9

No piers or floating docks will be permitted. No metal, concrete, or aluminum docks will be permitted. All docks must be permitted through the local governing agency. Johns Landing HOA will not be liable or responsible for any floating docks.

ARB GUIDELINES PIERS AND FLOATING DOCKS 10

BUILDING RESTRICTIONS

APPROVED PLANS

Approved Plans. All Improvements must be constructed in accordance with detailed plans and specifications prepared in conformance with all applicable Governmental Regulations and approved by the Architectural Review Board prior to the commencement of construction as more particularly provided in Article 15 of this Declaration.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 2

BUILDING TYPE

Building Type. As the use of Residential Property is limited to single family residential dwelling purposes only, no building or structure other than one (1) single family residence or dwelling and its related appurtenances facilities and Improvements shall be placed, located, erected, constructed or installed or permitted to remain on Residential Property.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 1

The provisions of Article VII. 17 of this Declaration shall be applicable to the building or construction of any single family residential dwelling or other structure or Improvements on Residential Property and such provisions are incorporated in this Article 8 by this reference thereto.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 27

CONSTRUCTION

Construction. The construction of all residential dwellings and other Improvements on Residential Property must be performed by such builders, general contractors and subcontractors as are (a) licensed in the State of Florida and the City to engage in the business of residential building and construction and (b) approved in writing by Developer as being qualified and otherwise acceptable to Developer to perform construction work within Johns Landing. The latter approval shall be within the sole and absolute discretion of Developer.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 4

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CONSTRUCTION TIME

Upon commencement of construction, such construction shall be prosecuted diligently, continuously and without interruption to completion within a reasonable time; but in no event more than twelve (12) months from the date of commencement of such construction, however, the Architectural Review Board shall have the power and authority to extend the period permitted for construction, as aforesaid; provided that the Owner and general contractor involved make written application for such extension stating the reasons for the requested extension of time and provided further that the Architectural Review Board, in the exercise of its reasonable discretion, determines that the request is reasonable and the extension is warranted.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 5

3rd Amendment To Declaration Of Covenants, Conditions, Easements & Restrictions

DWELLING SIZE

Dwelling Size. Each single family residential lake front dwelling constructed on Residential Property shall have a minimum heated and cooled living area of two thousand eight hundred (2,800) square feet.

Lake front Residential Property shall include any and all properties having one or more of its boundaries abutting the lake. Each single family residential dwelling constructed on Residential Property and having a lake view shall have a minimum heated and cooled living area of two thousand one hundred (2,100) square feet.

Lake view Residential Property shall include any and all properties from which a full or partial view of the lake exists. All other single family residential dwellings constructed on Residential Property shall have a minimum heated and cooled living area of one thousand six hundred (1,600) square feet.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 11

EXCLUSIONS

Exclusions. Those Improvements specified in Article 8.9 - 8.9.3 below shall be excluded from the building setback lines established in this Article 8.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 8

HEIGHT LIMITATION

No Improvement on Residential Property shall exceed thirty-five (35) feet in height, from the finished grade to the roof peak at its highest point. Each residential dwelling on a Lot shall consist of not more than two (2) full stories (not including basement) unless otherwise approved in writing by the Architectural Review Board and comply with the applicable City of Oakland Code and Orange County Code requirements.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 6

2ND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS Article VIII 6

SETBACK LINES - BUILDING SETBACK LINES

Building Setback Lines. No part of any building shall be constructed, erected, placed or installed any closer to the property boundary lines of Residential Property than as follows:

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 7

LOTS

Lots. No closer than permitted by the applicable building code for the city of Oakland, Florida.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 7.a

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CORNER LOTS

Corner Lots. Notwithstanding the side yard building setback lines established elsewhere in this Article, the side yard building setback line on the side yard of corner lots (i.e., on the street side of a Lot which is not the front of the residential dwelling constructed thereon) shall be twenty (20) feet to the side yard property lines on the side(s) of the property adjacent to street rights of way; provided, however, the minimum requirements of this Article shall not lessen, replace, or diminish the setback requirements of the City Code of Ordinances, to the extent any such requirements in the City Code of Ordinances are greater than those set forth herein.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 7.b

SETBACK LINES - OTHER SETBACK LINES

Other Setback Lines. Improvements other than the main residential dwelling on a Lot shall be placed, located, erected, constructed or installed no closer to the property boundary lines of Residential Property, by type of improvement, than as follows:

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - f Restrictions - Residential Property 9

SWIMMING POOLS

No closer than the otherwise established side yard building setback line as established by the applicable City of Oakland and Orange County Code in effect at the time of application. No swimming pools shall be constructed in front or side yards without ARB approval. Above ground pools are prohibited.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 9.1

2nd Amendment To Declaration Of Covenants, Conditions, Easements & Restrictions

SWIMMING POOL DECKS. PATIOS AND ENCLOSURES

Swimming Pools. No swimming pool deck or patio, whether constructed of concrete, cool deck, aggregate wood or any other material, or enclosure, shall be constructed nearer than ten (10) feet to any rear yard property line or nearer than the otherwise established side yard building setback line to any side yard property line.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 9.2

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.a

OUTBUILDINGS AND ACCESSORY STRUCTURES

No out buildings or accessory structures are permitted. However, the following outbuildings are permitted if approved in writing by the ARB: boat houses and docks, well and pump houses and dog houses so long as they are obscured from view from the street.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 9.3

2ND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS

ARCHITECTURAL GUIDELINES FOR MODIFICATION OF HOMEOWNER PROPERTY AND RESIDENCES 3.c

TEMPORARY IMPROVEMENTS

Temporary Improvements. No buildings, structures improvements or other facilities of a temporary nature, including trailers, tents or shacks shall be permitted on Residential Property; provided, however, that temporary improvements or facilities used solely in connection with and during the period of the construction of approved permanent Improvements may be permitted by the Architectural Review Board, in its discretion, during the period of the construction of such permanent Improvements so long as the same have been properly permitted

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by applicable governmental authorities, are located as inconspicuously as possible, are removed immediately following the completion of such construction, and are not utilized as living quarters. The location of such temporary improvements during construction shall be approved in writing by the Architectural Review Board.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 12

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.d

COMMUNITY PROPERTY

COMMUNITY WALL

Community Wall. The Owner of any Lot burdened by a Wall and Landscape Easement shown on the Plat may make any use of the foregoing easement area that is not inconsistent with the foregoing easement; but no attachment may be made to the Community Wall, and no permanent wall, building, or other structure may be installed, maintained, restored, or permitted to remain on any Lot within five (5) feet of the Community Wall, except (i) a side wall or fence that substantially conforms to plans and specifications approved by the Architectural Review Board, as provided in Article 15 of this Declaration, or (ii) as may be permitted by the Association's rules and regulations, or (iii) with the Association or the Architectural Review Board's advance written consent. A Lot Owner shall be responsible for the maintenance of that portion of the Lot falling within the interior of the Community Wall. The Association shall be responsible for the installation, maintenance, restoration, and removal of (i) the Community Wall and (ii) the landscaping located within any five (5) foot Wall and Landscape Easement to the exterior of the Community Wall. The Wall and Landscape Easements shown on the Plat include the right of the Association to enter each Lot on which the Community Wall is situated to install, maintain, restore, and remove the Community Wall.

Declaration of Covenants, Conditions, Easements & Restrictions Article IX - Common Property 9

OPENING WALLS: REMOVING FENCES OR LANDSCAPING

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.

Recorded Rules & Regulations of Johns Landing HOA 2

TREES – HOA PROPERTY PLANTING AND CUTTING DOWN

Homeowners may not trim, cut down or plant trees or any other plant, flower or shrub on Johns Landing HOA common property. Anyone who cuts down trees on HOA property will be fined and required to replace the trees that were removed with the same type and size.

ARB Guidelines TREES – HOA PLANTING AND CUTTING DOWN 33.1.

CUSTOM/ESTATE HOMES

Johns Landing Estates homes refer to the none track custom homes build on the south side of the paved road boundaries located on the roadways on Largovista Dr, Johns Landing Way and Regina Cir.

Properties with addresses from 410 to 716 Largovista Dr and 710 and 714 Johns Landing Way.

ARB Guidelines CUSTOM/ESTATE HOMES 4.

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EXTERIOR PAINT COLOR SCHEMES – CUSTOM/ESTATE HOMES

Estate/custom homes with no trim may use selected color scheme trim color for Soffits, Fascia's, Eaves, Accents, Porch/Lanai Ceilings.

ARB Guidelines EXTERIOR PAINT COLOR SCHEMES - CUSTOM/ESTATE HOMES 4.1.

FRONT DOOR – CUSTOM/ESTATE HOMES

Estate/custom homes with custom front doors do not need to paint the front door the selected scheme front door color. Any staining, restoring or refurbishment of custom front doors requires prior ARB approval.

ARB Guidelines FRONT DOOR - CUSTOM/ESTATE HOMES 4.2.

GARAGES – CUSTOM/ESTATE HOMES

All single family residential lake front dwellings having one or more of its boundaries abutting the lake, and all single family residential dwellings constructed on Residential Property having a lake view, from which a full or partial view of the lake exists, shall only consist of side-entry or courtyard style garages. All garages must comply with any applicable provisions of the City of Oakland Code and Orange County Code requirements.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 13

2ND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS Article VIII 13

WINDOWS – CUSTOM/ESTATE HOMES

Estate/custom homes are not required to install Grid Style Colonial windows. Window replacement must be with the same shape and type as originally installed to maintain the architectural integrity of the custom home.

ARB Guidelines WINDOWS - CUSTOM/ESTATE HOMES 4.3.

DECKS

Swimming Pool Decks. Patios and Enclosures. No swimming pool deck or patio, whether constructed of concrete, cool deck, aggregate wood or any other material, or enclosure, shall be constructed nearer than ten (10) feet to any rear yard property line or nearer than the otherwise established side yard building setback line to any side yard property line.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 9.b

Deck fixture of any type shall be installed or constructed by a qualified contractor. Decks shall be constructed of pressure treated or naturally weather/insect resistant lumber. If possible, the deck should be left to weather naturally. The deck may be treated with a water sealer; a stained sealer may be approved if it coordinates with the house. Painting of the deck will NOT be approved. Railings should be constructed of the same type of wood as the deck surface. Decks must be located in the rear yard area only. Since decks are usually raised, sign-off from your two to four closest neighbors is required prior to ARB application. Under no circumstances, shall any decks be allowed in back yards on or within the boundaries of any single family pond or lake front residence (having one or more of its property boundaries abutting a pond or the lake). Prior ARB approval is required for all decks.

ARB Guidelines DECKS 5.

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DRAINAGE

All stormwater from any Lot shall drain into or onto contiguous or adjacent street rights-of-way, drainage easements, or retention areas. Storm water from any Lot shall not be permitted or allowed to drain or flow unnaturally onto, over, under, across or under any contiguous or adjacent Lot unless a drainage easement shall exist for same and same is done in accordance with any and all applicable governmental permits and approvals. All work done on any Lot affecting or pertaining to the Lot grade, original drainage plan, the flow of surface water drainage, the alteration or removal of any drainage or environmental berm or swale or any storm berm or swale, must be in accordance with the Construction Plans and site grading and drainage plans for the Lot approved by the City and the SJR WMD.

Declaration of Covenants, Conditions, Easements & Restrictions Article VII - Use Restrictions - Residential Property 18

DRIVEWAYS AND WALKWAYS

DRIVEWAYS

Driveways. All driveways, turnarounds and parking areas shall have a concrete base and shall be paved or finished with a hard dust-free material approved by the Architectural Review Board.

Each driveway shall extend the entire distance from the garage door to the paved portion of the street or roadway in front of or adjacent to the Lot on which such driveway is constructed.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 14

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.f

Driveways may be resurfaced or replaced with non-additive concrete. No decorative patterns may be applied to concrete driveways. No changes to the original driveway footprint is allowed. Pavers may be used to replace concrete driveways. Driveways to extend from garage door beyond the sidewalk to street curb. Any use of driveway pavers must extend the full length of the driveway. Asphalt is not permitted as driveway material. Weeds and grasses often take root in the joints between pavers, requiring periodic maintenance and removal. For paver surface area maintenance, a coating which restores the original color and sheen of the pavers. Any sealer applied to the paver driveways and sidewalks must be clear with no color added and can be a satin, semi- or glossy finish. Prior ARB approval is required for all driveway and walkway installations or changes.

ARB Guidelines DRIVEWAYS AND WALKWAYS 6.

EXTENDING DRIVEWAYS

Not to exceed the left or right of garage facing.

Driveway extensions must be a continuous concrete pour from house to street or full paver installation.

No extensions to existing concrete will be allowed. Paver banding or concrete skirting is unacceptable.

The job must be completed by a licensed professional.

Architectural Regulation Updated

Driveways may be extended on each side by not more than two feet (2') per side provided:

The additional width of the driveway does not extend past the overall width of the garage walls. Driveway extensions may not exceed 4 feet accumulatively on both sides. Hence, if the garage is a two-car garage, the width of the driveway cannot exceed two cars. Are attached to the driveway, and do not alter drainage. Due to differing lot size limitations, not all homes will qualify to add an extension. The extension must be at least 3 feet from the property line. Added concrete must match original concrete with seamless join. Added pavers must

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match the original pavers installed. No mix and match driveways styles allowed:

No pavers added to concrete and no concrete added to pavers and no cement to be used or added to concrete. Driveways cannot be extended using any other material except for concrete and pavers. Gravel, stones are not allowed. Under No Circumstances will an extension to a 3-car driveway be approved. All driveway extensions must be approved by the ARB.

ARB Guidelines EXTENDING DRIVEWAYS 6.1.

RESURFACING AND REPLACING DRIVEWAYS AND WALKWAYS

Driveways and walkways may be resurfaced or replaced with non-additive concrete. Paver stone driveways and walkways may be replaced with new pavers. Prior ARB approval is required. Homeowner must submit a request for ARB approval to resurface or replace driveway. Project must be completed by a licensed professional company that resurfaces or replaces concrete driveways. A copy of the professionals' contract must be attached to the ARB application.

ARB Guidelines RESURFACING AND REPLACING DRIVEWAYS AND WALKWAYS 6.2.

STAINING CONCRETE DRIVEWAYS

Coating, staining, or painting of concrete driveways is not permitted. No staining of driveway is allowed with the following exception: For repair or cosmetic reasons, the coating in 7.3.1 can be applied to concrete driveways and private entry sidewalks. Homeowner must submit a request for ARB approval to use this product and it must be completed by a licensed professional company that paints/stains concrete driveways. A copy of the painting contract must be attached to the ARB application.

ARB Guidelines STAINING CONCRETE DRIVEWAYS 6.3.

This will only be allowed with an approved ARB and it must be done by a licensed professional company that paints driveways. A copy of the painting contract must be attached to the ARB application.

The painted driveway must be maintained. If the driveway starts to peel the owner will have to have it redone by the professional or return the driveway to its original concrete.

ARB GUIDELINES PAINTING DRIVEWAYS 6

COLOR –STAINING CONCRETE DRIVEWAYS

To keep to a natural concrete look concrete driveway paint color to be used is from the Sherwyn-Williams concrete color palette; color HC 140 Grey Horizons.

<https://www.sherwin-williams.com/homeowners/products/exterior-paint-coatings/exterior-masonry-concrete-products/exterior-decorative-concrete-products>.

ARB Guidelines COLOR –STAINING CONCRETE DRIVEWAYS 6.3.1.

STAINING PAVER STONE DRIVEWAYS

Coating, staining, or painting of paver stone driveways is not permitted. No staining of driveway is allowed with the following exception: For repair or cosmetic reasons. Staining of paver driveway will only be allowed with an approved ARB and it must be completed by a licensed professional company that stains paved driveways. A copy of the staining contract must be attached to the ARB application.

ARB Guidelines STAINING PAVER STONE DRIVEWAYS 6.4.

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COLOR - STAINING PAVER STONE DRIVEWAYS

Driveway pavers are to be a color and type of pavers that is consistent with the driveway originally installed. The following stain can be applied to paver stone driveways and private entry sidewalks. Paver driveways may be stained shades of red, brown, tan, or gray. Stain colors must be similar to original paver color to deepen sun bleached pavers or to compliment house color. Prior ARB approved is required and it must be completed by a licensed professional company that stains paved driveways. A copy of the staining contract must be attached to the ARB application.

ARB Guidelines COLOR - STAINING PAVER STONE DRIVEWAYS 6.4.1.

STAMPING DRIVEWAYS

Stamped, decorative patterns into concrete driveways and front walkways are prohibited.

ARB Guidelines STAMPING DRIVEWAYS 6.5.

WALKWAYS

Walkways are defined as any path leading from entryway to driveway. Walkways may not be added from the front door to the road and must keep footprint of original developer/constructed walkway to the driveway. No additional walkways may be added down sides of home.

ARB Guidelines WALKWAYS 6.6.

STAINING OF WALKWAYS

Coating, staining, or painting of walkways is not permitted. No staining, coating or painting of walkway is allowed with the following exception: For repair or cosmetic reasons. This will only be allowed with an approved ARB and it must be done by a licensed professional company that stains walkways. A copy of the staining contract must be attached to the ARB application.

ARB Guidelines STAINING OF WALKWAYS 6.6.1.

COLOR – STAINING WALKWAYS

To keep to a natural concrete look concrete walkway paint color to be used is from the Sherwyn-Williams concrete color palette; color HC 140 Grey Horizons.

<https://www.sherwin-williams.com/homeowners/products/exterior-paint-coatings/exterior-masonry-concrete-products/exterior-decorative-concrete-products>.

ARB Guidelines COLOR – STAINING OF WALKWAYS 6.6.2.

EXTERIOR BUILDING MATERIALS, FINISHES AND COLORS

Exterior Building Materials, Finishes and Colors. All exterior building materials, finishes and colors must be approved by the Architectural Review Board. Uncovered or exposed (whether painted or not) concrete or concrete block shall not be permitted as the exterior finish of any building structure or wall. The foregoing restriction shall be equally applicable to the initial as well as any subsequent painting of any Improvements located on Residential Property.

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Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.o (Dated: 14 August 2018)

Johns Landing Homeowners Association

SECURITY BARS AND GATES

Security bars and gates are prohibited on all external doors and windows.

ARB Guidelines SECURITY BARS AND GATES 8.1.

SOFFITS, FASCIA'S, EAVES

The style and size of soffits, fascia's, eaves shall be as provided at time of construction.

ARB Guidelines SOFFITS, FASCIA'S, EAVES 8.2.

STORM DOORS

Storm doors on front doors or any door that is visible from the street is not permitted.

ARB Guidelines STORM DOORS 8.3.

EXTERIOR LIGHTING

Exterior Lighting. Exterior lighting or illumination of buildings, yards, parking areas, sidewalks and driveways on a Lot shall be designed and installed so as to avoid visible glare (direct or reflected) from street and road rights-of-way, and other Residential Property. Special exceptions to such specifications may be approved by and within the discretion of the Architectural Review Board upon a showing of good cause therefor.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 23

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.p

All exterior lighting shall be consistent with the character established in Johns Landing and be limited to the minimum necessary for safety, identification, and decoration. Owners may not install security spotlights or flood lights unless lights are activated by a motion sensor. Fixture design and location shall be compatible with the design of the home. No spotlights, flood lights, or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage. Post mount light fixtures shall be permitted in the rear of the house only and not visible from the street in front of the house. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident. Prior ARB approval is required.

ARB Guidelines EXTERIOR LIGHTING 9.1.

EXTERIOR PAINTING

The Architectural Review Board (ARB) must approve all exterior painting of a dwelling unit before painting begins. These considerations apply to the painting of the body, trim, eaves (fascia, soffit) front door and garage door of the dwelling unit. Painting, extending, or widening of a driveway or fence also requires ARB approval and application should be made separate from that of the dwelling unit. Below are some considerations that will be taken into account by the ARB in the review.

Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.

ADJACENT HOMES

A home cannot be painted the same as either of the homes next to or adjacent.

Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.f

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ARB APPLICATION

Application to the ARB must include:

1. A completed ARB submission form denoting proposed colors for the body, trim, eaves (fascia, soffit), front door and garage door.

Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.h.1

2. Proof of the original, builder approved colors provided in the contract when re-painting of the original color is requested.

Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.h.2

3. Paint chips (Swatches) of proposed colors from Color Wheel, and if used, paint swatches from an alternate painting vendor.

Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.h.3

Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.h

ARB APPROVAL

Homeowner must submit application and receive ARB approval before paintwork is to begin.

Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.g

COLOR PALETTE

Trends in colors change through the years.

The current HOA board approved color palette may be reviewed at Sherwin-Williams Paints 13750 W Colonial Dr Ste 360, Winter Garden, FL 34787-6148 online at Sherwin-Williams Homeowners Association Color Archive <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/oakland/fl/johns-landing/> or at the offices of the Management Company.

The palette contains a variety of body colors with specific choices of trim and front door colors for each.

Eaves (fascia, soffit) colors are to be the trim color from the selected color scheme. Colors cannot be mixed and matched from scheme to scheme or page to page. The only exception to this is the alternate-door colors located on the back page labeled "Alternate". These alternate Front Door colors may be substituted for any front door color on any of the Color Schemes in the online color scheme palette/book.

Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.a

Preferred paint vendor COLOR PALETTE 10.1.

ARB Guidelines COLOR PALETTE 10.1.

DECORATIVE EXTERIOR SHUTTERS

Decorative exterior shutters are to be painted the same color as the front door from the homes current selected Color Scheme. Prior ARB approval is required.

ARB Guidelines DECORATIVE EXTERIOR SHUTTERS 10.2.

FRONT DOOR

Front door must be a solid color from the selected color scheme. Front door can also be painted an alternative neutral color: Black - Tricorn Black SW 6258, White - Pure White SW 7005, Brown - Black Fox SW 7020 or Cream - Creamy SW 7012. Neutral door color choice must compliment scheme color of home.

ARB approval required prior to painting.

ARB Guidelines FRONT DOOR 10.3.

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GARAGE DOOR

Garage door must be a solid color and can be painted either: Pure White SW 7005, from the selected color scheme: same color as trim or the same color as body when garage and house are divided by sufficient amount of trim. Garage door cannot be painted the same color as the front door.

ARB approval required prior to installation or painting.

Color Wheel TruMatch New Home Custom Color Selections

Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.d

Homes with two or more garage doors; all garage doors must match in color and pattern.

ARB Guidelines GARAGE DOORS 10.4.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts are to be the same color as the trim. Downspouts have the option to be the same color as the body of the home. Gutters and downspouts may be kept manufacturers standard colors provided they complement the current color scheme of the home. ARB approval required prior to installation or painting.

ARB Guidelines GUTTERS AND DOWNSPOUTS 10.5.

ORIGINAL BUILDER COLOR

Application to re-paint a home in its original, builder-approved, body, trim and door colors will be considered. Application must include proof of original color provided in homeowner's contract.

Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.b

Original home color schemes from the Color Wheel TruMatch color book may be used to repaint homes that still have the old Color Wheel TruMatch Paint. Provided the homeowner is repainting the home the exact same existing color, can verify the Color Wheel TruMatch colors that were used and provide the ARB with the Sherwin-Williams color match swatches or samples. Colors cannot be mixed and matched between the old Color Wheel TruMatch color book and the new Sherwin-Williams color schemes.

ARB approval required prior to painting.

ARB Guidelines ORIGINAL BUILDER AND COLOR WHEEL TRUMATCH COLORS 10.6.

SOFFITS, FASCIA'S, EAVES, PORCH/LANAI CEILINGS

Soffits, Fascia's, Eaves, Accents, Porch/Lanai Ceilings are to be painted the same color as the trim or may be kept manufacturers standard colors provided they complement the current color scheme of the home.

Prior ARB approval required before painting.

ARB Guidelines SOFFITS, FASCIA'S, EAVES, PORCH/LANAI CEILINGS 10.7.

SUITABILITY

Some colors and paint types may not be appropriate for all homes and the effects of strong sunlight and ultraviolet deterioration should be considered in making the appropriate choice.

Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.e

SWATCHES

Paint Chips (Swatches) must be submitted when using the paint supplier indicated in the color palette book. In addition, if a vendor other than Sherwin-Williams is to be used, Swatches must also be submitted from them to insure a color match.

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Architectural Guidelines for Modification of Homeowner Property and Residences EXTERIOR PAINTING 1.c

ARB Guidelines SWATCHES 10.8.

EXTERIOR STONE VENEER AND FAUX ROCK SIDING

The ARB must approve all exterior stone veneer or faux rock siding of a dwelling unit before application begins. These considerations apply to the veneer color that it matches or compliments the body, trim, eaves (fascia, soffit) front door and garage door of the dwelling. ARB approval required prior to installation.

ARB Guidelines EXTERIOR STONE VENEER AND FAUX ROCK SIDING 11.

SWATCHES

Stone Veneer Chips (Swatches/Photos of Swatches) must be submitted to ensure a tone to compliment house color.

ARB Guidelines EXTERIOR STONE VENEER AND FAUX ROCK SIDING SWATCHES 11.1.

FENCES, WALLS AND GATES

Fences and Walls. Other than those constructed by Developer and/or the Association within the Drainage Easements and Wall and Landscape Easements established pursuant to Articles 14.1.2 and 14.1.4, respectively of this Declaration or pursuant to the Plat, no fences or walls shall be erected on Residential Property unless approved in writing by the Architectural Review Board. Under no circumstances, however, shall any fences be constructed on or within the boundaries of any single family lake front residence (having one or more of its property boundaries abutting the lake). The height and location of all fences or walls shall be subject to the control and approval of the Architectural Review Board, and the limits set forth in the Code of the City of Oakland, as amended from time to time. All fences and walls shall be constructed of wrought iron, brick, painted and exterior treated wood, stucco or other masonry materials. Exception to such specifications may be permitted by the Architectural Review Board, in its discretion; provided, however, that in no event shall uncovered or exposed chain link, prefabricated wooden or opaque fences be permitted, and provided, further that in no event shall fences or walls not in conformity with the Code of the City of Oakland be permitted. On Lake front lots only six inch wrought iron style fence with a maximum height of four feet shall be permitted subject to the approval in writing by the Architectural Review Board.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 21

2nd Amendment To Declaration Of Covenants, Conditions, Easements & Restrictions

Fences that back up to the ponds or lake must be wrought iron and no higher than four (4) feet high or block any neighbor's view of the ponds or lake. You will be allowed to put up vinyl fencing on the side of the house up to the wrought iron fence. Vinyl fences and wood fences are allowed. No Chain link fences are allowed.

ARB GUIDELINES FENCES 7

Fences to stay within the Town of Oakland, Orange County and Florida laws and ordinances of distance to the property line on all sides of perimeter of lot. Fences shall be constructed so that the outermost portion of the fence does not infringe on adjacent properties. Fences can be erected on the property line with prior agreement by both property owners. 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.

Fence can be no taller in any spot than six (6) feet high except for pond and lake front property fences which

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must be six-inch wrought iron style fence with a maximum height of four (4) feet. Fences may not block neighbors views of ponds or the lakes. Fence must stay within ten (10) feet back from front corner of home and may not extend past the sides of the home into the front of the yard out toward the sidewalk.

Fences should be clean of mold, mildew, and undamaged.

Fence maintenance shall be the responsibility of the Owner of the fence and all damage shall be repaired within thirty (30) days of written notification by the Association.

It shall be a violation of these Rules and Regulations to maintain any fence in such a manner as to allow:

1. any portion of a fence to lean so that the fence's axis is more than five (5) degrees out of a perpendicular alignment with its base, or
2. missing, loose, or sections in the fence, or
3. symbols, writings, or other graffiti on the fence

No double fences (two fences along the same boundary line) will be allowed.

All fences are subject to prior approval by the ARB.

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How close to the property line can a fence be in Florida?

Around 5 feet in Florida. You can extend it to around 8 feet or reduce it to around 3 feet depending on the regulations in your area.

Town of Oakland:

Corner lots: Fences must be setback 5 feet from the property line

Through lots: Fences may be permitted if setback 5 feet from the property line.

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.n

ARB Guidelines FENCES, GATES and WALLS 12.1

FENCES AND GATES FOR POOLS

Pool fences to be 3 rail five feet (5') in height pool code safety black aluminum fence. All gates to be five feet (5') in height pool code safety black gates equipped with a self-latching device with positive mechanical latching/locking installed a minimum 54" above the threshold. Pool must be enclosed by pool safety fences that enclose either the pool itself or the entire back yard around a pool. Fence to follow Town of Oakland and Orange County statutes for water safety. ARB approval is required for pool fences.

ARB Guidelines FENCES and GATES for POOLS 12.2.

FISHPONDS

Fishponds may not be placed in the front yard or sides of any property. Fishponds must be located in the back yard only, be set back a minimum of 5 feet from any property line and must not exceed 25% of available backyard space. Fishponds shall not be visible from roadway or common area. Fishponds cannot be more than 2 feet in depth and must be properly maintained. Water in fishponds and water features must include continually pumped circulation to prevent insect infestation. Fishponds must be enclosed by pool safety fences that enclose either the fishpond itself or the entire back yard. Pool fence height to be 5 feet on all sides of the pond. In addition, no items wider than 4 inches, such as human hands or arms, should be able to fit into any fencing gaps. Pool fence to follow Town of Oakland and Orange County statutes. Fishponds are only permitted in back yards that are enclosed with a fence. Under no circumstances, shall any fishpond be allowed in back yards on or within the boundaries of any single family pond or lake front residence (having one or more of its property boundaries abutting a pond or the lake) or corner lots where the fishpond is visible from roads or adjoining properties. ARB approval is required for fishponds.

ARB Guidelines FISHPONDS 13.

FLAGS

AMERICAN FLAGS

American flags displayed on flag poles are acceptable.

ARB GUIDELINES HOLIDAY ORNAMENTS 4 (DATED: 27 MAY 2021)

ALLOWABLE FLAGS

United States flag, official flag of the State of Florida or a flag which represents, the United States Army, Navy, Air Force, Marine Corps or Coast Guard, or a POW-MIA flag consistent with the United States Flag Code and Florida Statute 720.304 are permitted. American flags flown after dark must be illuminated. First responder flags; Official national flag of countries other than the United States; Sport team flags are also permitted.

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ARB Guidelines ALLOWABLE FLAGS 14.1.

ALLOWABLE FLAG DISPLAY

Allowable Flags must be displayed on either a permanent flagpole or a properly wall mounted pole, on either side of garage doors or on either side of the front door entrance way. Flagpoles cannot exceed twenty feet (20') in height and flags no larger than four and one-half feet (4 1/2) by six feet (6). Flag poles may not obstruct sightlines at intersections and may not be erected within or upon an easement. The installation of a freestanding flagpole is subject to all governmental regulations, including, but not limited to, drainage, setbacks and lighting. Wall-mounted flags are permitted on the front and rear only. Flags must be maintained in good condition, show no signs of deterioration and must be properly displayed in a respectful manner.

Flags to be flown in According with the U.S. Flag Code and Florida Flag Protocols:

- Can only display the flag from sunrise to sunset unless the flag is illuminated at night.
- Must take down the flag during rain, snow, or storms unless it is an all-weather flag.
- The flag must not touch the ground or have anything beneath it.

When two flags are displayed in a line, the national flag should appear on the left side when viewed by an observer. If the flags of other nations are displayed with the American Flag, they should be of equal size and at equal heights on separate staffs at a time of peace. The American Flag should be displayed to the (flag's own) right but not higher than other national flags. The flag should not be displayed in a way that would make it damaged or soiled. Cannot place letters, symbols, insignia, or designs on the flag. Destroy all worn-out flags in a dignified way (i.e. burning). No flags or flagpoles shall be installed without approval by the ARB.

ARB Guidelines ALLOWABLE FLAG DISPLAY 14.2.

DECORATIVE FLAGS

Homeowners are limited to 1 decorative flag (either on wall mounted pole if large or on lower bracket in garden if small). If American or official national flag is on a wall mounted pole, and a second decorative flag would need to be of the smaller (12" x 18" variety). Decorative/Holiday related flags may be displayed three weeks prior to the holiday and removed 7 days after the holiday.

ARB Guidelines DECORATIVE FLAGS 14.3.

FRONT DOORS

Replacement front doors to match style of original front door and should maintain integrity of the homes original architectural design. ARB approval required prior to installation or painting.

ARB Guidelines FRONT DOORS 15.

GARAGES AND CARPORTS

Garages and Carports. No carports shall be placed, erected, constructed, installed or maintained on Residential Property. Each single family residential dwelling constructed and maintained on Residential Property shall have an attached garage as an appurtenance thereto. All single family residential lake front dwellings, having one or more of its boundaries abutting the lake, and all lots designated as lake view lots according to the attached Exhibit "A," shall only consist of side-entry or courtyard style garages. All garages shall be for not less than two (2) standard sized passenger automobiles. Garages for more than three (3) automobiles must be specifically approved by the Architectural Review Board. All garages must comply with any applicable provisions of the City of Oakland Code and Orange County Code requirements. Garages may also contain appropriately sized storage

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rooms, recreational workshops and tool rooms as approved by the Architectural Review Board. All garages must have garage doors that are operated by electric door openers kept in operable condition and all garage doors shall remain closed at all times; save and except for the temporary opening and use of same in connection with the ingress and egress of vehicles and the conduct of other activities customarily performed in garages.

No garage shall be converted to another use (e.g., living space) without the substitution, on the Lot involved, of another garage meeting the requirements of this Article 8.13 of this Declaration and the approval of the Architectural Review Board as otherwise provided in this Declaration. Notwithstanding the foregoing provisions of this Article 8.13, because of the peculiarities of the size, shape, configuration, location and other physical characteristics of many Lots within Johns Landing, it may be impossible or impractical to design, erect, construct, install or maintain garages in such manner that the garage doors thereof do not face and are not visible from any street or the front of any residence.

Accordingly, it is expressly provided that Developer without the consent of the Architectural Review Board, or the Architectural Review Board only with the consent of Developer, in their sole and absolute discretion, shall be entitled, and are hereby authorized, to grant waivers of and/or variances from such restriction in any particular instance and with respect to any particular Lot or Improvement.

To the extent that any such waiver and/or variance is granted by the Developer and/or the Architectural Review Board, as aforesaid, the same shall not be deemed to be a precedent for the granting of such or any similar waiver or variance in any other particular instance or with respect to any other particular Lot or Improvement.

Declaration of Covenants, Conditions, Easements & Restrictions ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 13

1ST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS Article VIII, Paragraph 13

2ND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.e

GARBAGE AND GARBAGE CONTAINERS

All garbage and trash containers and their storage areas and the like shall be kept within a garage or placed inside of an enclosure approved by the Architectural Review Board or behind opaque walls attached to and made a part of the single family residential dwelling constructed on each Lot and otherwise in conformity with applicable rules and regulations. In no event shall any of the same be visible from any adjacent or neighboring property including all of the Common Streets and Roads. Further, all garbage and trash containers and their storage areas shall be designed and maintained so as to prevent animals from gaining access thereto.

All such containers shall be put out for pickup or removal, and shall be removed from the street and placed back in their storage areas the night of such pickup or removal.

Declaration of Covenants, Conditions, Easements & Restrictions Article VII - Use Restrictions - Residential Property 10

GAZEBO

Gazebo - Gazebos are not allowed on owners' lots.

ARB GUIDELINES Gazebo 1

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GENERATORS

EMERGENCY PORTABLE GENERATORS

Portable generators are permitted for a temporary period of time during and immediately after an event or a storm that causes electrical power failure.

ARB Guidelines EMERGENCY PORTABLE GENERATORS 16.1.

EMERGENCY PERMANENT WHOLE HOME GENERATORS

Generator is to be placed on the side of the home that accesses the utility meter and home's main distribution panel; a minimum of 10 feet from the front most wall of the home. Generator is to be screened from view with shrubbery, fence or wall. The monthly generator exercise cycle should be done at a time when the noise will not disturb neighbors. ARB approval is required prior to installation.

Obtain appropriate permits prior to ARB application.

ARB Guidelines EMERGENCY PERMANENT WHOLE HOME GENERATORS 16.2.

GOVERNMENTAL REGULATIONS

Governmental Regulations. All Improvements placed, located, erected, constructed and installed upon Residential Property shall conform to and comply with all applicable Governmental Regulations, including, without limitation, all building and zoning regulations of the City.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 3

GOVERNMENTAL REGULATIONS - PRECEDENCE OVER LESS STRINGENT

Precedence Over Less Stringent Governmental Regulations. In those instances where the covenants, conditions and restrictions set forth in this Article 8 set or establish minimum standards in excess of Governmental Regulations, including, without limitation, building and zoning regulations, the covenants, conditions and restrictions set forth in this Article 8, of this Declaration shall take precedence and prevail over such less stringent Governmental Regulations. Conversely, in those instances where such Governmental Regulations set or establish minimum standards in excess of the covenants, conditions and restrictions set forth in this Article 8, the Governmental Regulations shall take precedence and prevail over less stringent covenants, conditions and restrictions set forth in this Article 8.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 31

GUTTERS, DOWNSPOUTS AND FRENCH DRAINS

Gutters and downspouts are permitted. Gutters and downspouts are to be the same color as the trim.

Downspouts have the option to be the same color as the body of the home. Gutters and downspouts may be kept manufacturers standard colors provided they complement the current color scheme of the home.

French drains are permitted. Location of downspouts and French drains must not adversely affect drainage.

Effluence from downspouts and French drains to be managed within the property so as to not adversely affect the adjacent properties or open space. Water must exit on a splash concrete pad or rip rap. Downspout extensions (horizontal to and at ground level) exceeding twelve inches (12") are not permitted. Plans must include the proposed locations of the gutters and downspouts. Gutters are to be maintained and cleaned on a

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regular basis to be free of debris, leaves, seeds, pollen to prevent water washing back under the shingles and creating leaks. ARB approval required prior to installation.

ARB Guidelines GUTTERS, DOWNSPOUTS AND FRENCH DRAINS 17.

HAMMOCKS

Hammocks may not be placed in the front yard or sides of any property. Hammocks must be located in the back yard only. Must be stored or secured prior to hurricane or storm by homeowner. Hammocks are only permitted in back yards that are enclosed and are not permitted on properties that back onto ponds or lakes or corner lots where the hammock is visible from roads or adjoining properties. If used in these instances they are to be removed and stored out of sight on a daily basis.

ARB Guidelines HAMMOCKS 19.

HOLIDAY ORNAMENTS AND DECORATIONS

Holiday decorations will be allowed between one week prior to Thanksgiving and January 31st. Decorations for other holidays may be installed no more than two weeks prior to the holiday and must be removed within two weeks after the holiday. String lighting, café bulbs, strung bulbs and tree wrapped lights are considered holiday decorations. Lights that are not permanently mounted with visible wiring are also considered holiday decorations. With the many new styles of holiday decorations, homeowners must be aware how their decorations might affect another home. If projection decorations are installed and they affect another home, then the decoration lighting must be turned off or set up so it will not trouble other owners. Lazer projection lights to be angled so as not to interfere with aircraft as per FAA guidelines.

<https://www.faa.gov/newsroom/keep-holiday-laser-lights-out-sky>

ARB GUIDELINES HOLIDAY ORNAMENTS 4

ARB Guidelines EXTERIOR HOLIDAY DECORATIONS 19.

HOUSE NUMBERS

All dwellings shall have the assigned digital property numbers displayed on the garage front and must be visible in case of emergency. Numbers shall not be less than four inches (4") in height or greater than five inches (5") in height. House numbers shall be black or natural metal finish and remain in the original location as placed at time of construction.

ARB Guidelines HOUSE NUMBERS 20.

LANAIS & PORCH

All covered lanais, porch additions and additional roofing shall be a permanent structure. All additions shall match the existing roof in materials and textures. Roof shall be constructed of a wood truss and engineered to match the current structure of the existing roof and residence. Metal roofs and flat roofs are not acceptable. Metal and flat roofs installed prior to May 24, 2021 were deemed grandfathered in and must be maintained to original installation standards.

ARB GUIDELINES LANAIS & PORCH 11

Johns Landing Homeowners Association

LAND USE AND BUILDING TYPE

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 nonresidential 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.

Recorded Rules & Regulations of Johns Landing HOA 1

LANDSCAPING

Modification to homeowner's landscape must be consistent with community standards and with Florida Friendly Landscaping guidelines. All landscaped areas shall be primarily grass with flowers, shrubs and plants. Flower and shrub bed areas shall not be paved or covered with gravel. Consider maintenance requirements and height restrictions. Plant only within the perimeters of your property, never in common areas or in the preserve areas. Do not plant on berms or in swales. Remember we are within a preserve area and are not to plant exotic or nuisance plants that may adversely affect these areas. For a complete list of plants not recommended for landscaping, refer to the Florida Exotic Pest Plant Council at www.fleppc.org. Plants that are not size-appropriate, like Bismark palms, or storm-resistant, like Norfolk Island Pines, may not be approved. Application must include a site map clearly differentiating where the lawn/sod, flower beds, trees, shrubs and plants will be located. Choice of sod from allowable types to be stated. Full list of trees, shrubs and plants to be included. All landscaping requires prior ARB approval.

ARB Guidelines LANDSCAPING 21.

ARTIFICIAL VEGETATION

Artificial Vegetation. No artificial vegetation shall be permitted on the portion of any Lot outside of any building on the Lot.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 29

Architectural Guidelines for Modification of Homeowner Property and Residences LANDSCAPING/YARD/GROUNDS 2.c

CACTI

Cacti and plants that create a desert/Arizona looking landscape are not allowed.

ARB Guidelines CACTI 21.1.

CURBING AND EDGING (BORDERS)

Landscape edging, curbing and borders around trees or flower beds shall be limited to natural stone, concrete type curbing and must be made of materials designed and/or suited for that purpose: other solid or architectural material or an aluminum edging material installed below the grass line. Plastic and faux rock edging may not be used. Landscape borders around any area made of wire, mini picket fence, or wrought iron style are not permitted. Landscaping edging and borders must be consistent throughout or present a purposeful design. The edging/border style must match the architectural style of the home. No edging/border material shall be greater than 8 inches in height. Various kinds of landscape block are not allowed in front or sides of dwellings. Curbing and edging to be kept neat, well maintained and spaced appropriately.

Landscape curbing/edging/border requires prior ARB approval.

Johns Landing Homeowners Association

ARB Guidelines CURBING AND EDGING (BORDERS) 21.2.

DECORATIVE ROCK, STONES AND BOULDERS

No large decorative rocks allowed. No bricks or pavers shall be permitted as ground cover. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, emblems, geometric patterns or any other communication. Rocks and boulders shall not be used as bed-edging material and are not permitted on turf/lawn areas. No faux rocks or boulders allowed.

ARB Guidelines DECORATIVE ROCK, STONES AND BOULDERS 21.3.

FLOWER AND SHRUB BEDS

Shrubbery in front of a window shall not cover more than one half the height of the window.

No additional flower or shrub beds or extensions to existing flower or shrub beds are to be established without prior approval of the ARB.

ARB Guidelines FLOWER AND SHRUB BEDS 21.4.

GARDEN ROCKERY AND WATERFALLS

Garden rockeries and waterfalls are prohibited in front yards and along sides of properties. Garden rockeries and waterfalls are only permitted in back yards that are enclosed with a fence. Under no circumstances, shall any garden rockery or waterfall be allowed in back yards on or within the boundaries of any single family pond or lake front residence (having one or more of its property boundaries abutting a pond or the lake) or corner lots where the garden rockery or waterfall is visible from roads or adjoining properties.

ARB approval is required for back yard, garden rockeries and waterfalls.

ARB Guidelines GARDEN ROCKERY AND WATERFALLS 21.5.

GRASS

Grass. No type or variety of grass other than St. Augustine or similar type grass shall be planted on Residential Property, and such grass shall be planted only in those areas where specified on the landscape plan approved by the Architectural Review Board. The planting of grass on Residential Property shall be accomplished by the installation of full sod covering the entire area required to be grassed.

Partial sodding, sprigging, plugging or seeding shall not be permitted.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 26

Architectural Guidelines for Modification of Homeowner Property and Residences LANDSCAPING/YARD/GROUNDS 2.a

Types of Grass that are allowed in the Community. Because of the Florida friendly requirements, the ARB has added to the approved grass for Johns Landing.

Zoysia grass (as the Florida friendly) and St. Augustine or similar grass shall be planted on the owner's lot as per the Johns Landing Declaration of Covenants, Condition, Easements & Restrictions.

Installation of grass must be approved by the Architectural Review Board.

If you are installing Zoysia grass, you still have to maintain it so that it is always healthy and green.

All front yards must be at least 80% grass.

ARB GUIDELINES TYPES OF GRASS 2

Zoysia grass (as the Florida friendly) and St. Augustine or similar grass shall be planted on the owner's lot.

Additional allowance for Bahia to be used in the backyards on lake front properties from the berm to the lake.

Prior ARB approval is required.

ARB Guidelines GROUNDCOVER 21.6.

Johns Landing Homeowners Association

GROUNDCOVER

Natural organic groundcovers are permitted in planting beds and around trees. Homeowners may install stones as groundcover in dwelling perimeter areas. Groundcovers must be harmonious in style and color with the dwelling and landscape and consistent with Florida Friendly Landscaping guidelines, <http://fyn.ifas.ufl.edu/>. Prior ARB approval is required.

ARB Guidelines GROUNDCOVER 21.7.

HEDGES

Location of Hedges - Rules define two separate zones on a property. The first zone is the area in front of a home, and the second zone covers the areas on the sides and back of a home.

Front of Home – All hedges planted as a fence (“living fence”) in the front yard of a home is not permitted. Any “hedge like” plant in the front yard flower beds or against the front of the home is limited to a height of 3.5 feet in height and must be kept trimmed and well maintained.

Side of Home & Back Yards - Hedges on the side and back of homes are allowed up to a maximum of 6 feet in height. Hedges can be no taller in any spot than six (6) feet high except for pond and lake front property hedges which must be a maximum height of four (4) feet. Hedges may not obstruct neighbors views of ponds or lakes. Hedges must stay within ten (10) feet back from front corner of home and may not extend past the sides of the home into the front of the yard out toward the sidewalk.

Height of Hedges: Hedge height shall be measured from the natural ground level adjacent thereto.

ARB approval is required prior to planting a hedge.

ARB Guidelines HEDGES 21.8.

IRRIGATION SYSTEMS

Irrigation Systems. All landscaped and grassed open areas on Residential Property, including such areas that are within road rights of way adjacent to and contiguous with the Residential Property, shall be irrigated by means of an automatic underground irrigation or sprinkling system capable of regularly and sufficiently irrigating all lawns and plantings within such open areas.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 28

LANDSCAPE LIGHTING

Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walkway from the front door to the driveway. It may not be installed along the sides of the driveway, adjacent to the sidewalk, or between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze or copper). Lights shall not be spaced closer than 30 inches on center. Post mount light fixtures shall be permitted in the rear of the house only and not visible from the street in front of the house. Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully.

Tree mounted lights are not allowed. Lights may not shine onto other properties or onto the sidewalk or street. Lights must be maintained in a neat and orderly appearance. Crooked or leaning lights are not acceptable.

Junction boxes, wires and other lighting hardware shall be sub terranean or screened by landscape material to minimize daytime visibility. Wires should not be visible and if lighting wires are to cross walkways or driveways wiring must be placed under the walkway or driveway.

Application to detail type of lights to be used and location. Lights must be permanently mounted.

Landscape lighting both wired and solar lighting require prior ARB approval.

ARB Guidelines LANDSCAPE LIGHTING 21.9.

Johns Landing Homeowners Association

MULCH

No artificial mulch is allowed. Mulch should be a natural color. The application of mulch around trees and in beds shall be to a thickness of 3 inches minimum and limited to following: Cypress, (natural or red), Eucalyptus, Melaleuca. Golden Pine mulch is recommended due to the request of many ecology groups asking people to refrain from using cypress as these trees are very beneficial to the environment.

Black mulch can be used with the caution (use black mulch with caution in hot, sunny areas).

Rubber mulch and gravel covered yards are not permitted.

ARB Guidelines MULCH 21.10.

POTTED PLANTS

No more than three (3) potted plants are allowed in the front yard. All potted plants must be well cared for; dead potted plants must be removed. All flowerpots placed outside must be maintained with plants and removed when empty of plants. Pots are to be maintained in good condition, no peeling paint, broken pieces.

ARB GUIDELINES POTTED PLANTS & FIGURINES 3

Potted plants are only permitted in back yards that are enclosed with a fence. Under no circumstances, shall any potted plants be allowed in back yards on or within the boundaries of any single family pond or lake front residence (having one or more of its property boundaries abutting a pond or the lake).

ARB Guidelines POTTED PLANTS 21.11.

RESIDENTIAL VEGETABLE GARDENS

Residential vegetable gardens are not allowed in the front yard of sides of properties. Vegetable gardens are only permitted in back yards that are enclosed and are not permitted on properties that back onto ponds or lakes or corner lots where the gardens are visible from roads or adjoining properties.

ARB Guidelines RESIDENTIAL VEGETABLE GARDENS 21.12.

ROCKS, STONES AND PEBBLES

Use of river rocks, lava rocks, stones and pebbles in flower beds requires prior ARB approval. If smaller stone or lava rock is used in bedding areas, a concrete or block curbing must surround the area. Smaller stone and lava rock can become dangerous projectiles (with mowing and edging) if not contained. River rocks and stones may be used within the planting bed provided the stones are complimentary to the home color. Colors in earth tone (buff, beige, brown or reddish-brown), white and black or grey stones may be used as an accent within the planting bed. Stones, including accent stones, must be no smaller than 1" nor larger than 3". Rock: Lava rock or natural colored river rock is allowed. Organic rocks are allowed.

ARB Guidelines ROCKS, STONE AND PEBBLES 21.13.

TREES

No trees shall be removed from any Lot without the prior written consent of the Architectural Review Board; provided, however that such removal shall be in compliance with Governmental Regulations. Such approval shall be reasonably given, however, if such removal is necessary in connection with the location of the main residential dwelling on a particular Lot where the preservation of any tree would work a hardship or require extraordinary design measures in connection with the location of such dwelling on the Lot and where the plans and specifications for and location of the dwelling on the Lot have been approved by the Architectural Review Board as provided in Article 15 hereof. As used herein the term "tree" shall mean and be defined as any living, self-supporting perennial plant which has a trunk diameter of at least three (3) inches measured at D.B.H. (at the

Johns Landing Homeowners Association

base of the tree) and normally grows to a minimum height of fifteen (15) feet. Any tree(s) removed in violation of this provision shall be immediately replaced with a tree of similar size and type.

Declaration of Covenants, Conditions, Easements & Restrictions Article VII - Use Restrictions - Residential Property 17

Architectural Guidelines for Modification of Homeowner Property and Residences LANDSCAPING/YARD/GROUNDS 2.b

Trees. The provisions of Article 7.17 of this Declaration shall be applicable to the building or construction of any single family residential dwelling or other structure or Improvements on Residential Property and such provisions are incorporated in this Article 8 by this reference thereto.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 27

Homeowners to obtain ARB approval prior to cutting down or removing trees and before planting trees.

Permit and authorization from Town of Oakland required prior to cutting down or removing trees.

Trees that rapidly grow into another homeowner's backyard cannot be planted.

Trees and shrubs which obstruct pedestrian traffic on sidewalks and roadways must be cut and trimmed back.

Dead trees, after certification from the ARB, should be promptly removed by the Owner.

ARB Guidelines TREES – PLANTING AND CUTTING DOWN 21.14.

TREES, FRUIT TREES

All citrus and fruit trees shall be in the back yard only.

ARB GUIDELINES Potted Plants & Figurines 3

All fruit trees shall be grown in the back yard only. This includes any tree which bears fruit that is consumed or used by animals and humans. Fruit trees are only permitted in back yards that are enclosed by a fence. Under no circumstances, shall any fruit tree be allowed in back yards on or within the boundaries of any single family pond or lake front residence (having one or more of its property boundaries abutting a pond or the lake) or corner lots where the fruit tree is visible from roads or adjoining properties.

ARB Guidelines TREES - FRUIT TREES 21.15.

ULTRASONIC ANIMAL DETERRENTS

Ultrasonic animal deterrents are allowed as long as they are installed far enough back on the lawn to not look unsightly and that the minimum number required are used for the coverage area.

Clear access to sidewalk for pedestrians without triggering the deterrents must be maintained.

ARB Guidelines ULTRASONIC ANIMAL DETERRENTS 21.16.

LAUNDRY AND CLOTHES DRYING

No laundry or clothes drying lines or areas shall be permitted outside of any building on Residential Property unless the same shall be placed inside of walls, fences, landscaping screens or similar type enclosures in conformity with applicable rules and regulations adopted and promulgated by the Association with respect thereto. In no event shall any of the same be permitted if visible from any adjacent or neighboring property.

Declaration of Covenants, Conditions, Easements & Restrictions Article VII - Use Restrictions - Residential Property 14

Johns Landing Homeowners Association

MAILBOXES AND OTHER DELIVERY BOXES

MAILBOXES

Mailboxes and Other Delivery Boxes. Each Lot on which a single family residential dwelling is constructed and completed (as evidenced by the issuance of a certificate of occupancy therefor) shall have a street or roadside mailbox for the delivery of United States mail. The design, construction and location of such mailbox must be approved by the Architectural Review Board in writing; it being expressly provided, however, that the Architectural Review Board must approve a location consistent with the rules and regulations of the United States Post Office Department and that all mailboxes must be constructed utilizing a break-away type construction method. All other delivery boxes or receptacles of any kind, including those for newspapers, milk and other similar home deliveries, must also be submitted to the Architectural Review Board for approval as to location, materials, color and the like. Developer shall have the right to require that all street or roadside mailboxes shall be of one particular type or design specified by Developer so long as such designated type or design meets the rules and regulations of the United States Post Office Department.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 24

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.

RECORDED RULES & REGULATIONS OF JOHNS LANDING HOA 4

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.r

MAILBOX METAL NUMBERS

Additional mailbox numbers allowed. Gold metal numbers in font CG California Bold. Size of 1 1/2"

No rectangular stickers, only cutout vinyl or metal numbers allowed.

ARB Guidelines MAILBOX NUMBERS 22.1.

MAILBOX SUPPLIERS

Additional vendor and design: The approved mailboxes are model # ME 1 from Creative Mailbox Company or go to www.postalproducts.com and the Item # N1027183 - Classic Black 1812 Architectural Series Mailbox Item # N1027236 - Black Senator Mailbox Post, this is the plastic mailbox that looks exactly like the metal mailbox that are in the community now.

ARB GUIDELINES MAILBOXES 8

Mailboxes must be approved by the Architectural Review Board (ARB) prior to installation.

Please refer to the Approved Mailbox Design for the John's Landing community before ordering your mailbox.

Mailboxes can be purchased from two companies: Creative Mailbox Designs LLC and Postal Products Unlimited Inc.

Preferred Supplier:

Creative Mailbox Designs LLC

Toll Free 877-818-7180

sales@creativesigndesigns.com

www.creativemailboxdesigns.com

Mailbox:

Estate Collection

ME-1 with 1 1/2" Numbers

Numbers on Mailbox

Reflective Vinyl

Font: CG California Bold

Color: Gold

Johns Landing Homeowners Association

Red Stamped Flag
DB-30 Mounting Cap
3" Fluted Post

Alternative Supplier:
Postal Products Unlimited Inc
Toll Free Call: 800-229-4500
info@mailproducts.com
<http://www.mailproducts.com>

Mailbox:
1812 Architectural Mailbox
N1021786 in Black
Numbers 1 1/2" on Mailbox
Reflective Vinyl Numbers
Font: CG California Bold
Color: Gold
Red Stamped Flag
Black 42" Senator Mailbox Post

Board Approved on Website: JohnsLandingHOA.com (Dated: 2021)

ARB GUIDELINES MAILBOXES (Dated: 27 May 2021)

MAINTENANCE

Each Lot and all Improvements, including landscaping, located thereon shall at all times be kept and maintained in a safe, clean, wholesome and attractive condition, shall not be allowed to deteriorate, fall into disrepair or become unsafe or unsightly. In particular, no weeds, underbrush or other unsightly growth and no trash, rubbish, refuse, debris or unsightly objects of any kind shall be permitted or allowed to accumulate on Residential Property. Enforcement of the provisions of this Article 7.8 shall be in accordance with the provisions of Article 7.20 of this Declaration and such other provisions of this Declaration as shall be applicable to its enforcement generally.

Declaration of Covenants, Conditions, Easements & Restrictions Article VII - Use Restrictions - Residential Property 8

ORNAMENTAL STRUCTURES & FIGURINES

Ornamental structures, pottery, and figurines are not acceptable in the front or side yards.

ARB GUIDELINES POTTED PLANTS & FIGURINES 3

BIRDBATHS/BIRD FEEDERS

A single bird bath no larger than eighteen inches (18") in diameter is allowed. No more than two bird feeders are allowed. Birdbaths and bird feeders may not be placed in the front yard or sides of any property and shall not be visible from roadway or common area. Under no circumstances, shall any birdbaths and bird feeders be allowed in back yards on or within the boundaries of any single family pond or lake front residence (having one or more of its property boundaries abutting a pond or the lake).

ARB Guidelines BIRDBATHS/BIRD FEEDERS 23.1.

Johns Landing Homeowners Association

FIGURINES

Figurines are not acceptable in the front or side yards. Under no circumstances, shall any figurines be allowed in back yards on or within the boundaries of any single family pond or lake front residence (having one or more of its property boundaries abutting a pond or the lake).

ARB GUIDELINES POTTED PLANTS & FIGURINES 3

FOUNTAINS

A fountain shall be limited to one (1) per home site. Fountains must not reflect light or glare upon the street or adjacent lots. Fountain water noise must not be heard from any adjacent lot. Fountains which would make a dominating, harsh or distracting impact on the home are not permitted. Fountains are to be relative to height of home and placement of fountain. No fountains may be located within the front yard unless otherwise approved by the ARB prior to installation.

ARB Guidelines FOUNTAINS 23.2.

STATUES, ORNAMENTS AND FIGURINES

Front yard installation of statues and ornaments: When installed in the front yard, statues and ornaments are only allowed under certain conditions with prior ARB approval. If approved, statue or lawn ornament may not be larger than three (3) feet tall or less when including the pedestal, the statue or lawn ornament must be confined to the garden or flower bed adjacent to the house, the total number of ornaments in the front yard may not exceed two (2). ARB application submitted must include a site map showing location of house, driveway and landscaping and detailing exact location of statue or ornament placement.

Back yard installation of statues and ornaments: When installed in the back yard, ARB approval is not required if the statue or lawn ornament is three feet tall or less including the pedestal, the statue or lawn ornament is confined to the garden or flower bed adjacent to the house, the total number of ornaments does not exceed three (3). An ARB for lawn statues and ornaments is not necessary if the rear yard has a six feet privacy fence that blocks the view of statues and ornaments. Under no circumstances, however, shall any back yard statues and ornaments be constructed on or within the boundaries of any single-family pond or lake front residence (having one or more of its property boundaries abutting a pond or the lake). ARB approval is required for all other installations of statues or lawn ornaments in the rear yard that do not meet the above criteria.

ARB Guidelines STATUES, ORNAMENTS AND FIGURINES 23.3.

WALL MOUNTED ORNAMENTS

Front yard installation of wall mounted ornaments shall require prior ARB approval and only allowed under certain conditions.

ARB Guidelines WALL MOUNTED ORNAMENTS 23.4.

OUTBUILDINGS AND ACCESSORY STRUCTURES

Outbuildings and Accessory Structures. No out buildings or accessory structures are permitted. However, the following outbuildings are permitted if approved in writing by the ARB: boat houses and docks, well and pump houses, and dog houses so long as they are obscured from view from the street.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 9.3

2nd Amendment To Declaration Of Covenants, Conditions, Easements & Restrictions

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.c

Johns Landing Homeowners Association

OUTDOOR SPORTS EQUIPMENT

BASKETBALL HOOPS

Basketball hoops are only allowed on the driveway as long as they are well maintained.

Basketball hoops that are already in the ground and are well maintained will be grandfathered in but if they are in disrepair, they must be removed. No basketball hoops are allowed on the street or sidewalks at any time.

ARB GUIDELINES BASKETBALL HOOPS 5

Permanent hoops may not be erected. No permanent basketball fixture of any type shall be installed or constructed on any lot. Basketball hoops are not permitted to be attached to the house or garage.

Portable units are permitted outside only when in use and must be removed from the driveway and stored appropriately at the end of each day, preferably at dusk. All “portable equipment” hoops are to be stored in a garage when not in use. Basketball hoops, to be kept in good condition. Portable basketball stands shall be located in a manner which keeps players and balls away from the sidewalks and streets. Hoops when in use must be placed no closer to the street than half way up the driveway. Placing these hoops or anything else on the sidewalk is a violation of county ordinances, which prohibit blocking a public right-of-way.

ARB Guidelines BASKETBALL HOOPS 24.1

SPORTS EQUIPMENT

With the exception of portable basketball hoops, all outdoor sports equipment is not allowed in driveways. In no event shall any of the same be permitted if visible from any roadway, common, adjacent or neighboring property. All outdoor sport equipment should be stored or placed in the backyard of the property, not visible from the front of the house, roadway or common area. These items must be removed from lots and stored out of sight on a daily basis.

ARB Guidelines OUTDOOR SPORTS EQUIPMENT 24.2

PLAYGROUND EQUIPMENT

Play equipment, including toys or bicycles, may not be stored in front yards, front porches, driveways, front sidewalks, or front patios. Children’s play equipment including but not limited to bicycles, scooters, skateboards, carriages, toys, pools, playsets, basketball hoops or other personal articles, shall not be left unattended. These items must be removed from lots and stored out of sight on a daily basis.

ARB Guidelines PLAYGROUND EQUIPMENT 25.

SWING SETS/PLAY STRUCTURES

The term play structure shall include, but is not limited to; playhouses, jungle gyms, permanent play sets, swing sets and kiddy pools. Must be located in the back yard only and be set back a minimum of 5 feet from any property line and not visible from the street in front of the house or adjacent road. Must be stored or secured prior to hurricane or storm by homeowner. Under no circumstances, however, shall any playhouses, jungle gyms, permanent play sets, swing sets be constructed on or within the boundaries of any single-family pond or lake front residence (having one or more of its property boundaries abutting a pond or the lake).

ARB Guidelines SWING SETS/PLAY STRUCTURES 25.1.

Johns Landing Homeowners Association

TREE HOUSES

No out buildings or accessory structures are permitted.

However, the following outbuildings are permitted if approved in writing by the ARB: boat houses and docks, well and pump houses, and dog houses so long as they are obscured from view from the street.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 9.3

2ND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS Article VIII 9.3

Tree houses are not allowed and shall not be installed or constructed on any lot.

ARB Guidelines TREE HOUSES 25.2.

TREE SWINGS

Swings of any kind are not permitted in front of the house, including hanging from tree branches. Must be located in the back yard only and be set back a minimum of 5 feet from any property line. Must be stored or secured prior to hurricane or storm by homeowner. Under no circumstances, however, shall any tree swings be constructed on or within the boundaries of any single-family pond or lake front residence (having one or more of its property boundaries abutting a pond or the lake). Placing tree swings or anything else on the sidewalk is a violation of county ordinances, which prohibit blocking a public right-of-way.

ARB Guidelines TREE SWINGS 25.3.

RECONSTRUCTION OF DAMAGED IMPROVEMENTS

In the event that a residential dwelling or other Improvements on Residential Property shall be damaged or destroyed by casualty, hazard or other cause, including fire or windstorm, then, within a reasonable period, not exceeding three (3) months following the occurrence of the offending incident, the Owner of the affected Residential Property shall cause the damaged or destroyed Improvements to be repaired, rebuilt or reconstructed or to be removed and cleared from such Residential Property. Any such repair, rebuilding or reconstruction shall be approved and accomplished as otherwise required pursuant to the provisions of this Declaration. Enforcement of the provisions of this Article 7.9 shall be in accordance with the provisions of Article 7.20 of this Declaration and such other provisions of this Declaration as shall be applicable to its enforcement generally.

Declaration of Covenants, Conditions, Easements & Restrictions Article VII - Use Restrictions - Residential Property 9

RETAINING WALLS

All retaining walls shall be made from stone, brick, architectural concrete, wood landscape timbers, or stacked stone. Railroad ties, cinder blocks, or bare/painted concrete shall not be allowed. All homeowners must maintain the retaining walls and must properly repair/replace any damaged areas. Retaining walls must contain a plumb or step back surface. Leaning or loose pieces must be properly replaced or repaired. All retaining walls must be a natural color. Height limitations to retaining walls, must follow Town of Oakland, Orange County and Florida State ordinances and requirements.

ARB approval is required prior to erecting. Obtain appropriate permits prior to ARB application.

ARB Guidelines RETAINING WALLS 26.

Johns Landing Homeowners Association

ROOFS

Roofs. The roofs of the main body of all buildings and other structures, including the principal residence, shall be pitched. No flat roofs shall be permitted without the approval of Developer and the Architectural Review Board. Developer and Architectural Review Board may, in their discretion approve flat roofs on part of the main body of a building if architecturally compatible with the remainder of the roof structure, the particular building on which it is to be constructed and all adjacent residences and other structure. The pitch of all roofs shall be not less than four inches (4") in twelve inches (12") (4/12 vertical/horizontal). All roofs shall be constructed of clay tile, cement tile, slate, standing seam copper, cedar shake shingle, weather wood shingle, 25 year minimum architectural dimensional fiberglass shingle or other materials approved by the Architectural Review Board. All roof colors must be approved by the Architectural Review Board.

No pure white, pure black or pure primary colored roofs shall be permitted.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 15

2nd Amendment To Declaration Of Covenants, Conditions, Easements & Restrictions

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.g

ATTIC FANS

Attic Fans must be UL approved. The fan apparatus must be placed on the roof in the rear of the attic. The exhaust vent should not be facing the street and should not extend above the rear roof plane more than eight inches (8"). ARB approval is required prior to installation.

ARB Guidelines ATTIC FANS 27.1.

ROOF STRUCTURES

Roof Structures. No antennas, windmills, appliances, rooftop attic ventilators, fans, solar collector panels or other rooftop installations or structures of any type shall be placed, located, erected, constructed, installed or maintained upon the exterior roof of any building or structure unless the same shall first be approved in writing by the Architectural Review Board and shall otherwise be erected, constructed, installed and maintained on the rear yard side of the roof or otherwise in such manner and at such location that the same shall not be visible from any street or neighboring residences.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 16

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.h

ROOF TYPE

COLOR

No pure white, pure black or pure primary colored roofs shall be permitted.

ARCHITECTURAL GUIDELINES FOR MODIFICATION OF HOMEOWNER PROPERTY AND RESIDENCES 3.g

METAL TILE PANELS

Metal tile panels are permitted as long as they have the appearance of ceramic tile roofing. Must meet all Florida Building Code standards including HVHZ Hurricane Zone approved. Tile color to be complementary to house color, relative to neighboring homes. Prior ARB approval is required.

ARB Guidelines METAL TILE PANELS 27.2.

Johns Landing Homeowners Association

SHINGLE

Shingle to be cedar shake shingle. weather wood shingle, architectural dimensional fiberglass shingle. Shingle colors, to be complementary to house color, relative to neighboring homes. Prior ARB approval is required.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 15

ARB Guidelines SHINGLE 27.3.

SLATE

Slate roofs are permitted. Slate color to be complementary to house color, relative to neighboring homes. Prior ARB approval is required.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 15

ARB Guidelines 27.4. SLATE

SOLAR ROOF TILES

Slate roofs solar tiles and solar shingles are permitted. Solar tiles – durable, multilayer tiles with integrated thin-film solar cells, monocrystalline or polycrystalline silicon solar cells. Solar shingles – durable shingles with integrated monocrystalline silicon solar cells. Prior ARB approval is required.

ARB Guidelines SOLAR ROOF TILES AND SHINGLES 27.5.

STANDING SEAM COPPER

Standing Seam Copper roofs are permitted. Prior ARB approval is required.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 15

ARB Guidelines STANDING SEAM COPPER 27.6.

TILE

Tiles are to be clay tile, cement tile. Tile color to be complementary to house color, relative to neighboring homes. Prior ARB approval is required.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VIII - BUILDING RESTRICTIONS - RESIDENTIAL PROPERTY 15

ARB Guidelines TILE 27.7.

SCREENING

Screened patios are only acceptable to cover pools or when under an engineered permanent roof that meets the ARB extended roof and lanai criteria. Roof materials and textures must match the existing roof. No free-standing screened rooms will be accepted unless they are covering a pool.

ARB GUIDELINES SCREENING 12

FRONT/ENTRY DOOR SCREENING

Front/entry door screens are not permitted.

ARB Guidelines FRONT/ENTRY DOOR SCREENING 28.1.

GARAGE DOOR SCREENING

Garage door screens are to be white, bronze or black aluminum with black fiberglass screening. Color to match or compliment garage door color. Not to be kept down for extended periods of time and must be opened and not visible when not in use. May not be left permanently down, can only be down/in use during the time when garage is occupied. ARB approval is required prior to installation.

Johns Landing Homeowners Association

ARB Guidelines GARAGE DOOR SCREENING 28.2.

SCREEN POOL ENCLOSURE COLOR

Pool screen enclosures must be factory aluminum bronze in color with black fiberglass screening or privacy screening. Black and white pool screen enclosures are not permitted. Screen enclosures that have ARB approved to be painted must be maintained and repainted when they start to show signs of peeling.

ARB Guidelines SCREEN POOL ENCLOSURE COLOR 28.3.

SIDEWALKS

Sidewalks. Each Lot shall have a sidewalk located within the Sidewalk Easement area located on such Lot, if any, as described in Article 14.1.11. In connection with the initial development of any Lot, the Owner thereof shall construct a sidewalk within the Sidewalk Easement area on such Lot at the location within such Sidewalk Easement area which is designated by the Architectural Review Board in such fashion as to connect with the sidewalk previously constructed or otherwise planned for adjacent Lots or properties. In the event that the sidewalk on a particular Lot is not constructed by and at the expense of the Owner of such Lot at the time of the initial construction of a residential dwelling thereon, or within ninety (90) days following such Owner's receipt of written notice from the Association to do so, the Association, in the exercise of its rights under the Association Easement for which provision is made in Article 14.1.8 and Article 14.1.11 of this Declaration, without being guilty of a trespass on account thereof, shall be entitled to enter upon such Lot through its agents and contractors for the purpose of constructing a sidewalk on such Lot and the costs and expenses incurred by the Association in so doing, together with overhead expenses of the Association in connection therewith, shall be charged to such Owner and such Lot as an Individual Lot Assessment for which provision is made in Article 10.20 of this Declaration. All sidewalks constructed within Johns Landing shall be constructed in accordance with the applicable building codes for the City of Oakland.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 30

PAINTING AND STAINING OF SIDEWALKS

Coating, staining, or painting of sidewalks is not permitted. Sidewalks may only be resurfaced with concrete, pressure washed, grinded down or reinstalled. Prior ARB approval is required.

ARB Guidelines PAINTING AND STAINING OF SIDEWALKS 29.1.

SIGNS

No sign, billboard or advertising of any kind shall be displayed to public view on Residential Property without the prior written consent of the Architectural Review Board; except as follows, to wit:

(a) one (1) discreet professionally prepared sign not exceeding four (4) inches high and eighteen (18) inches long identifying the name of the Owner and/or construction lender of a particular Lot, and

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VII - USE RESTRICTIONS - RESIDENTIAL PROPERTY 16.a

(b) one (1) discreet professionally prepared sign of not more than five (5) square feet placed on the street side of a Lot identifying the architect and general contractor responsible, respectively, for the design and construction of a dwelling under construction on a particular Lot; provided, however, that such sign is first approved in writing by Developer, and

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VII - USE RESTRICTIONS - RESIDENTIAL PROPERTY 16.b

(c) one (1) discreet professionally prepared "for sale" sign of not more than five (5) square feet placed on the

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street side of a Lot; provided, however, that such sign is first approved in writing by the Architectural Review Board.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS ARTICLE VII - USE RESTRICTIONS - RESIDENTIAL PROPERTY 16.c

Notwithstanding the foregoing provisions of this Article 7.16, Developer specifically reserves for itself and its agents, employees, nominees and assigns the right, privilege and easement to construct, place and maintain upon Residential Property signs as it deems appropriate in connection with the development, improvement, construction, marketing and sale of any Residential Property. Except as hereinabove provided, no signs or advertising materials displaying the names or otherwise advertising the identity of contractors, subcontractors, real estate brokers or the like employed in connection with the construction, installation, alteration or other improvement upon or the sale or leasing of Residential Property shall be permitted.

Declaration of Covenants, Conditions, Easements & Restrictions Article VII - Use Restrictions - Residential Property 16

Signs and banners may not be hung up over or against or placed in front of any community sign or the community entry wall. The community entrance wall with the community name and logo as well as all community signs including information and warning signs should not be obscured or covered at any time.

ARB Guidelines CELEBRATORY SIGNS 30.

CELEBRATORY SIGNS

Celebratory signs may be displayed for several days but no longer than 21 days.

ARB Guidelines CELEBRATORY SIGNS 30.1.

COMMUNITY SIGNS – WARNING AND REGULATION

All community signs require ARB approval. Community signs should match style, font and coloring of the main sign at the entrance gate with the curved top on coated and painted wood. Base color to be white with green logo and green and black text in Arial font.

ARB Guidelines COMMUNITY SIGNS – WARNING AND REGULATION 30.2.

GARAGE SALE SIGNS

Garage sale signs can be displayed shortly before event, no sooner than 7 days prior to the date.

Must be removed as soon as the event ends.

ARB Guidelines HOLIDAY RELATED SIGNS 30.3.

HOLIDAY RELATED SIGNS

Holiday related signs may be displayed three weeks prior to the holiday and removed 14 days after the holiday.

ARB Guidelines HOLIDAY RELATED SIGNS 30.4.

OPEN HOUSE SIGNS (REALTORS)

Open house signs can be posted day of event and only with prior ARB approval. Signs to be removed as soon as the event ends. Gate codes may not be given out to non-residents.

ARB Guidelines OPEN HOUSE SIGNS (REALTORS) 30.5.

POLITICAL SIGNS

Political signs can only be displayed 45 days prior to an election.-All voting signs must be removed the day after voting has taken place by midnight. Political signs must remain respectful. They cannot contain any profanity or foul messages. Homeowners can only post two (2) signs per property. Political signs must not create

Johns Landing Homeowners Association

obstructions and other safety hazards. Political signs should be within the homeowner's property limits. All signs and banners require approval in writing by the ARB (ARB).

ARB GUIDELINES POLITICAL SIGNS

Board Approved Guidelines POLITICAL SIGNS (Dated: October 2021)

SKYLIGHTS

Skylights are not allowed and shall not be installed on any home.

ARB Guidelines SKYLIGHTS 31.

SOLAR PANELS

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.

Recorded Rules & Regulations of Johns Landing HOA 5 (22 NOVEMBER 2004)

STORAGE TANKS

No storage tanks, including but not limited to, those for water, oil, propane gas or other liquid, fuels or chemicals, including those used for swimming pools or the like, shall be permitted outside of a building on Residential Property unless the same shall be placed inside of walls, fences or similar type enclosures in conformity with applicable rules and regulations. In no event shall any of the same be visible from any adjacent or neighboring property.

Declaration of Covenants, Conditions, Easements & Restrictions Article VII - Use Restrictions - Residential Property 12

SWIMMING POOLS

No closer than the otherwise established side yard building setback line as established by the applicable City of Oakland and Orange County Code in effect at the time of application. No swimming pools shall be constructed in front or side yards without ARB approval. Above ground pools are prohibited.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 9.1 (Dates: 12 June 2000)

2ND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS

ARCHITECTURAL GUIDELINES FOR MODIFICATION OF HOMEOWNER PROPERTY AND RESIDENCES 3.a

SWIMMING POOLS/SPAS/HOT TUBS

Swimming Pools Spas/hot tubs shall be located in the rear yard. Above ground spas/hot tubs are prohibited. Installation shall be in accordance with local plumbing, electrical and health codes. Filtration and chemical systems shall be maintained in working order to prevent the water from becoming a breeding area for insects or bacteria. All pool accessories, such as pumps and pump covers, shall be screened from view behind a fence or appropriate landscaping. The landscaping, at the time of planting shall be a minimum of 2/3 of the height of the equipment and shall screen the equipment fully within six months. Repairs of damage to adjacent property during the construction of the pool/spa/hot tub are the responsibility of the owner. Homeowners are

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encouraged to notify neighbors before beginning such a project. All state and city regulations regarding pools shall be met. Prior ARB approval is required.

ARB Guidelines SWIMMING POOLS/SPAS/HOTTUBS 32.

SWIMMING POOL DECKS, PATIOS AND ENCLOSURES

No swimming pool deck or patio, whether constructed of concrete, cool deck, aggregate wood or any other material, or enclosure, shall be constructed nearer than ten (10) feet to any rear yard property line or nearer than the otherwise established side yard building setback line to any side yard property line.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 9.2

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.b

UNDERGROUND UTILITIES

Underground Utilities. All utility lines and facilities shall be located and installed underground or concealed under or within a building or other on-site Improvements approved by the Architectural Review Board; provided, however, that the foregoing restriction shall not be deemed to prohibit the following: (a) temporary electric power and telephone service poles and water lines which are incident to the ongoing construction of approved permanent improvements, and, provided further, that the same are removed immediately following the completion of such construction; (b) above-ground electric transformers, meters and similar apparatus properly screened as specified by the Architectural Review Board; (c) permanent outdoor safety light poles located and installed as approved by the Architectural Review Board.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 25

WINDOWS

Windows. The windows of all buildings on Residential Property shall have frames and window hardware, if any, constructed of wood or such other materials as may be approved by the Architectural Review Board. In no event shall raw or silver aluminum windows be permitted.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII - Building Restrictions - Residential Property 18

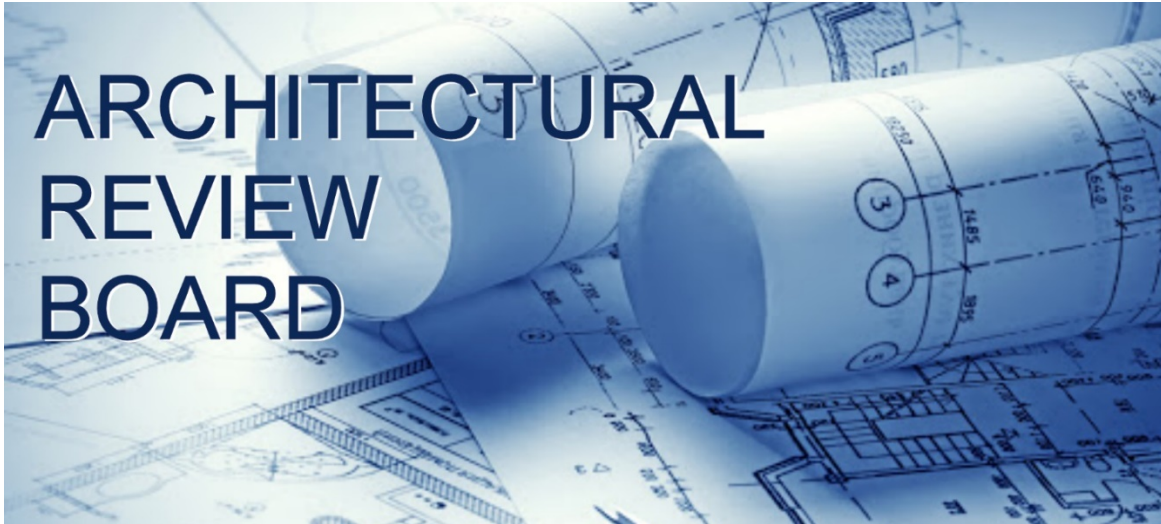
Windows – The windows of all buildings on Residential Property shall have frames and window hardware, if any, constructed of wood or such other materials as may be approved by the Architectural Review Board. In no event shall raw or silver aluminum windows be permitted.

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.j

Windows – The approved windows are New South Window Solutions - White eVantage Grid Style Colonial.

Architectural Guidelines for Modification of Homeowner Property and Residences HOME/RESIDENCE 3.q

Disclaimer: ARB Guidelines cannot contradict or override Recorded Documents



ARCHITECTURAL REVIEW BOARD REFERENCE

COMMITTEES

ARCHITECTURAL CONTROL COMMITTEE

The Association may appoint an Architectural Control Committee, as provided in the Declaration. In addition, the Board of Directors, by duly adopted resolution, may establish such other committees of limited authority for the management of the affairs of the Association as the Board of Directors may deem necessary or advisable and the number of members, the terms of offices of such members, and the authority vested in any such committee shall be determined by the Board of Directors as set forth in the resolution establishing such committee.

Declaration of Covenants, Conditions, Easements & Restrictions Article VIII – Committees

OBJECTS AND PURPOSES

JOHNS LANDING COMMUNITY

To establish Johns Landing as a premier single family residential community in Central Florida;

Declaration of Covenants, Conditions, Easements & Restrictions: Article II - Objects And Purposes a

To create, develop, foster, maintain, preserve and protect within Johns Landing a unique, pleasant, attractive and harmonious physical environment which will contribute to and enhance the quality of life for all residents of and visitors to Johns Landing;

Declaration of Covenants, Conditions, Easements & Restrictions: Article II - Objects And Purposes b

To ensure that the development of Johns Landing will proceed pursuant to a uniform plan of development with consistently high architectural, environmental, ecological and aesthetic standards;

Declaration of Covenants, Conditions, Easements & Restrictions: Article II - Objects And Purposes c

Johns Landing Homeowners Association

To ensure the proper and appropriate subdivision, development, improvement, occupation, use and enjoyment of each Lot, piece, parcel or tract of land within Johns Landing;

Declaration of Covenants, Conditions, Easements & Restrictions: Article II - Objects And Purposes d

To protect each Lot, piece, parcel or tract of land within Johns Landing against the improper, undesirable, unattractive, or inappropriate subdivision, development, improvement, occupation, use and enjoyment of contiguous, adjacent or neighboring Lots, pieces, parcels or tracts of land;

Declaration of Covenants, Conditions, Easements & Restrictions: Article II - Objects And Purposes e

To encourage the development, construction, maintenance and preservation of architecturally and aesthetically attractive and harmonious Improvements appropriately designed for, and properly located on, each Lot, piece, parcel or tract of land within Johns Landing;

Declaration of Covenants, Conditions, Easements & Restrictions: Article II - Objects And Purposes f

To guard against the development and construction of improper, undesirable, unattractive or inappropriate Improvements and the use of improper, undesirable, unsuitable or unsightly materials;

Declaration of Covenants, Conditions, Easements & Restrictions: II - Objects And Purposes g

To provide for the future ownership, management, administration, improvement, care, maintenance, use, regulation, preservation and protection of all Common Property within Johns Landing and to provide for and assure the availability of the funds required therefor;

Declaration of Covenants, Conditions, Easements & Restrictions: Article II - Objects And Purposes h

To provide for the establishment, maintenance, preservation, protection and enhancement of consistently high property values within Johns Landing;

Declaration of Covenants, Conditions, Easements & Restrictions: Article II - Objects And Purposes i

To accomplish, meet, satisfy and fulfill certain Governmental Regulations and other governmental requirements;

Declaration of Covenants, Conditions, Easements & Restrictions: Article II - Objects And Purposes j

To provide Developer with effective control over the development, management, administration, care, maintenance, use, appearance, marketing and sale of, and the construction of Improvements upon, the Subject Property for so long as Developer shall own portions of the Subject Property; and

Declaration of Covenants, Conditions, Easements & Restrictions: Article II - Objects And Purposes k

In general, to provide for the development, creation, operation and preservation upon the Subject Property of an exclusive single family community of the highest quality and order and to establish through this Declaration a procedure to ensure accomplishment of the foregoing objectives and purposes.

Declaration of Covenants, Conditions, Easements & Restrictions: Article II - Objects And Purposes l

ARCHITECTURAL AND LANDSCAPE CONTROL

RESERVATION OF ARCHITECTURAL AND LANDSCAPE CONTROL

In order to ensure that the development of Johns Landing will proceed pursuant to a uniform plan of development and construction and in accordance with consistent architectural, ecological, environmental and aesthetic standards which are designed and calculated to bring about the achievement and creation of, and to thereafter maintain, preserve and protect Johns Landing as a pleasant, attractive and harmonious physical environment, Developer shall have and hereby reserves exclusively unto itself, for the duration hereinafter specified, the right, privilege, power and authority to review, approve and control the design, placement, construction, erection and installation of any and all buildings, structures and other Improvements of any kind, nature or description, including landscaping, upon all Residential Property and all Common Property.

Johns Landing Homeowners Association

Such right and control of Developer shall be exercised in the manner hereinafter provided in this Article 15.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 1

ARCHITECTURAL REVIEW BOARD ESTABLISHED

The Association at all times has as a standing committee an Architectural Review Board, consisting of at least three (3) persons.

Architectural Review Board members are appointed by, and serve at the pleasure of, the Board.

The Board from time to time may designate alternative members, to serve in the absence of any regular member.

Architectural Review Board members need not be Directors of the Association or Association members.

No Architectural Review Board member is entitled to compensation for services performed; but the Board may employ independent professional advisors to the Architectural Review Board and allow reasonable compensation to such advisors from Association funds.

Any Architectural Review Board action may be taken by a simple majority of its members, with or without a formal meeting or joint deliberation, so long as each member is informed in advance of the action proposed.

Notwithstanding anything contained herein to the contrary, until such time as the Developer has divested itself title to all of the Lots, it shall have the right to choose all three (3) Architectural Review Board members.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 2

ARCHITECTURAL REVIEW BOARD AUTHORITY

The Architectural Review Board has full authority to regulate the exterior appearance of the Lots to: (i) assure harmony of external design and location in relation to surrounding buildings and topography; and (ii) to protect and conserve the value and desirability of the Subject Property as a first class residential community.

The power to regulate includes the power to prohibit those exterior uses, structures, conditions, or activities inconsistent with the provisions of this Declaration or otherwise contrary to the best interests of all Owners in maintaining the value and desirability of the Subject Property as a first class residential community.

The Architectural Review Board's authority includes any matter affecting the exterior appearance of Lots and requiring approval by the Association under Article 7.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 3

ARCHITECTURAL REVIEW BOARD APPROVAL

No building, improvement, structure, addition, landscaping, attachment, condition, excavation, alteration, or change (including any color change) may be made, installed, maintained, restored, or permitted to remain on or to the exterior of any Lot, unless made, installed, maintained, or restored, as the case may be, completely in compliance with plans and specifications reviewed and approved by the Architectural Review Board in advance. Notwithstanding the foregoing, the Committee's approval is not required for restoration of any previously approved building, structure, or other item when the restoration is identical in all respects to the original work, as approved.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 4

OBJECTIVE STANDARDS

In addition to any other express standard that may be provided by this Declaration, all actions by the Architectural Review Board must: (i) assure harmony of external design, materials, and location in relation to surrounding buildings and topography within the Subject Property; and (ii) protect and conserve the value and desirability of the Subject Property as a first class residential community; and (iii) not conflict with the express

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provisions of this Declaration, the Articles of incorporation, and the Bylaws; and (iv) otherwise be in the best interests of all Owners in maintaining the value and desirability of the Subject Property as a residential community.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 5

RULES AND REGULATIONS

The Architectural Review Board from time to time may adopt and amend reasonable, uniform rules and regulations as to all matters within the scope of its authority, including procedural matters, with any such adoption or amendment to be within the sole and absolute discretion of the Architectural Review Board, so long as such rules, regulations and amendments are: (i) consistent with the provisions of this Declaration, the Articles of Incorporation and the Bylaws of the Association; and (ii) if the Board has not constituted itself as the Architectural Review Board, approved by the Board before taking effect. Rules and regulations adopted pursuant to this Article 15.6 have the same force and effect as the Association's other rules and regulations and are enforced by the Board in the name of the Association.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 6

SUBJECTIVE JUDGMENT

In addition to complying with the objective standards of this Declaration, and any applicable rules and regulations, Developer specifically intends the Architectural Review Board members to exercise an informed, subjective aesthetic judgment as to any matters within the Architectural Review Board's authority that is conclusive and binding upon any person affected, absent bad faith, mistake, or deliberate, intentional discrimination that cannot be justified on any rational basis.

Without limitation, and in recognition of the fact that each Lot is unique, no Architectural Review Board action with respect to any particular Lot necessarily is of any precedential value with respect to any other Lot. Specifically, the fact that the Architectural Review Board may have approved or denied a particular installation, condition, activity, or item with respect to any particular Lot does not, by itself, constitute grounds for requiring such approval or denial with respect to any other Lot. Each application for Architectural Review Board action must be evaluated on its own merits, with the Architectural Review Board exercising the broadest discretionary judgment that is consistent with the requirements of this Declaration.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 7

REVIEW

The Architectural Review Board from time to time may appoint one or more persons to make preliminary review of any applications and report such applications with such person's advisory recommendations for Architectural Review Board action.

After the Developer gives up control of the Architectural Review Board, the Architectural Review Board's procedures for review and enforcement of the provisions of this Article in all events and at all times must provide any affected person with reasonable advance notice and a reasonable opportunity to be heard in person and through appropriate representatives of such person's choosing in a reasonably impartial manner.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 8

APPLICATIONS

Any applications for Architectural Review Board approval must be accompanied by three (3) sets of plans and specifications, together with such renderings, samples, models, and other information as the Architectural Review Board reasonably may require.

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Any application submitted other than by Owner must attach the Owner's written consent to the approval requested.

The application must include the Owner's street address.

Any application for installation of any building or other permanent structure must include a landscaping plan and detailed plot plan of any permanent improvements and structures.

If requested, the Architectural Review Board may require the preliminary staking of such improvements and structures according to such plan for Architectural Review Board inspection.

Any application for the initial installation of any residential dwelling must also include a grading and drainage plan and tree survey.

Any costs of filing and processing an application pursuant to this Article are at the expense of the applicant; and the Association also may impose a reasonable, uniform application fee to defray the Architectural Review Board's costs.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 9

PROCEDURE

Within fourteen (14) days after receiving an application, the Architectural Review Board either must approve the application as submitted or notify the applicant of (i) the Architectural Review Board's decision to deny the application, or (ii) any additional plans, specifications, drawings, or other items that the Architectural Review Board will require to act upon the application, or (iii) both of the foregoing.

The Architectural Review Board's failure to so notify the applicant operates as an approval of the application as submitted. Upon receiving the foregoing notice, the applicant may request a hearing before the Architectural Review Board, at which the applicant, personally and through representatives of the applicant's choosing, is entitled to a reasonable opportunity to be heard in a reasonably impartial manner, after reasonable advance notice.

No particular formality is required for any of the Architectural Review Board's proceedings, including any hearing, nor is any record required. Unless the applicant agrees otherwise, the Architectural Review Board must approve or disapprove any application within fourteen (14) days after receipt, or within fourteen (14) days after receipt of all additional plans, specifications, drawings or other items requested by the Architectural Review Board pursuant to (ii) above.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 10

APPROVAL

The Architectural Review Board's approval is deemed given under any of the following circumstances: (i) the Architectural Review Board fails to deny any application within fourteen (14) days after receipt, unless the applicant agrees to a longer period of time; and (ii) the Committee fails to notify the applicant of its intent to deny an application, or that further information is required, within fourteen (14) days after receipt of an application, as provided in Article 15.10. In all other events, the Architectural Review Board's approval must be in writing and endorsed upon two (2) sets of the plans and specifications, one of which must be returned to the applicant and one retained in the Association's permanent records for a period of at least two (2) years. Upon completion of the approved work, the applicant and any architect, engineer, contractor, or other reasonable professional must certify to the Association in writing that the work has been completed substantially according to the approved plans and specifications; and no Statute of Limitations begins to run in favor of any Owner or other applicant with respect to any substantial non-conformity to the approved plans and

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specifications until such certificate is filed.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 11

CHANGES

Any change to any plans and specifications previously approved by the Architectural Review Board affecting exterior elements of the Improvements also must be approved by the Architectural Review Board as provided in this Article 15, except that the Architectural Review Board will expedite, to the extent practical, any such application that is made while construction is in progress.

The Architectural Review Board in no event is required to act upon any such application in less than ten (10) days, however.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 12

NOTICE OF ACTION

No suit, proceeding or other action to enforce the provisions of this Article 15 may be commenced or continued, nor may any of the provisions of this Article 15 be enforced, against any person who acquires any interest in a Lot without actual knowledge that a building or other structure (including walls and fencing) was installed, maintained, or restored on the Lot, as the case may be, in violation of the requirements of this Article unless such suit, action, or other proceeding is commenced within one (1) year after the City has issued a Certificate of Occupancy or its equivalent.

No such action may be commenced, continued, or otherwise enforced against any purchaser or creditor who acquires an interest in, or a lien upon, any Lot for value, other than pre-existing indebtedness, and without actual knowledge of any such violation, if such purchaser or creditor obtained a statement under oath from the applicable Owner that no violation existed on such Lot at the time value was given or paid.

Upon payment of any reasonable uniform charge that the Association from time to time may impose to defray its costs, the Association within ten (10) days after request will issue an appropriate certificate of compliance or non-compliance, as the case may be, with the provisions of this Article 15, that is binding and conclusive as to the information it sets forth, upon both the Association and any person without actual knowledge to the contrary.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 13

DEVELOPER ACTION

Notwithstanding any provision of this Article 15, no Architectural Review Board approval is required for any residential dwelling or any of its appurtenances constructed by Developer on any Lot as part of the development of Johns Landing, so long as it otherwise conforms to the applicable requirements of this Declaration.

The foregoing exemption is for the exclusive benefit of Developer and may not be extended by Developer to any building or any Owner other than Developer.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 14

EXCULPATION FOR APPROVAL OR DISAPPROVAL OF PLANS

The Developer, the Association, the Architectural Review Board and any and all officers, directors, employees, agents and members of either the Developer, the Association, or the Architectural Review Board shall not, either jointly or severally, be liable or accountable in damages or otherwise to any Owner or other person or party whomsoever or whatsoever by reason, or on account of, any decision, approval or disapproval of any plans, specifications or other materials required to be submitted for review and approval pursuant to the provisions of this Article 15, or for any mistake in judgment, negligence, misfeasance or nonfeasance related to or in

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connection with any such decision, approval or disapproval. Each person who shall submit plans, specifications or other materials to the Architectural Review Board for consent or approval pursuant to the provisions of this Article 15, by the submission thereof~ and each Owner by acquiring title to any Lot or any interest therein, shall be deemed to have waived the right to, and shall not, bring any action, proceeding or suit against Developer, the Architectural Review Board, the Association or any individual member, officer, director, employee or agent of any of them for the purpose of recovering any such damages or for any other relief on account of any such decision, approval, disapproval, mistake in judgment, negligence, misfeasance or nonfeasance.

Plans, specifications and other materials submitted to and approved by the Architectural Review Board, or by Developer or the Board of Directors, as the case may be, are being reviewed and approved based solely on their compliance with the provisions of this Declaration and as to aesthetic considerations, no person or entity shall rely on approval or disapproval of plans and specifications or any other materials as a representation of any sort regarding compliance with said construction or building standards, any applicable Governmental Regulations, including, without limitation, any applicable building or zoning laws, ordinances, rules or regulations.

By the approval of any such plans, specifications or materials, neither Developer, the Architectural Review Board, the Association, nor any individual member, officer, director, employee or agent of any of them, shall assume or incur any liability or responsibility whatsoever for any violation of Governmental Regulations or any defect in the design or construction.

Notwithstanding the foregoing, the areas of exculpation addressed above are not intended to include a release of the affected persons from undertaking their responsibilities in a good faith, diligent fashion.

Declaration of Covenants, Conditions, Easements & Restrictions Article XV - Architectural And Landscape Control 15

DEFINITIONS

ARCHITECTURAL REVIEW BOARD

"Architectural Review Board" shall mean and be defined as the committee created and established by and pursuant to this Declaration which is responsible for the review and approval of all plans, specifications and other materials describing or depicting improvements proposed to be constructed on Residential Property and also responsible for the administration of those provisions of Article 15 of this Declaration entitled Architectural and Landscape Control.

Declaration of Covenants, Conditions, Easements & Restrictions: Article I – Definitions 1

CITY

"City" shall mean and be defined as the City of Oakland, a political subdivision of the State of Florida, specifically including each and all of its departments and agencies.

Declaration of Covenants, Conditions, Easements & Restrictions: Article I – Definitions 6

COMMON PROPERTY

"Common Property" shall mean and be defined as all real and personal property, rights and interests from time to time owned or held by the Association for the common use, enjoyment and benefit of all Owners, including, but not limited to the Community Wall, the Common Streets and Roads, the stormwater management tracts and facilities, the benefits of all easements shown on the Plat, the benefit of the easements established by this Declaration or the Plat for any common facilities that from time to time may be installed on any Lot, and all easements, if any, granted to or for the benefit of the Association.

Declaration of Covenants, Conditions, Easements & Restrictions: Article I – Definitions 8

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COMMON STREETS AND ROADS

"**Common Streets and Roads**" shall mean and be defined as the rights-of-way of all streets, roads, drives, courts, ways and cul de sacs within Johns Landing which remain private and are not dedicated to the public use, as the same are described in and depicted on the Plat and all paving, curbs, gates and other improvements, facilities and appurtenances located therein, including street lights and utility lines, but specifically not including any potable water, sanitary sewer or other utility lines that are dedicated to the City.

Declaration of Covenants, Conditions, Easements & Restrictions: Article I – Definitions 9

COMMUNITY WALL

"**Community Wall**" shall mean and be defined as any wall or similar structure from time to time situated on the landscape and wall easements as shown on the Plat, together with any footings, related equipment, landscaping (including wiring or irrigation systems) and other appurtenances.

Declaration of Covenants, Conditions, Easements & Restrictions: Article I – Definitions 10

JOHNS LANDING" AND "JOHNS LANDING COMMUNITY

"**Johns Landing**" and "**Johns Landing Community**" shall mean and be defined as Johns Landing, the single family residential community planned for and developed on the Subject Property as reflected on the Plat recorded or to be recorded in the Official Records of the County, including all Residential Property and Common Property.

Declaration of Covenants, Conditions, Easements & Restrictions: Article I – Definitions 15

GOVERNMENTAL REGULATIONS

"**Governmental Regulations**" shall mean and be defined as all applicable Laws, statutes, codes, ordinances, rules, regulations, limitations, restrictions, orders, judgments or other requirements of any governmental authority having jurisdiction over the Subject Property or any Improvements constructed or located thereon, including, without limitation, those pertaining to building and zoning.

Declaration of Covenants, Conditions, Easements & Restrictions: Article I – Definitions 16

IMPROVEMENTS

"**Improvements**" shall mean, be defined as and include any buildings, outbuildings, structures, driveways, walkways, swimming pools, patios, decks, fences, walls, landscaping, and any and all other appurtenances, facilities and improvements of any kind, nature or description constructed, erected, placed, installed or located on Residential Property and any replacements thereof and all additions or alterations thereto.

Declaration of Covenants, Conditions, Easements & Restrictions: Article I – Definitions 18

LOT(S)

"**Lot(s)**" shall mean and be defined as a separate single family residential building site within the Subject Property as the same is subdivided and described by a number pursuant to and in accordance with the Plat and shall include any Improvements from time to time constructed, erected, placed, installed or located thereon. The Developer currently plans to plat a total of two hundred seventy-three (273) Lots but is under no obligation, express or implied, to do so.

Declaration of Covenants, Conditions, Easements & Restrictions: Article I – Definitions 19

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OWNER

"**Owner**" shall mean and be defined as one or more persons or entities who or which are, alone or collectively, the record owner of fee simple title to any Lot within Johns Landing, including Developer and its successors and assigns, but excluding those having an interest in any such Lot merely as security for the payment of a debt of the performance of an obligation.

Declaration of Covenants, Conditions, Easements & Restrictions: Article I – Definitions 21

USE CLASSIFICATIONS

RESIDENTIAL PROPERTY

Residential Property shall include each Lot.

Declaration of Covenants, Conditions, Easements & Restrictions Article V - Use Classifications 1

COMMON PROPERTY

Common Property shall include all real and personal property from time to time owned by the Association and tracts of land, if any, shown on the Plat as owned or to be owned by the Association, for the common use, enjoyment and benefit of all Owners, including, but not limited to the Community Wall, the Common Streets and Roads, the benefit of all easements shown on the Plat, the storm water management tracts, the benefit of the easements established by this Declaration for any common facilities that from time to time may be installed on any Lot, as provided in this Declaration, and all easements, if any, granted to the Association.

Declaration of Covenants, Conditions, Easements & Restrictions Article V - Use Classifications 2

PERMITTED USES

RESIDENTIAL PROPERTY

Except as hereinafter provided in Article 14.1.8 of this Declaration, Residential Property shall be improved as and used, occupied and enjoyed solely and exclusively for single family residential dwelling purposes and no other uses or purposes whatsoever.

Declaration of Covenants, Conditions, Easements & Restrictions Article VI - Permitted Uses 1

COMMON PROPERTY

Common Property shall be improved, maintained, used, and enjoyed for the common recreation, health, safety, welfare, benefit and convenience of all Owners and residents of Johns Landing and their guests and invitees.

Declaration of Covenants, Conditions, Easements & Restrictions Article VI - Permitted Uses 2