

ATTENTION
PLANTATION LANDING HOMEOWNERS

WattsCarr.com
JULY 12, 2005 <http://plantationlanding.blogspot.com>

Enclosed you will find a copy of the rules and regulations of Plantation Landing.

We are experiencing an issue regarding the installation of "For Sale" signs in the Community. Rule # 8 Signs states: No signs shall be permitted on any Lot or in the Common Elements without permission of the Board of Directors. The signs that are present should be removed **immediately**. The signs will be removed by the Developer and delivered to the Clubhouse if the owner or their agent does not move them on or before August 1, 2005. The agent must then remove them from the Clubhouse or the signs will be discarded.

We also have an issue with Lot maintenance with some owners.

Rule # 10 Maintenance states: Each Lot Owner shall keep his Lot free from weeds, underbrush or refuse piles or unsightly growth or objects. Any lots that are not mowed and maintained by August 15th, 2005 will be subject to having the Lot mowed and a charge of \$200 invoiced to the owner. If the owner does not pay the invoice within 30 days then the amount plus collection fees will be assessed to their homeowner's account.

Plantation Landing HOA by;
Century 21 Sweyer/CAMS by;

Annette Springle
Community Manager
Cc: Developer/Board of Directors

PLANTATION LANDING HOA, INC.
RULES AND REGULATIONS
AUGUST 2003

WattsCarr.com
<http://plantationlanding.blogspot.com>

1. **Land Use** No lot shall be used for any purpose except for residential purposes, subject, however, to the rights of the Declarant
2. **Nuisances** No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance. It shall be the responsibility of each Owner to prevent the development of any unclean, unsightly or unkempt condition of buildings or grounds on the Owners Lot, which would tend to decrease the beauty of the neighborhood.
3. **Temporary Structures** No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot any time as a residence either temporarily or permanently without the written consent of the Architectural Control Committee.
4. **Vehicles/Boats** No boat, motorboat, camper, trailer, motor or mobile homes, tractor/trailer, or similar type vehicle, shall be permitted to remain on any Lot or any street at any time, without the written consent of the Association.
5. **Inoperable Vehicles** No inoperable vehicle or vehicle without current registration and Insurance will be permitted on any Lot street or Common Element. The Association shall have the right to have all such vehicles towed away at the owner's expense. No repairs to any vehicle may be made on streets or driveways but only in garages or other areas and not visible from the street.
6. **Animals** No animals, livestock or poultry of any kind shall be kept or maintained on any Lot or in any dwelling except that dogs, cats or other household pets maybe kept provided that they are not kept for commercial purposes and provided further that they are not allowed to run free, are at all times kept properly leashed and do not become a nuisance.
7. **Statuary, TV Satellite Dishes and Outside Antennas** No yard statuary or TV satellite signal receiving dishes are permitted on any Lot and no outside radio or television antennas shall be erected on any Lot unless permission has been granted by the Architectural Control Committee, provided, however, satellite dishes not over 18 inches in diameter, which cannot be seen from the street, are permitted.
8. **Signs** No signs (including "for sale" or "for rent" signs) shall be permitted on any Lot or in the Common Elements without permission of the Board of Directors, however, the Declarant may, so long as Declarant owns any Lot, maintain for sale signs on Declarant's Lots and maintain signs on the Common Elements advertising the Planned Community.
9. **Subdividing Subject** to any rights reserved to the Declarant, no Lot shall be subdivided, or its boundary lines changed except with the prior written consent of the Declarant.
10. **Maintenance** Each Lot Owner shall keep his Lot free from weeds, underbrush or refuse piles, or unsightly growth or objects. All structures shall be kept neat and in good condition and repair. All shrubs, trees, grass and plantings shall be kept neatly trimmed and properly cultivated.