

DECLARATION OF RESTRICTIONS

HILLS OF LAKE MARY HOMEOWNER'S ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENT: That we the undersigned are the owners of the property known as THE HILLS OF LAKE MARY located in Seminole County, Florida, and more particularly described as follows:

Lots 1 through 321, HILLS OF LAKE MARY, Phases One, Two, Three and Four, according to the plats thereof as recorded in the Plat Book 36, pages 29-37, Public Records of Seminole County.

THEREFORE, THESE PRESENT WITNESSETH: That the undersigned hereby make the following Declaration of Restrictions covering the above described real property, specifying that this Declaration shall constitute a covenant running with the land and that this Declaration shall be binding upon the undersigned and upon all persons deriving title through the undersigned. These restrictions, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of the lots within the HILLS OF LAKE MARY subdivision.

1. Residential Lots. All lots in the subdivision shall be known and described as residential lots and no lot shall be used for other than residential purposes. No building or structure shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed three (3) stories in height and a private garage for not less than two (2) cars.
2. Approval of Construction Plans No building, fence, or improvement shall be erected, placed or altered on any lot until the construction plans and specifications and a survey showing the location of the structure have been approved by the Architectural Control Committee as to the quality of workmanship and materials, harmony of external design with existing structures and location with respect to the topography and finished grade elevations.
3. Architectural Control Committee. The Architectural Control Committee is composed of least five (5) members, who are appointed by the Board of Directors of the HILLS OF LAKE MARY HOMEOWNERS ASSOCIATION, INC. The committee shall initially review all applications for improvement or modification, and make a written recommendation to the Board of Directors. The Board of Directors shall make the final determination on all such applications. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

4. Board ARB Approval/Disapproval. The Board's approval or disapproval of the Committee's recommendation approval or disapproval as required in these restrictions shall be in writing, In the event the Board or its designated representative fails to approve or disapprove within forty-five (45) days after plans and specifications have been submitted in writing in writing to the Committee, approval will not be required and the related restrictions shall be deemed to have been fully complied with. All requests of the Architectural Control Committee should be mailed to: the Current President of the Hills of Lake Mary Homeowners Association, INC.
5. Building Requirements. The living area of the main structure, exclusive of any garage and/or enclosed porch area, shall not be less than 1,400 square feet. The minimum building setbacks shall be those required, from time to time, by the City of Lake Mary, Florida.
6. Conditions of Building and Grounds. The front, rear, and side yards of all lots shall be completely sodded upon completion of the dwelling. It shall be the responsibility of each Lot Owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on such lot, which shall tend to substantially decrease the beauty of the community as a whole or the specific area. Each Lot Owner is required to paint, repair, and or maintain exterior building surfaces, roofs, gutters, downspouts, trees, lawns, shrubs, fences, walks, driveways and any other exterior improvements which substantially detract from the overall appearance of the Lot Owners Property. This restriction shall apply before, during and after construction.
7. Impermissible Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any lot at any time, for whatever reason or as a residence, either temporarily or permanently, without written consent of the Architectural Control Committee. Notwithstanding the above, metal sheds will not be permitted.
8. Offensive Activities. No obnoxious or offense activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the community. There shall not be maintained any plants, or animals, or device or thing of any sort whose normal activities or existence is any noxious, dangerous, unsightly, and unpleasant or of a nature as may diminish in the neighborhood. All domestic pets shall either be kept on a leash or kept within a closed area.
9. Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept provided that they are not kept, bred, or maintained for any commercial purposes.

10. Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than four (4) square feet advertising the property for sale or rent, or signs used by Carlton Homes, Catalina Homes, The Jones Company or their assigns to advertise the property during construction and sales period.
11. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste materials. All incinerators, containers, or other equipment for the storage and disposal of such material shall be kept in a clean and sanitary condition, not visible from the road.
12. Fences. No fence or wall shall be erected, placed or altered on any lot nearer to any street the Front Building Setback Line. The term "Front Building Setback Line" is used and shown by illustration on attached Exhibit A. Fences and walls may be constructed or maintained to a height not to exceed six (6) feet. Fences and walls shall only be made of materials, which have first been approved in writing by the Architectural Control Committee. Chain link fences will not be approved. Any lot, which abuts Paola Blvd., may not install a fence, which can be seen above or through the wall installed along Paola Blvd By the Developer.
13. Trailers, Campers, etc; No disabled vehicles, campers, camping or house trailers, trailers or any unsightly or bulky piece of machinery or equipment shall be placed or allowed to remain in the front or side yards of any lot. No vehicles shall be parked in the subdivision except on a paved street, paved driveway, or in a garage. No trucks or vehicles which are primarily used for commercial purposes, other than those on business, or any trailers, may be parked in the subdivision unless inside a garage. Boats, boat trailers, campers, vans, motor vehicles, and other recreational conveyances shall be parked inside of garages.
14. Clotheslines, Antennas, Etc; Clothes hanging devices exterior to a dwelling shall not be permitted. One satellite dish-shaped antenna is permitted as an accessory structure for each lot provided the Architectural Control Committee has approved it. The maximum dish diameter allowed will be up to forty-eight inches (48") in diameter, and the top of the dish shall not exceed fifty-five inches (55") from the ground. The satellite dish shall not be visible from the front street of the lot where it is installed. For corner lots it shall also not be visible from the side street. The satellite dish must be mounted on the ground and must be set back at least ten feet (10') from the side and rear lines. All applications for satellite dish antennas shall be submitted to the Architectural Control Committee for approval prior to installation. Applications must include a detailed site plan showing size and location of the antenna on the subject lot, setbacks, antenna height and other pertinent information.