

Additions to Pinehurst Village CC&R's effective November 2014

Additions are underlined:

Article VII

Section 5. Parking Restrictions, Driveway Parking: A truck, or any vehicle with commercial lettering, boat, kayak, canoe, boat and trailer, trailer, house trailer, mobile home, camper, motor home, motorcycles, scooters, recreational vehicles or other similar vehicles shall not be parked in the driveway on any lot or residence overnight. All the above must be garaged and shielded from view overnight.

Article VIII

Section 27. Patios and Lawn/Patio Furniture:

A patio as defined in the dictionary is, "an area of ground that is covered with a hard material such as but not limited to bricks, concrete, pavers, etc." shall be permitted only in the rear of the villa, within the setbacks required on the plat of Pinehurst Village recorded in Citrus County, Florida. Written, prior approval of the Pinehurst Village Design Advisory Board is required. Permanent patio furniture shall be allowed only on paved rear patio area. No grill, lawn chairs or similar item shall be left in a location which would interfere with normal landscape maintenance. For safety reasons all patio furniture must be contained within the garage or residence during a storm or an extended leave of the homeowner.

ARTICLE VIII.

Section 30. Leasing or Renting. At no time may more than ten percent (10%) of the ninety-four villas be designated as rental units. Only nine (9) villas may be rented concurrently. Purchasers of villas intending to use their investment as rental property are responsible for confirming with the Board of Directors if the allowed ten percent (10%) quota is filled. No residence shall be rented unless said rental is evidenced by a written lease agreement for a rental or lease period of not less than six (6) months. A residence may not be rented to more than one family at the same time. An owner intending to lease a residence shall give the Secretary of the Board written notice of such intention at least thirty (30) days before the intended commencement date of such rental or lease. Such notice shall contain, among things, the name and address of the intended lessee, a copy of the proposed lease, a copy of licensed vehicle registration, references of the proposed lease, and other such information concerning the intended lease as the Board may require, including emergency contact information. The Secretary of the Board shall be responsible to obtain and maintain these documents.