

**The Board of Directors
Gardens of Gulf Cove POA
A Deed Restricted Family Community
Annotated Use Restrictions**

Introduction; The sheet serves to give a brief on the general Use Restrictions on the Private Properties in the Gardens of Gulf Cove POA. This is as a convenience to the owners and is not to be relied upon as a legal document or a conclusive writing of all the use restrictions. Please refer to your Declaration of Covenants and Restrictions provided to you when you purchased your home or as recorded in the Official Records of Charlotte County as instrument #2521240.

Definitions; Gardens of Gulf Cove is a mandatory membership association. All properties platted in Gardens of Gulf Cove owned by individual owners, corporations or trusts are subject to the Declaration of Covenants and Restrictions. Use restrictions only deal with your private property. These are restrictions that either you agreed to when you purchased your property or were voted in by the plurality of owners as described in your Declaration of Covenants and Restriction. Use Restrictions are enforceable at law or in equity. The association maintains a perpetual lien on each property.

Assessments; Each year the assessments are due on January 1, and delinquent after January 31 as your pro-rata share of the operating expense of the association. If you recently purchased your home in GoGC, your assessments for the current year were likely paid at the closing. You will be required to pay all future assessments directly to the association. It is not likely that your assessments are included in your payment to the bank (escrow account).

Maintenance; Yards need to be cut to maintain the grass below 6" including the grassy strip. Grass is not permitted to grow out onto the sidewalk. The board finds that maintaining a yard weed free is not practical, however, weeds are horticulture and must be maintained to less than 6". No weeds along the foundation of the house. Trees need to be maintained, no dead or falling branches. Outdoor furniture is allowed in front of the house, no tables. Recreation equipment, bikes etc. should be picked up and put away when through. Weeds between the slab in the driveway and the sidewalk are the responsibility of the owner to maintain. Homes that abut a lake and less than 30' of common property are the responsibility of the property owner that abuts the lake. If you planted trees or you purchased your home with trees planted in the grassy strip that abuts your property, you are fully responsible for the maintenance and any liability, such as accidents, damage to vehicles etc. arising from the presence of the trees.

Maintenance; House The finish on the house must be maintained and free of mold or other growth. Peeling and missing paint is not allowed. Screens must be intact and fully attached or removed. Broken windows must be replaced in kind. Flags may not be used as curtains. All the shingles on the house must match and be fully intact. Storm damaged roofing must be fixed soon after the storm. Roof must be maintained mold free, black streak free and generally in good condition. Facia, gutters and drip edge must be firmly attached to the house. Garage doors must not be dented.

Maintenance; Fences need to be maintained free of mold and kept plumb with no missing boards or damaged sections. Grass or weeds must not be allowed to grow beyond the 6" height restriction. In cases where there is a one foot gap between two fences both owners are required to maintain their respective 6" of grass or horticulture.

Sheds are limited to one per home and a maximum of 10' x 16'. Permits are required. Sheds must be maintained and kept in very good condition with no rust, mold, faded paint etc. The Board finds that reach-in polymer closets and trash container enclosures are not considered sheds if kept out of the sight from the street.

Restrictions when the Owner of Record is not present. Pets are not permitted when the owner of record is not present. You may have a friend stay in your home when you are not present for 10 days per year. You may have an immediate family member stay in your home when you are not there for 30 days per year. Exceeding those parameters creates tenancy and the residents are subject to the approval process. Please see the office personnel.

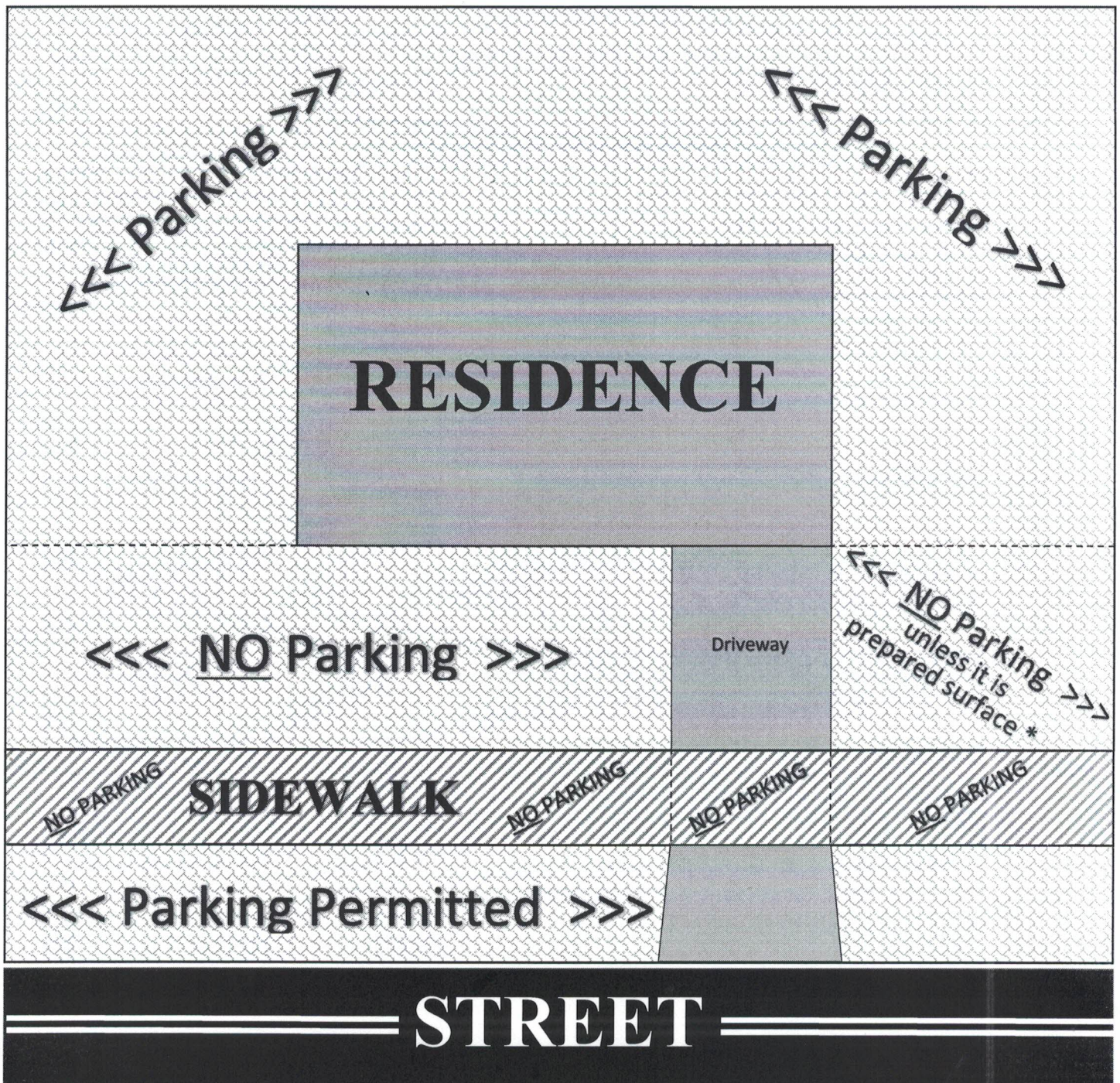
Rental Restrictions; Pets are not permitted to be kept by renters. All rentals, leases or residencies not within the parameters above must be approved in advance by the association, each new tenancy is subject to a transfer fee of \$150.00. Each person over the age of 18 must be on the lease and is required to have a CCIC criminal background check regardless of the nation of residency, each individual background check is \$75.00. Passports are required for foreign nationals. The association reserves the right to interview tenants as a part of the screening process.

Guide Dogs and Comfort Animals are special accommodations made by The Board of Directors. The approval will be given upon receipt of a letter from a medical doctor of the United States, clearly stating that the animal is required as a part of ongoing treatments.

Parking restrictions are overleaf


Helen Raimbeau, Board President


Date



** For more detailed information and clarification, please reference the
Gardens of Gulf Cove Property Owner's Association
Declaration of Covenants & Restrictions
Article 7.15.1 through 7.15.7*