

Article VI – General Restrictions

The following language is taken directly from the WEXFORD WEST DECLARATION OF COVENANTS AND RESTRICTIONS as amended.

Section 1. Condition of Building Grounds. It shall be the responsibility of each Owner to prevent the development of any unclean, unsightly or unkempt conditions of building or grounds on such Lot which shall tend to substantially decrease the beauty of the community as a whole or a specific area.

Section 2. Land Use. No Lot shall be used except for residential purposes. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or 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 in any way noxious, dangerous, unsightly, unpleasant, or of a nature as may dismay or destroy the enjoyment of the property in the neighborhood by the Owners thereof; and further, all domestic animals shall either be kept on a leash or kept within an enclosed area.

When it is deemed desirable and beneficial to the Association, the Board may approve a request for a variance of the requirements of the covenants and restrictions. The member requesting the variance must secure written approval from four (4) out of (6) of the following: The two (2) Lot owners on each side of the members Lot and the two (2) lot owners immediately across the street from the members lot. If this is physically impractical, the six (6) nearest lot owners will suffice. After securing such approvals, they shall be forwarded to the Board along with the written request for a variance and such drawings, details, and specifications as needed to clarify the request. The proposed variance may then be reviewed, edited and prepared in final form by the Board's legal counsel. All cost of such review shall be borne by the member requesting the variance. After said review, the Board may then consider the request on its merits. Approval of the Board must be unanimous. If such request is not approved within sixty (60) days from the complete submission, it shall be deemed to be denied. The Board shall adopt uniform standards for the process of considering all such applications.

Section 2.1 Home-Based Business. All county zoning regulations must be followed. The existence or operation of a home occupation shall not be apparent or detectable by sight, sound, or smell from the exterior of the structure upon the Lot. The activity shall not increase traffic in Wexford West, and no pick-up or delivery of products shall be allowed. Vehicles present related to the business must be parked in the appropriate driveway. Under NO circumstances will parking for a home-based business be allowed on any street, curb, or grass area in Wexford West. Any such vehicles must comply with Article VI, Section 8 of the Wexford West Covenants. The activity shall not increase the insurance premium paid by the Association nor affect the ability of the Association to obtain insurance coverage. No more than two (2) persons may work for the business. There shall be no door-to-door solicitation within Wexford west in connection with the activity. The activity shall be consistent with the residential use and character of the community, and shall not constitute a nuisance or hazardous or offensive use fo the unit. The activity shall not threaten the security or safety of other residents in Wexford West. The owner of the unit shall secure prior written permission from the Board of directors and, where required, secure a valid county permit for a home occupation prior to applying to eh Board for such approval. The

board may adopt procedures and criteria to be used for consideration of applications for business activity within the residential dwellings subject to the Declaration.

Section 3. This section deleted May 16, 1986.

Section 4. Dwelling Quantity and Size. Each single family dwelling shall be located on a Lot and shall have a minimal living area of 1,600 square feet exclusive of screened and open porches, terraces, patios, garages, and the like. Each dwelling shall have a minimum of two inside bathrooms.

Section 5. Garages. All dwellings shall have a garage adequate to house two (2) automobiles, and shall be equipped with garage doors that will be maintained in a useable condition. No carports or open structures for the purpose of housing automobiles or any other such vehicle will be permitted on any Lot.

Section 6. Water and Sewage Facilities. No individual water supply system or individual sewage disposal system shall be permitted on any Lot. The above does not restrict the right of an Owner to install, operate, and maintain a water well on the premises for the use only for swimming pools and irrigation purposes.

Section 7. Signs. No commercial sign shall be erected or maintained on any Lot, with the exception of one "For Sale" sign of the size and type customarily used by recognized realtors in Pinellas County, Florida to advertise residential real estate for sale; provided however, such "for Sale" sign shall not exceed a total surface of 676 square inches per side and shall not have more than two (2) sides. Signs advertising Open House events are allowed only on the days of the event and must be removed promptly after the open house. Signs left longer than twenty-four (24) hours shall be removed. Yard sale signs may be placed at the three (3) main entrances on the day of the yard sale. The sign must contain the address of the sale, the day of the sale, and the hours of the sale. Signs left longer than twenty-four (24) hours will be removed and discarded. Under no circumstances may signs be affixed to trees, existing signs, or signposts. Signs posted in this manner will be removed. Commercial advertising signs such as those advertising services or real estate outside Wexford West are not permitted and will be removed.

Also allowed is a single sign indicating "Home protection/Security." Such sign shall not exceed 144 square inches per side and shall not have more than two (2) sides.

Section 8. Parking. No vehicle shall be parked on any part of any Lot except on a paved street or driveway. No house or travel trailer, motor home, camper, boat, or boat trailer shall be parked in the subdivision unless they are concealed from public view within a garage or similar structure. No trailers, or commercial vehicles other than those present for business with a household may be parked in the subdivision, and those vehicles present shall not remain longer than during regular business hours.

The definition of a commercial vehicle shall be: All vehicles of every kind whatsoever, which from viewing the exterior of the vehicle or any portion thereof, shows or tends to show any commercial markings, signs, displays, or equipment, tools, ladders, or materials used in a commercial venture. Also

any vehicle whatsoever exceeding 10,000 pounds, gross vehicle weight will be considered commercial. All vehicles parked in the subdivision shall be currently licensed.

Section 9. Easements and Utilities. Perpetual easements for the installation and maintenance of utilities and drainage facilities as shown on said plat for the subdivision filed in the public records of Pinellas County, Florida are hereby reserved. No structure shall be erected, placed or permitted and no alterations shall be made or permitted on the property within the easement area. No Owner shall in any way hinder the surface or subsurface drainage of the property within a drainage easement. No utility improvement, drainage structure, water or sewer line within any street right-of-way or easement area shall be removed or altered for any purpose without the specific written consent of the Board. Such written consent shall be contingent upon prior approval by all applicable government regulations.

Section 10. Storage Receptables. No fuel tanks, oil tanks, bottled gas tanks, water conditioners, soft water tanks, swimming pool filters, air conditioners, and similar equipment or receptacles may be exposed to public view from the front lot line of any house and/or from the side lot line of any house constructed on a corner lot. These items of equipment and receptacles may be screened by natural vegetation and landscaping, but if such natural screening and landscaping is utilized, the said items of equipment and receptacles must thereby be completely concealed from public view.

Section 11. Trees. No longer applicable.

Section 12. Temporary Structures, facilities, and Parking. No structure of a temporary character shall be placed on The Property or Additions to The Property at any time, provided however, that this prohibition shall not apply to shelters used by Owner or his agent during the construction of the main dwelling house, it being clearly understood that these latter temporary shelters may not, at any time, be used as residences nor permitted by Owner or his agent to remain on said property after completion of the construction. This prohibition shall apply to all tents, trailers, campers, and the like. Temporary parking only for the specific purpose of loading or unloading a recreational vehicle, boat, camper and/or trailer shall be allowed for a period not to exceed twenty-four (24) hours. The temporary parking period of twenty-four hours will only be permitted once in a seven day period.

Section 13. Animals and pets. No animals, livestock and/or poultry of any kind shall be raised, bred or kept on any Lot except that cats, dogs and other household pets may be kept provided they are not bred or maintained for any commercial purposes.

Section 14. Building Location and Setback. No structure of any type shall be erected nearer than twenty (20) feet of the front line of any Lot. No structure shall be erected nearer than seven (7) feet to any side lot line on lots less than one hundred (100) feet in width, or nearer than ten (10) feet to any side lot line on lots one hundred (100) feet or more in width. No structure shall exceed shall exceed two (2) stories and no structure shall exceed twenty-five (25) feet in height.

Section 15. Fences and Walls. No chain link or metal fencing shall be allowed to be constructed on any Lot unless specifically approved by the Developer. All fences which utilize posts and stringers shall be constructed in such a manner that the post and/or stringer is to be concealed from view of the street or

any adjacent Lot. In any case, no fence shall be closer to the street than the front building line. On corner lots, no fence shall be erected further from the side building line than sixteen (16) feet, or one half the distance from the side building line to the side lot line whichever is less. No fence shall be erected to a height greater than six (6) feet.

Section 16. Garbage and Trash Disposal. All trash, garbage and other waste shall be kept in sanitary containers, and, except during pick-up, if required to be placed at the curb, all containers shall be kept within an enclosure or properly screened so as to be out of sight from the front and side streets.

Section 17. Windows. This section has been deleted.

Section 18. Sight Distance at Intersections. No fence, wall, hedge, or shrub planting which obstructs sight lines and elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner Lot within the triangle area formed by the street property lines and the line connecting them at points twenty (20) feet from the intersection of the street lines, or in a case of rounded property corner from the intersection of the property lines extended. The same sight line limitation shall apply on any Lot within ten (10) feet from the intersection of the street property line and the edge of the driveway. No trees shall be planted within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

Section 19. Landscaping, Sodding and Driveways. Unless otherwise improved by the owner, including but not limited to swimming pools, patios, driveways, walkways or otherwise permitted improvements, the remained or the Lot not sodded will be landscaped with a combination of "Florida friendly" plants and mulch. Information on "Florida friendly" plants is available from Pinellas County Extension Service. All lawn and landscape areas will be maintained in a neat manner, free of noxious weeds, vermin, and evidence of erosion.

That area of the Lot between the front building line and the sidewalk will be limited to a maximum of three (3) trees. The same maximum of three (3) trees will apply to the area between the sidewalk and the curb. These same areas shall not allow vegetation to attain such height or density as to affect the health and growth of a neighbor's lawn or landscape. All vegetation will be pruned so as not to impede pedestrian use of sidewalks. Hardscape materials, i.e. products of stone, cement, or similar makeup, are optional within the "Florida friendly" landscape. Hardscape items such as fountains, statues, sculptures, or other objects shall be limited to be not more than four (4) feet in height.

All dwellings shall maintain a driveway of Board-approved pavers or concrete.

Section 20. Satellite Dishes. This section no longer applies.

Section 21. no language

Section 22. Outbuildings and Storage Facilities. Storage facilities of any type, including those of a temporary nature shall not exceed a "footprint" of base of sixty (60) square feet, nor shall they have a height that exceeds seven (7) feet. No Lot shall contain more than one such storage facility. All such

storage facilities shall be screened or otherwise hidden by landscaping as to be out of sight from any front or side street.