

MAPLEWOOD HOMEOWNERS ASSOCIATION, INC

RULES AND REGULATIONS

This document is designed to give an overview of the Rules and Regulations and does not replace or amend the official Association document filed with the clerk of the Circuit Court of Collier County, Florida.

- 13.2 No owner shall keep or park on the Master Association property or on a residential unit any trailers, golf carts, campers, boats, trucks, motorbikes, or motorcycles, it being intended that the only vehicles permitted to be kept on the property by owners, their guests, licensees, invitees, or assigns will be customary private passenger vehicles including vans and small pick up trucks of the same approximate length as passenger vehicles and which are used as private passenger vehicle.
- 13.3 Each residential unit shall be used exclusively as a residential dwelling and no business or trade shall be permitted or conducted therein.
- 13.4 Each owner, lessee, or occupant shall maintain at all times in good condition and repair subject to the regulations of the Master Association, all interior and exterior portions of their property and the improvement made thereon including lawn landscaping and garden areas.
- 13.5 No residential unit shall be divided or subdivided nor shall any structural alteration or changes be made to the dwelling located on said residential unit without prior approval of the ARC.
- 13.6 No wire, TV antennas, aerials, or similar structures of any sort shall be erected, constructed, or maintained on the exterior of any building, and no owner shall permit or maintain any exposed outside storage or storage containers.
- 13.7 No clothes lines, hangers, or drying facilities shall be permitted or maintained on the exterior of any improvement and no clothes, rugs, drapes, spreads, or household articles or goods of any sort shall be dried, aired, beaten, cleaned or dusted by hanging or extending same from and window or door.
- 13.8 No owner may dispose of or keep refuse, trash, or garbage in or on any exterior area of the owner's residence or on the Master Association property except those receptacles approved by the Master Association.
- 13.9 No residential unit shall be the subject of a partition action that seeks to physically divide a residential unit.
- 13.10 No sign or any type shall be maintained, kept, or permitted on any part of the property that is made subject to these Covenants. Except as approved by the ARC.
- 13.11 No owner shall have the right to use water from any lake or drainage ditch without the Association's written approval, which approval may be given unconditionally or conditioned upon such terms as the Master Associate sees fit, including a charge to take and use such water.

No existing building or structure shall be moved onto any residential unit or acreage without the consent of the ARC.

13.14 No weeds, high grass, underbrush, or other unsightly growth shall be permitted to grow or remain upon any part of the property. Lawns are to be maintained in a neat and orderly fashion and any dead grass it to be replaced by the owner.

13.15 All telephone, electric; water, sewer, television, fuel lines, and pipes or other distributors must be underground from the lot line to the use connecting. All air conditioning units, pool pumps, and filters shall be suitable screened by means of landscaping or other screening devices from view from the road and from adjoining properties.

13.17 Except for required service or deliveries, no owner shall park or permit to be parked either on a lot or within a street right of way within the property, any vehicle designed or used or commercial purposes or containing exterior advertising matter; any swamp buggy, stock car or other vehicle not normally used for highway travel; or any boat, trailer, or camper except with such motor vehicle, boat, trailer, or camper is parked or stored within an enclosed garage.

13.18 Garage containers, lawn trimmings, and trash stored for pickup shall comply with garbage and trash collection service rules for Collier County. Trash containers, if stored outside the home must be shielded from view with hedge or similar vegetation. No fencing of any kind is permitted on the property.

13.19 Normal household pets, provided they are not kept, bred, or maintained for any commercial purpose, are allowed, however this provision does not prevent more restrictive rules regarding pets by other associations.

13.20 No noxious or offensive active shall be carried on upon the property or upon any part or portion thereof, nor shall anything be done thereon which may be or become a nuisance.

Driveways and off street parking areas shall be paved with concrete, asphalt, or decorative paving.

13.23 Operable doors shall be provided for all garages. All garages on single-family residential units shall be attached to the residence that they are designed to serve. All garage doors shall remain closed except when being used.

I ACKNOWLEDGE BY SIGNING THIS DOCUMENT THAT I HAVE READ AND UNDERSTAND THE ABOE RULES AND REGULATIONS OF THE MAPLEWOOD HOMEOWNERS ASSOCIATION. AS AN OWNER AND OR TENANT I REALIZE I AM OBLIGATED TO ABIDE BY THE RULES AT ALL TIMES.

SIGNED _____ DATE _____

Please return signed copy of this document to: MARQUESAS MANAGEMENT
PO BOX 111693
NAPLES, FL 34108