

COMMUNITY COVENANTS & RESTRICTIONS

Community Roads – All roads inside of Del Webb eTown will be private and shall be maintained by the Association.

Sidewalks – All common area sidewalks are the responsibility of the Association. Any sidewalk in front of a single family home shall be the owners responsibility to maintain and repair.

Animal Restrictions – Total number of pets that may be kept on the property is three (3). Owners may not keep animals that are generally raised for commercial purposes. Pit bulls and other dangerous breeds are prohibited. No dog runs or enclosures are permitted within Del Webb eTown.

Vehicles & Parking –

- Street parking is prohibited.
- Blocking of sidewalks is prohibited.
- No more than one (1) vehicle may be parked in a driveway at any given time.
- Golf Carts & Motorcycles must be parked in the garage when not in use.
- No commercial vehicle, limousine, recreational vehicle, boat, trailer, mobile homes, or campers may be kept within Del Webb eTown except in an owners garage.
- Motor homes and recreational vehicles may be parked in the community for not more than 24 hours for loading, unloading, and cleaning.

Home Offices – Home business offices may be maintained in the homes and home-based occupations may be operated out of the homes, provided that there are no non-resident employees working there, there is no signage, the home is not used to receive clients or customers, there is not excessive deliveries mad to the home, and it does not generate additional visitors, traffic, noise or cause a nuisance to the community or neighboring homes.

Guest Policy for Community Amenities – Guests must be residing in the Owner's home while the Owner is also residing in the home in order to use the Community Amenities. Guests who reside anywhere other than the Owner's home may not use the Community Amenities.

Leasing – Lease agreements are required to be in writing and provided to the Association. One of the tenants must meet the Aged-Qualified Occupant Restriction. Homes may be leased only in their entirety. No homes may be leased or occupied on a daily, nightly, weekly, or monthly basis. Term may be less than one year, but home may not be leased more than twice in one calendar year. No bed and breakfasts may be operated out of a home.

Restriction on Occupancy – Del Webb eTown is restricted to owners 55 and up in age. Persons under the age of 19 are prohibited from occupying homes in the community. Persons under the age of 19 are permitted to visit the community provided that someone 19 years of age or older are supervising that individual at all times.

Nonpayment of Assessments – If any assessment is not paid within 10 days after the due date, a late fee of \$25.00 per month or 5% of the delinquent installments (whichever is greater) together with interest (18%) may be levied against the owner.

Fining & Suspension – The association maintains the right to fine and/or suspend owners/owner use rights if they fail to comply with the Associations governing documents or any rules and regulations adopted by the Board of Directors.

Entrance/Exit Gates – The Declarant has the right to hold open the entrance and exit gates every day, including weekends and holidays during any hours that the Declarant deems necessary to complete home building operations. This right remains even after turnover and continues until the last home in Del Webb eTown is closed.

Construction Activities– The Declaration puts all owners on notice that the Declarant and its agents, contractors, and sub contractors will be from time to time conducting construction activities, excavation, construction and other activities in close proximity to owners homes. This activity may cause noise, dust, or other disturbances. By agreeing to be part of the Del Webb eTown community, owners are waiving their right to claim construction activities constitute a nuisance.

ARCHITECTURAL GUIDELINES

Del Webb eTown will have an adopted set of Architectural Guidelines

Any modification, removal, addition or change to the exterior of the home, lot, landscaping, or hardscape requires approval by the HOA's Architectural Review Committee ("ARC") prior to the owner beginning the project.

The ARC has up to **forty-five (45)** days to review and make a decision on all architectural change requests from the date a complete architectural change request application is submitted.

Developer/Builder Exemption – As a builder and developer, we are not required to go through the association's architectural review process. HOWEVER, please remember that when we deviate from the architectural standards it sets a precedent in the community and creates the question of "Why were they allowed to do it" from homeowners who close and then want to make modifications not permitted by the HOA.

Waste & Recycling Bins - Must be stored in garage when not out for pickup.

Satellite Dishes – Are permitted, but should be installed so that they are in the least visible location from the street.

Generators – Are permitted, but the location of ground-mounted mechanical equipment may not create an unreasonable visual or audible nuisance to neighbors, must be maintained in good mechanical order, and will require screening when visible from the street or neighbors. The outside edge of all ground-mounted mechanical equipment added by the Member shall be at least eight feet (8') from a property lot line.

Water Softeners/Purifiers - Water softeners and purifying systems shall be installed inside the garage. If the water softeners / purifying systems shall be installed outside of the home, then the installation shall be in a manner so as not to be visible from the exterior of the Home. An exterior installation requires ARC approval; the request for ARC approval shall include the reasons why an exterior installation is necessary.

Solar Panels – Are permitted, but should be installed on the sides and the rear of the home only unless a hardship can be shown. A hardship is defined as decreased or inadequate performance due to the association's installation and location requirements.

Sheds/Storage Buildings/Outbuildings/Dog Houses – Are prohibited within Del Webb eTown.

Wells & Septic Tanks – Are prohibited within Del Webb eTown.

Propane Tanks – Are permitted with the use of portable grills and outside kitchens when they are concealed within the apparatus. ARC approval is not required. A single above-ground tank that is no more than forty-eight inches (48”) high and a maximum of sixty (60) gallons is permitted when used to provide fuel to the inside of the home or an outside kitchen. Tanks that are visible from the street or neighbor shall be shielded from view as much as possible while allowing for access. A minimum of three gallon shrubs, that at the time of installation have attained a three (3) gallon size or greater, shall be of a sufficient height to prevent the tank from being viewed from the street or neighboring property within a six (6) month period. Propane tanks larger than forty-eight inches (48”) in height or more than sixty (60) gallons shall be buried in accordance with applicable setback standards, e.g. pool heaters. Fill pipes for buried propane tanks shall be screened from the street using landscape materials.

Pools – Above ground pools are prohibited. In ground pool perimeters shall be at least seven and one-half feet (7 ½’) from the side and ten feet (10’) from the rear property lot lines. The pool shall be inside the building restriction line indicated on the property survey, unless approved by the ARC if the required county setback is less than that shown on the lot survey.

Spas/Jacuzzis - Inground spas & Jacuzzis are subject to certain setbacks, shall be installed according to applicable governmental ordinances, and will require an approved totally enclosed fence structure or birdcage. Above-ground spas and Jacuzzis may also be installed on lanais if the lanai is enclosed per the Architectural Requirements.

Screen Enclosures – Are permitted with the following restrictions: The frame must be bronze and the screen must be charcoal. The screen enclosure must not extend past the corners of the home. On back-to-back and lake lots, the screen enclosure must not extend past the building set back lines. On preserve, conservation or common area lots, the enclosure may extend into the building set back area if approved by Duval County via the permitting process. Regardless, ARC approval is required prior to the owner beginning construction on the enclosure.

Fencing –

- Vinyl privacy fencing is prohibited within Del Webb eTown unless installed by the Developer.
- All fencing on single family home lots shall be a height of fifty-four inches (54”).
- Only black aluminum open picket fencing is permitted (see Picture).
- Fencing shall be installed along the property lines unless an unobstructed easement prevents such installation.
- Rear fencing on lake lots shall be installed on the property line
- Parallel fences are prohibited.



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