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COMPILED AND INTEGRATED RULES AND REGULATIONS OF
SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC.¹

[1. CONSTRUCTION PERMIT TIME PERIOD

Any construction work must be completed within not more than twelve (12) months from the time the permit package is approved by ARC and transmitted to the owner or applicant; if any construction work previously approved by the ARC is not completed within twelve (12) months from the time the permit package is approved by ARC and transmitted to the owner or applicant,

¹ Except as otherwise noted herein, the provisions or text of the Rules and Regulations of Section 20 Property Owner's Association, Inc. as set out herein stem from that certain SECTION 20 POA POLICIES & SPECIAL RULES OF ORDER document adopted on or about March 10, 2016 by Section 20 Property Owner's Association, Inc. Where this Compiled and Integrated Rules and Regulations of Section 20 Property Owner's Association, Inc. document (the "Document") does not contain a Rule or Regulation of Section 20 Property Owner's Association, Inc. previously adopted by Section 20 Property Owner's Association, Inc., such Rule or Regulation has been rescinded. Where there is any conflict between any of the provisions of this Document, the latter adopted provision is intended to control. Where there is any conflict between the provisions of this Document and that certain Declaration of Restrictions, Section 20, recorded at O.R. Book 373, Page 109, *et seq.*, of the Public Records of Charlotte County, Florida, as amended from time to time (the "Declaration"), the provisions of the Declaration shall control. This Document should not be considered the actual text of the Rules and Regulations of Section 20 Property Owner's Association, Inc. as they exist on February 11, 2021 and is intended to be a single, user-friendly compilation of all current provisions of the Rules and Regulations of Section 20 Property Owner's Association, Inc. as it has been amended from time to time. Where the text of the Document contains any notation(s) and/or footnote(s), such information is intended to and will generally identify what changes were made to this portion of the Rules and Regulations of Section 20 Property Owner's Association, Inc. and where the instrument that reflects and accounts for such changes may be found in the public records of Charlotte County, Florida and/or the official records of Section 20 Property Owner's Association, Inc. Where spelling or other similar, non-material typographical mistakes are corrected in the Document, such portions of the Document will be identified with a * and the original text that is corrected herein should be consulted if there is any question about such correction. The Document also contains formatting and related changes that do not appear in the original text of the Rules and Regulations of Section 20 Property Owner's Association, Inc. or any amendments thereto, which formatting and other related changes were made to promote the use and convenience of the Document. The Document is not intended, and cannot be considered, to be a governing document of Section 20 Property Owner's Association, Inc. Instead, it is an official record of Section 20 Property Owner's Association, Inc. prepared for the convenience of Section 20 Property Owner's Association, Inc., members of Section 20 Property Owner's Association, Inc., and other parties who may be permitted to have access to, or make use of, it. No warranties or representations are made by Section 20 Property Owner's Association, Inc. or any other party as to the accuracy or completeness of the Document and any party intending to rely or relying on this document does so at their own risk. If there are any questions about the legal effect of the Document by any party, any person or other party should consult with an attorney of their choosing to obtain such information.

the construction work cannot continue beyond such time until a new permit is applied for, approved by the ARC, and transmitted to the owner or applicant.]]²

[2. ENCLOSURE

Any enclosure(s) installed or located on any lot shall be constructed of solid materials only and no lattice or other material that can be seen through shall be permitted to be used. The length of the enclosure must not be located past the rear of the home, excluding the lanai or any screen cage affixed thereto. Enclosures cannot be attached to the rear corner of any home or any lanai or screen cage affixed thereto. Any wall of the enclosure cannot be located more than six feet (6') away from the parallel exterior wall of the home.

Any two (2) or three (3) sided enclosure that is approved for installation on any lot(s) may have gate(s) and must be attached to the home on such lot(s) at not less than one point and may not have any roof on or upper covering serving any part of it. No such enclosure may exceed a height of six (6) feet, a width of eighteen (18) feet, or a depth of six (6) feet from when measured by the closest point along the home on such lot(s). No such enclosure may be constructed of any materials other than concrete block, wood fencing, PVC fencing, or lattice work comprised of wood or vinyl. Permit approval by Architectural Review Committee for any enclosure is required prior to installation of the same on any lot(s).]]³

[3. EXTERNAL BUILDINGS

The components of the roofline and/or any wall/s attaching both primary and secondary buildings must conform to the same architectural design and color of the main home structure on the same lot.]]⁴

² The phrase(s) "Construction must be completed within 12 months from the time the permit package is approved by ARC; otherwise new permit must be applied for and approved by ARC. (*Amended 11/1/2018*)" was deleted in its entirety, the Rule was otherwise renumbered from A-2 to 1., and the text otherwise now shown was added by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, *et seq.*, of the Public Records of Charlotte County, Florida on November 20, 2020.

³ The phrase(s) or wording "A two (2) or three (3) sided enclosure, may have gate(s), must be attached to home at one point. A roof on the enclosure is not permitted. Max size permitted: Height six (6) ft, Width eighteen (18) ft, Depth from house six (6) ft. Construction: Concrete Block, Wood fencing, PVC fencing or lattice. (*Amended 11/1/2018*)" was deleted in its entirety, the Rule was otherwise renumbered from A-3 to 2., and the text otherwise now shown was added by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, *et seq.*, of the Public Records of Charlotte County, Florida on November 20, 2020.

⁴ The phrase(s) or wording "No garage or carport shall be erected which is separated from the main building. (DOC # 8) No additional standalone external building is permitted within Section 20, all buildings must be attached to the main home structure. Attachment: Roofline and/or with wall/s attaching both primary and secondary buildings and must conform to same Architectural design and color of main home structure." was deleted in its entirety, the Rule was otherwise renumbered from A-4 to 3., and the text otherwise now shown was added by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, *et seq.*, of the Public Records of Charlotte County, Florida on November 20, 2020.

[4. GARBAGE CANS

All garbage and recycle cans or containers must be properly stored by the end of day on trash pickup or collection day.]⁵

[ARTICLE 12. GARBAGE CONTAINERS

All walled-in areas required by Article 12 shall not exceed a 6' x 12' dimension in size and shall not exceed a height of six feet (6'). Such walled-in areas shall be attached to the home.]⁶

[5. MODULAR OR MANUFACTURED HOMES

Modular or manufactured homes or buildings shall not be permitted within the Section 20 community as a home site. Patio or lanai enclosures constructed in any fashion with aluminum must be approved by either the Grantor or Association, as may be applicable.]⁷

[ARTICLE 4. APPROVAL OF PLANS, SPECIFICATIONS, AND LOCATIONS OF BUILDINGS

Modular or Manufactured Homes of any type will not be allowed in Section 20.]⁸

[6. GAZEBOS, PERGOLAS & ARBOR

Gazebos are not permitted to be installed on lots within the Section 20 community. Pergolas and Arbors may be installed on lots within the Section 20 community so long as such Pergolas and Arbors have obtained a permit for their installation from the Association after the submission of

⁵ The phrase(s) or wording "All garbage/recycle cans must be stored within an enclosure or area not visible from the street on either the, front, side/s or rear. All garbage and recycle cans must be properly stored by the end of day on trash pick-up day. (*Added 12/13/18*)" was deleted in its entirety, the Rule was otherwise renumbered from A-5 to 4., and the text otherwise now shown was added by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

⁶ This provision stems from that certain Standards for the Application of Declaration of Restrictions, Section 20 instrument recorded at O.R. Book 2989, Page 574, *et seq.*, of the Public Records of Charlotte County, Florida on June 21, 2006.

⁷ The phrase(s) or wording "Modular or manufactured homes/buildings shall not be permitted within Section 20 as a home site. Aluminum style Patio/Lanai enclosure must be approved by either the ARC or BOD." was deleted in its entirety, the Rule was otherwise renumbered from A-6 to 5., and the text otherwise now shown was added by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

⁸ This provision stems from that certain Standards for the Application of Declaration of Restrictions, Section 20 instrument recorded at O.R. Book 2989, Page 574, et seq., of the Public Records of Charlotte County, Florida on June 21, 2006.

detailed drawing(s) and a plot chart or other graphic depiction indicating where they will be installed to the Association, are not placed forward from the front of the house on any lot within the Section 20 community, have two (2) enclosed sides of lattice material and two (2) open sides, do not have a solid top or roof, are not used for storage, and are securely anchored or otherwise permanently affixed to the location where they are installed.]]⁹

[ARTICLE 4. APPROVAL OF PLANS, SPECIFICATIONS AND LOCATION OF BUILDINGS.

ARTICLE 17. NO TEMPORARY BUILDING

No above ground pools shall be permitted and no additional gazebos shall be permitted or constructed. This prohibition shall not apply to any gazebo existing and properly permitted as of the date of this resolution.]]¹⁰

[7. PET OWNERS

Pets must be leashed at all times when not present on the lot within the Section 20 community of the owner of such pets and pet owners shall be responsible for the conduct of their pets and removal of any excrement or waste generated by their pets at all times.]]¹¹

[ARTICLE 9. ANIMALS, ETC.

⁹ The phrase(s) or wording “Gazebos are not permitted in Section 20. Permit request must be submitted with detailed drawings and Plot Chart. Pergolas & Arbors must not be placed forward of the front of the house. Pergolas & Arbors may have only two (2) sides of lattice and must have two (2) sides open. Pergolas & Arbors must not have a solid top (roof). Pergolas & Arbors must not be used for storage. Pergolas & Arbors must be securely anchored.” was deleted in its entirety, the Rule was otherwise renumbered from A-7 to 6., and the text otherwise now shown was added by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner’s Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

¹⁰ This provision stems from that certain Standards for the Application of Declaration of Restrictions, Section 20 instrument recorded at O.R. Book 2989, Page 574, et seq., of the Public Records of Charlotte County, Florida on June 21, 2006.

¹¹ The phrase(s) or wording “Pet must be leashed at all times when off homeowner’s property. Pet owners are responsible for the conduct and removal of their pet excrement at all times. Barking shall also comply with current Charlotte County Ordinance: (Sec. 1-4-28 & Sec. 1-4-31)” was deleted in its entirety, the Rule was otherwise renumbered from A-9 to 7., and the text otherwise now shown was added by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner’s Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

All pets shall be kept on a leash at all times when occupying the common areas or rights of way of the subdivision. Pet owners shall properly dispose and remove pet excrement from rights of way and common areas of the subdivision.]]¹²

[8. PET KENNEL GUIDELINES

Pet kennels or other structure or enclosures used for housing permitted pets are permitted when they do not exceed a maximum dimension of four feet (4') in height, six feet (6') in width, and eighteen feet (18') in length, have a flat top, are constructed of chain-link fencing, and are situated at the rear portion of any lot in the Section 20 community so as to minimize the visibility of the same from any perspective along the front lot line of such lot. Permit approval by Architectural Review Committee for any pet kennels or other structure or enclosures used for housing permitted pets is required prior to installation of the same on any lot(s).]]¹³

[9. PLAY EQUIPMENT

Children's play equipment, such as but not limited to, swings and trampolines need to be placed behind the home on any lot in the Section 20 community so as to minimize the visibility of the same from any perspective along the front lot line of such lot. Any trampolines must be securely anchored to the ground whenever they are located on, or in use at, any lot in the Section 20 community. Tree houses shall not be permitted to be constructed, installed or otherwise located on any portion of a lot in the Section 20 community.

One swingset or play sets is permitted per lot, which must be located in the rear portion of the lot. Swingsets or play sets may not exceed ten and a half feet (10.5') in height, thirteen feet (13') in length, or sixteen feet (16') in width. Swingsets or play sets may not be comprised of any walls and solid roofs for any swingset or play set are permitted only when located over any raised platform that is part of such swingset or play set. No swingset or play set may have a platform that is larger than twenty-five (25') square feet. Swingsets or play sets must be anchored to the ground, cannot be attached to any tree, and must be located at least five feet (5') away from the base or trunk of any trees.]]¹⁴

¹² This provision stems from that certain Standards for the Application of Declaration of Restrictions, Section 20 instrument recorded at O.R. Book 2989, Page 574, *et seq.*, of the Public Records of Charlotte County, Florida on June 21, 2006.

¹³ The phrase(s) or wording "Maximum dimension: Height four (4) ft, Width six (6) ft, Length eighteen (18) ft. May have a flat top. Construction: Chain-link fencing. Location: Must remain behind home, may be alongside of home by BOD approval." was deleted in its entirety, the Rule was otherwise renumbered from A-9 to 8., and the text otherwise now shown was added by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, *et seq.*, of the Public Records of Charlotte County, Florida on November 20, 2020.

¹⁴ The phrase(s) or wording "Children's play equipment, such as but not limited to, swings, playhouse and trampolines need to be placed behind the home. Exception: Only by BOD approval. Trampolines must be securely anchored to the ground. Tree Houses are not permitted within Section 20." was deleted in its entirety, the Rule was otherwise renumbered from A-10 to 9., and the text otherwise now shown was added by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association,

[10. PAINTING OF HOMES

Any management staff of the Association may approve a request for the painting or repainting of a home if the color (main body and trim) remains the same or is a color that has been approved previously by the ARC within the prior twelve (12) months' time. All other requests relating to the painting or repainting of a home must be presented to the ARC for approval and cannot be commenced until such approval from the ARC is obtained.]]¹⁵

[ARTICLE 4. APPROVAL OF PLANS, SPECIFICATIONS, AND LOCATIONS OF BUILDINGS

The use of colors on the exterior of homes shall be subject to approval of the Association in its sole discretion. House, roof, trim and driveway colors shall be compatible with other homes in the neighborhood. No more than four colors shall be used on the home. The color scheme chosen shall be consistent with the primary color of the home. The use of black, fluorescent, neon or similar colors is prohibited. All colors on the facade of the home shall be uniform and no stripes, dots or other artistic designs shall be permitted.]]¹⁶

[11. STORAGE/PARKING OF LAWN EQUIPMENT

All lawn maintenance equipment must be stored or parked within an enclosed area and not visible when such lawn maintenance equipment is not in use.]]¹⁷

[12. SWIMMING POOL

No above ground swimming pool is permitted or may be installed on any lots within the Section 20 community; provided, however, temporary wading pools designed or intended to be used for children which are not permanently installed on, or affixed to any, lots in the Section 20

Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

¹⁵ The phrase(s) or wording "Staff may approve the request providing the color (main body and trim) remains the same, or is of a neutral color. All other requests must be presented to the ARC for approval." was deleted, the Rule was renumbered from A-11 to 10., the Rule was renamed PAINTING OF HOMES from REPAINT of HOMES, and the text otherwise now shown was added by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

¹⁶ This provision stems from that certain Standards for the Application of Declaration of Restrictions, Section 20 instrument recorded at O.R. Book 2989, Page 574, et seq., of the Public Records of Charlotte County, Florida on June 21, 2006.

¹⁷ The phrase(s) or wording "All lawn maintenance equipment must be stored/parked within an enclosed area and not visible. Use of tarpaulins to cover equipment is not permitted." was deleted in its entirety, the Rule was otherwise renumbered from A-13 to 11., and the text otherwise now shown was added by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

community and that do not exceed twelve inches (12”) in depth are permitted to be located on any lots within the Section 20 community when they are being used or prepared in connection with use.]

[13. VACANT LOT MAINTENANCE

Vacant lots within the Section 20 community with any grass should be mowed not less than once per month and mowing shall be done frequently enough to ensure that such grass does not become overgrown or unsightly otherwise.]]¹⁸

[14. USE OF TARPAULINS

Tarpaulins may not be used to conceal or protect items of personal property when located outside on lots. Tarpaulins may be used as a temporary measure to protect damage to roofs or other parts to, or while the underlying damage is, being repaired.]]¹⁹

[15. FENCES

When permitted, fences must be made or designed to be or be considered open construction in design or appearance and no privacy fencing is allowed. When permitted, picket fences may have a maximum width of one and a half inches (1.5”) for each picket in the fence and the space between pickets must be at least four (4) times the width of the picket. No shadowbox style of fencing is allowed. When fencing has been installed within any portion of a utility or drainage easement, the owner(s) of the lot where such fencing is located shall, at their expense, be responsible for of structures located on lots, from time to time, and may only be used as a temporary measure prior removing and/or replacing any fencing necessary for any maintenance, repair or replacement work to be done within such easements.]]²⁰

[ARTICLE 23. WALLS

All fencing may not exceed four feet (4') in height.]]²¹

[16. TRELLISES

¹⁸ The Rule was added in its entirety by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner’s Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

¹⁹ The Rule was added in its entirety by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner’s Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

²⁰ The Rule was added in its entirety by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner’s Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

²¹ This provision stems from that certain Standards for the Application of Declaration of Restrictions, Section 20 instrument recorded at O.R. Book 2989, Page 574, *et seq.*, of the Public Records of Charlotte County, Florida on June 21, 2006.

Trellises installed or located on any lot may not be more than four feet (4' in width, more than six feet (6') in height, must have not less than six inches (6") of ground clearance below the lowest exterior panel, may not have more than two (2) panels, must have not less than four feet (4') between panels, and must be constructed out of open lattice material with a minimum lattice strip width of between one and a half inches (1.5") to two inches (2").]²²

[17. PATIOS

Patios installed or located on any lot shall have a maximum height of four inches (4") above the finished grade of existing grade of the lanai, a maximum width of one half of the rear width of the home, a maximum length of twenty feet (20') from the rear of the footprint of the home, must be made of concrete or pavers, and must be attached to the home on any lot where it is installed or located.]]²³

[18. LANAI

Lanais installed on any lot may not contain or make use of any aluminum or composite roof unless the roof for the lanai will be or is attached to an existing screened enclosure or "poolcage" and shall be required to continue using the existing roofline and roof material from the home where the same is being installed. Lanais shall also be required to include screened walls when installed.]]²⁴

[19. CANOPIES AND TENTS

Any canopies or tents may be installed or erected and used on a lot provided they are not used for more than seven (7) consecutive days and are not allowed installed or erected until after prior, written notice is provided to Section 20 Property Owner's Association, Inc.]]²⁵

[ARTICLE 5. SET BACK AND MINIMUM SQUARE FOOT AREA ARTICLE 7. LOT AREA AND WIDTH AND SPECIAL CASES

²² The Rule was added in its entirety by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

²³ The Rule was added in its entirety by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

²⁴ The Rule was added in its entirety by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

²⁵ The Rule was added in its entirety by that certain Certificate of Amendment to Declaration of Restrictions, Section 20 and Rules and Regulations of Section 20 Property Owner's Association, Inc., recorded at O.R. Book 4665, Page 1329, et seq., of the Public Records of Charlotte County, Florida on November 20, 2020.

The Architectural Review Committee may approve rear set back variances not to exceed five feet (5'), without Board approval.]]²⁶

[ARTICLE 5. SET BACK AND MINIMUM SQUARE FOOT AREA
ARTICLE 7. LOT AREA AND WIDTH AND SPECIAL CASES

Variances to Deed Restrictions, as provided herein, must be forwarded to and approved by the Board, except those specifically delegated to Architectural Review.]]²⁷

[ARTICLE 8. LOCATION OF GARAGES AND PARKING

Tarpaulins for the purpose of concealing commercial vehicles, campers, lawn mowers, boats, boat trailers, mobile homes or trucks will not be accepted.

Boats may be parked in driveways from Friday noon until Sunday noon.

The prohibition against trucks parking overnight on property shall be defined as construction trucks or commercial trucks with commercial signs and logos.

Lawn mowers must be kept inside garages or behind walled-in areas of home and out of view.

Recreational vehicles and motor homes may be parked once in the driveway for outfitting and preparation for a trip. The outfitting period shall not exceed twenty-four (24) hours and shall be limited to one twenty-four (24) hour period per week. A week shall start at 12:01 a.m. Monday and end at 12:00 midnight on the following Sunday.

No unlicensed or inoperable vehicle may be kept in the driveway. Unlicensed and or inoperable vehicles shall be stored in the garage.

No parking of any vehicle, trailer, boat, recreational vehicle or motor home, as provided herein, shall be allowed on vacant lots.]]²⁸

²⁶ This provision stems from that certain Standards for the Application of Declaration of Restrictions, Section 20 instrument recorded at O.R. Book 2989, Page 574, *et seq.*, of the Public Records of Charlotte County, Florida on June 21, 2006.

²⁷ This provision stems from that certain Standards for the Application of Declaration of Restrictions, Section 20 instrument recorded at O.R. Book 2989, Page 574, *et seq.*, of the Public Records of Charlotte County, Florida on June 21, 2006.

²⁸ This provision stems from that certain Standards for the Application of Declaration of Restrictions, Section 20 instrument recorded at O.R. Book 2989, Page 574, *et seq.*, of the Public Records of Charlotte County, Florida on June 21, 2006.