

This Instrument prepared by:
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Kevin Russell, P.A. 14295 S.
Tamiami Trail North Port, FL
34287

**STANDARDS FOR THE APPLICATION OF
DECLARATION OF RESTRICTIONS FOR SECTION 20**

These Standards to the Declaration of Restrictions are published this 25th day of May, 2006.

WITNESSETH:

WHEREAS, Punta Gorda Isles, Inc. ("Grantor") did, on November 4, 1971, place of record certain "Declaration of Restrictions, Section 20" recorded in Official Records Book 373, Page 109 of the Public Records of Charlotte County, Florida ("Declaration"), encumbering certain real property described as:

BLOCKS 516 THROUGH 628, INCLUSIVE, PUNTA GORDA ISLES, SECTION 20, and the Pedestrian Walkways, Parkways, private easements, private walkways, and private park areas designated as "A" according to the Plat thereof as found in Plat Book 11, Pages 2-A through 2-Z-42 of the Public Records of Charlotte County, Florida.

WHEREAS, the Grantor did, on October 12, 1992, assign to Section 20 Property Owner's Association, Inc., a Florida not for profit corporation, ("the Association") "all rights and duties...under the Restrictions," said Assignment was made of record at Official Records Book 1246, Page 1988 of the Public Records of Charlotte County, Florida.

WHEREAS, the Association did execute on November 1, 2001, and made of record on November 2, 2001, at Official Records Book 1959, Page 1263 of the Public Records of Charlotte County, Florida, a Notice titled "NOTICE PURSUANT TO FLORIDA STATUTES, §712.05 PRESERVING SAID RESTRICTIVE COVENANTS," extending the term of said Declaration.

WHEREAS, the Association now wishes to clarify and publish the standards used by the Association when exercising the rights assigned to it by Grantor.

NOW, THEREFOR, the Association publishes these Standards for the Application and Enforcement of the Restrictions:

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

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

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.

ARTICLE 5. SET BACK AND MINIMUM SQUARE FOOT AREA

ARTICLE 7. LOT AREA AND WIDTH AND SPECIAL CASES

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

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.

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.

ARTICLE 9. ANIMALS, ETC.

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.

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.

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.

ARTICLE 23. WALLS

All fencing may not exceed four feet (4') in height. All other conditions of Article 23 remain the same.

IN WITNESS WHEREOF, the Association has caused these presents to be signed by an officer duly authorized to do the same as of the date first above written.

Cain Pereira
Sign

Claire Pereira
Print Name

Michael D. Brown
Sign

MICHAEL D. BROWN
Print Name

SECTION 20 PROPERTY OWNER'S
ASSOCIATION, INC.

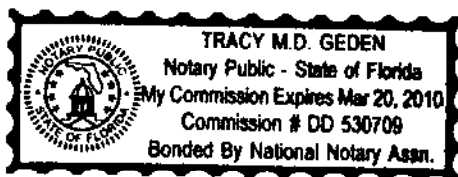
By: Kim Jakubaitis
Kim Jakubaitis, President


(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF CHARLOTTE

I HEREBY CERTIFY that on this 25 day of May, 2006, before me personally appeared KIM JAKUBAITIS as President of Section 20 Property Owner's Association, Inc., to me known to be the person who executed the foregoing instrument as such officer and acknowledged the execution thereof to be her free act and deed as such officer for the uses and purposes therein mentioned, and that she affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Sun Trust
8000 Rio Delanero Ave
Punta Gorda, FL 33983 in the County and State aforesaid, the day and year last aforementioned.





Notary Public – State of Florida
Tracy M D Geden

Print Name

My commission expires: Mar. 20, 2010

(SEAL)