

COMMON DEED RESTRICTION INFRACTIONS

Article VIII Section 5 Use of Accessory Structures: Other than the dwelling and its attached garage, no tent, shack, barn, utility shed or building shall at any time be erected and used on any lot temporarily or permanently whether as a residence or for any other purpose; provided, however, temporary buildings, mobile homes, or field construction offices may be used by Declarant and its agents in connection with construction work. No recreation vehicle may be used as a residence or for any other purpose on any of the Lots in the Subdivision.

Article VIII Section 7 Animals: No animals, livestock 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 kept bred or maintained for any commercial purposes, provided further that no person owning or in custody of a dog shall allow the dog to stray or go upon another lot without the consent of the owner of such lot; and provided further that no more than a total of two (2) animals may be kept on any lot. Each dog must be on a leash when the dog is outside of the owner's lot.

Article VIII Section 8 Fences, Walls and Hedges: Except as to fences, walls or hedges originally constructed or planted by declarant, if any, no fences, walls or hedges of any nature may be erected constructed or maintained upon any lot within any areas of a lot designated as "areas where fences are prohibited" in Exhibit C; provided, however, that no fence wall or hedge shall be erected or permitted on a lot in any location thereon where declarant has erected a subdivision privacy fence or monument as provided in subsection 4(c) or this Article. As to any fence, wall or hedge erected or maintained pursuant to this paragraph, such fence wall or hedge may be constructed or maintained to a height not to exceed six (6) feet. Such fences shall only be made of cypress or other wood materials and must be kept in good condition and repair. No fence wall or hedge may be constructed of maintained between a front street line and the front dwelling line or rear of the rear dwelling line on any lots which abut a golf course. Notwithstanding the foregoing a decorative wall or entrance forward of the front dwelling line or forward of a side dwelling line fronting a side street line shall be permitted if constructed at the same time as the original dwelling on the lot as part of the dwellings elevation or design. As to any swimming pool built on any lots which abut a golf course, the swimming pool must be enclosed with a screen lanai, not a fence, wall or hedge.

Article VIII Section 9 Vehicles: No motor vehicles shall be parked in the subdivision except on a paved or concrete driveway or in a garage. No motor vehicles which are primarily used for commercial purposes, other than those present on business or any trailers may be parked in the subdivision unless inside a garage and concealed from public view. Boats, boat trailers, campers, commercial trucks, commercial vans, motorcycles and other recreational vehicles shall be parked inside of the garages and concealed from public view or on the lot behind the rear dwelling line and concealed from view of adjoining lots and general public view. Any vehicle not in operable condition must be kept inside a garage and concealed from public view.

Article VIII Section 10 Storage: No lot shall be used for the storage of rubbish or trash. Trash, garbage or other waste shall not be kept except in sanitary containers properly concealed from the public view.

Article VIII Section 14 Lot Upkeep: All owners of lots with completed houses thereon shall, as a minimum, have the grass regularly cut and all trash and debris removed. If an owner of a lot fails to maintain their lot as required herein, the Association, after giving such owner at least 10 days written notice, is hereby authorized but shall not be hereby obligated, to maintain that lot and said owners shall reimburse the association for actual costs incurred herewith.

Article VIII Section 15 Signs: Except as otherwise provided in this Declaration, no signs of any nature whatsoever shall be erected or displayed upon any of the Subdivision other than b Declarant, except when express prior written approval of the size, shape, content and location thereof has been obtained from the Association. Every owner has the right, without the consent of the Association, to place upon his Lot one (1), professionally made sign which shall not be larger than nine (9) square feet and which shall contain no wording other than "For Sale" or "For Rent", the name and address of the (1) registered real estate broker and a phone number of Owner or his agent. Notwithstanding anything to the contrary, Declarant, its successors, agents or designated assigns, shall have the exclusive right to maintain signs of any type and size and for any purpose in the Subdivision.

Article VIII Section 16 Trees: No owner shall remove, damage, trim, prune or otherwise alter any tree in the Subdivision, the trunk of which tree is eight (8) inches or more in diameter at a point twenty-four (24) inches above the adjacent ground level, except as follows:

- (a) With the express written consent of the Association
- (b) If the trimming, pruning or other alteration of such tree is necessary because the tree or a portion thereof creates an eminent danger to person or property and there is not sufficient time to contact the Association for their approval.
- (c) Notwithstanding the foregoing limitation, an Owner may perform, without the express written consent of the Association, normal and customary trimming and pruning of any such tree, the base or trunk of which is located on said Owners lot, provided such trimming or pruning does not substantially alter the shape or configuration of any such tree or would cause premature deterioration or shortening of the life span of any such tree.

- (d) It is the express intention of this Subsection (1) that the trees existing on the Subdivision at the time of the recording of this Declaration, and those permitted to grow in the Subdivision after said time, be preserved and maintained as best as possible in their natural state and condition. Accordingly, these provisions shall be construed in a manner most favorable to the preservation of that policy and intent.

Article IX Section 2 Modifications: No owner shall cause any additions modifications, improvements or changes to be made on the exterior of their structure, including painting, stone work or veneer, brick work or veneer, stucco or stucco veneer or any façade of any nature or other decoration, or the installation of electrical wiring, machinery, water softener or air-conditioning units which may protrude through the walls or roof of the structure, or in any manner change the appearance of any portion of the structure within the walls of said structure, or change any grade or drainage flow of the Subdivision or modify any landscaping in the Subdivision without the written consent of the Declarant, for the period set forth in Section 1 of this Article and thereafter, from the Board of Directors of the Association or any Architectural Control Committee designated by the board of Directors. The Declarant, and the subsequently the Board of Directors of the Association, may establish any reasonable requirements it deems necessary to grant or deny such modifications, including but not limited to, the submission of full plans and specifications to the Declarant or Board of Directors of the Associate, as applicable.

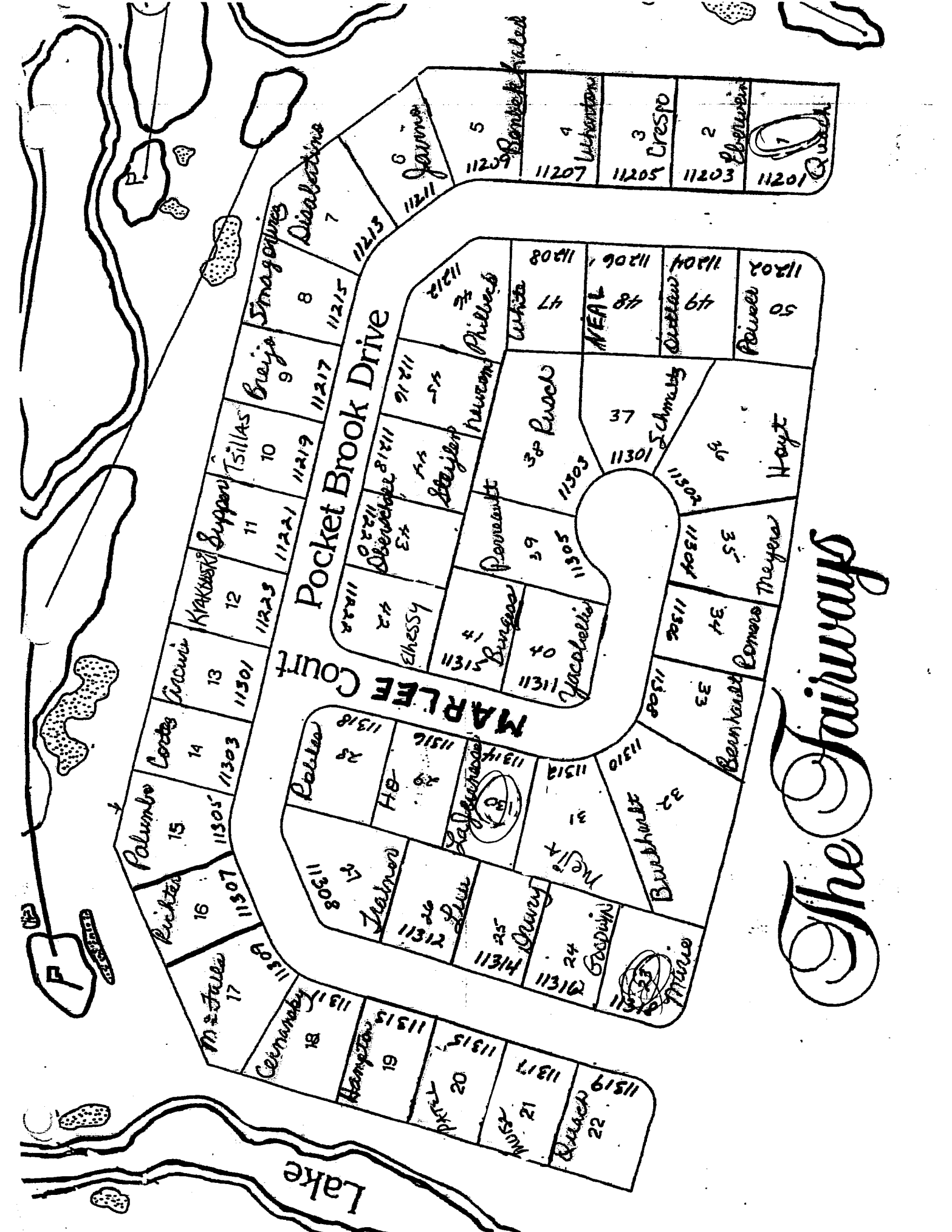
IN SUMMARY:

-PLEASE ALLOW 5-7 DAYS FOR 'MAJORITY BOARD APPROVAL' BEFORE YOUR WORK IS SCHEDULED TO BEGIN. DO NOT WAIT UNTIL THE LAST MINUTE TO ASK THE BOARD FOR APPROVAL FOR A PROJECT TO START IMMEDIATELY.

-YOUR REQUEST SHOULD BE IN WRITING TO INCLUDE PHOTOS, SAMPLES OR COLORS AS APPLICABLE TO YOUR SPECIFIC PROJECT (I.E. PAINT SWATCHES OR A BROCHURE FROM THE COMPANY YOU ARE HIRING TO DO THE WORK).

-BOARD APPROVAL MUST BE OBTAINED FROM ALL BOARD MEMBERS AND YOUR REQUEST WILL BE APPROVED (OR DENIED) IN WRITING.

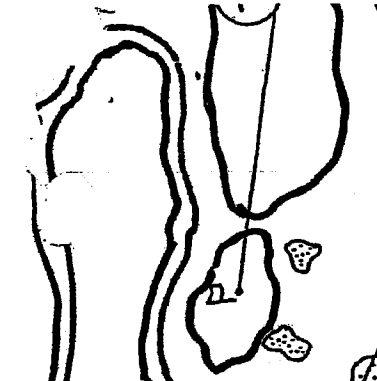
HOA email: www.thefairwaysofcountryway@gmail.com



Garage

Lake

The Fairway



Lake

Pocket Brook Drive
MARBLE COURT

| | | | | | | | | | | | | | | | | | | | | | |
|-------|------------|--------|---------|---------|-------|-----------|-----------|--------|---------|---------|----------|--------|--------|---------|---------|-------------|----------|---------|-------|-------|-------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| James | Lehmann | Crespo | Lehmann | Benkert | James | Diababina | Smagoriny | Breija | Tsillas | Support | KRAKUSKI | Lucini | Coates | Palumbo | Richter | M. J. Jurek | Cornnaby | Hampson | PKTEL | MUSSY | Braun |
| 11201 | 11203 | 11205 | 11207 | 11207 | 11211 | 11213 | 11215 | 11217 | 11219 | 11221 | 11223 | 11301 | 11303 | 11305 | 11307 | 11309 | 11311 | 11315 | 11315 | 11317 | 11319 |
| Quinn | Elberstein | Crespo | Lehmann | Benkert | James | Diababina | Smagoriny | Breija | Tsillas | Support | KRAKUSKI | Lucini | Coates | Palumbo | Richter | M. J. Jurek | Cornnaby | Hampson | PKTEL | MUSSY | Braun |
| 7 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| Quinn | Elberstein | Crespo | Lehmann | Benkert | James | Diababina | Smagoriny | Breija | Tsillas | Support | KRAKUSKI | Lucini | Coates | Palumbo | Richter | M. J. Jurek | Cornnaby | Hampson | PKTEL | MUSSY | Braun |
| 11201 | 11203 | 11205 | 11207 | 11207 | 11211 | 11213 | 11215 | 11217 | 11219 | 11221 | 11223 | 11301 | 11303 | 11305 | 11307 | 11309 | 11311 | 11315 | 11315 | 11317 | 11319 |
| Quinn | Elberstein | Crespo | Lehmann | Benkert | James | Diababina | Smagoriny | Breija | Tsillas | Support | KRAKUSKI | Lucini | Coates | Palumbo | Richter | M. J. Jurek | Cornnaby | Hampson | PKTEL | MUSSY | Braun |