

to control the growth and eradication of plants, fowl, reptiles, animals, fish and fungi in lakes and to maintain the littoral shelf in accordance with the requirements of governmental bodies and agencies having jurisdiction over such lands. Access to such areas over lots during daylight hours shall not be deemed trespassing.

c. No Unit Owner or resident shall have any right to pump or otherwise remove any water from lakes for the purpose of irrigation or other use, nor to place rocks, stones, trash, garbage, sewer, water discharge from swimming pools or heating or air conditioning systems, waste water (other than surface drainage), rubbish, debris, ashes, or other refuse in any of the lakes or retention area(s), or on any Common Area.

Section 11. Noxious Activities.

- a. The pursuit of hobbies, professions, or other inherently dangerous activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might cause disorderly, unsightly or unkempt conditions; the shooting of firearms, fireworks or pyrotechnic devices of any type or size, and other such activities shall not be pursued or undertaken on any part of any lot or the Common Areas without the consent of the Declarant or Association.
- b. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
- c. No commercial vehicles shall be permitted to remain overnight or any period of eight (8) consecutive hours on the property or in the public view within Parsons Point, other than fully enclosed within a garage or as may be used by the Declarant, its agents or builders in conjunction with construction operations.
- d. No private pickup trucks or vans exceeding a 3/4 ton weight limit, or trailers, and no unlicensed motor vehicles of any type shall be permitted to remain overnight on the property, in the public view or on a Common Area unless approved by the Board of Directors.
- e. No individual water supply system will be permitted upon any Lot.

Section 12. Storage of Materials and Equipment Placement.

- a. Incinerators for garbage, trash or other refuse shall not be used nor permitted to be erected or placed on any lot. Any and all equipment, coolers, water conditioners, pool filters and/or heating equipment, woodpiles, garbage

cans, refuse or storage piles placed on a lot (whether temporary or permanent) shall be walled, fenced or landscape buffered to conceal same from the view of the neighboring lots, roads, streets, the waterfront or open areas. Plans for all screens, walls, and enclosures must receive written approval by the Committee prior to construction.

b. No lumber, brick, stone, cinder block, concrete or other building materials, scaffolding, mechanical devices or any other thing shall be used for longer than the length of time reasonably necessary for the construction to completion of the improvement for which same is to be used.

c. No exposed above-ground tanks will be permitted for the storage of fuel or water or any other substances, except for water tanks that may be constructed by the Declarant for the storage of potable water for the community and fuel tanks for Declarant use during construction operations with the prior written approval of the Committee.

Section 13. Easement Rights. Easements are expressly provided for and reserved in favor of the occupants of the Property, their guests and invitees, for ingress and egress over and about the Common Areas for the purpose of entering and leaving the Property and for vehicular traffic over and across such portions of any Common Areas as are used as roads within the Development Area. The rights provided under this easement shall be exercised by the foregoing parties in a manner so as not to interfere with the use and enjoyment of any Common Areas by the dwelling occupants, their families, guests or tenants. The use by Declarant, its agents or employees, of the easement described herein during the construction period shall not be deemed an interference of the use and enjoyment of the Common Area.

Section 14. Windows. All metal windows shall have a white finish; wood windows shall be painted white. Declarant reserves the right to allow other color finishes for windows however, mill finished (unpainted) windows are prohibited.

Section 15. Landscaping, Sodding, and Driveways. All dwellings shall be constructed with concrete driveways, completely sodded lawns, sidewalks the width of the Lot along the edge of all road right-of-ways and a basic shrubbery planting across the front of the house. All sod installed on a Lot shall be of a St. Augustine variety, such as St. Augustine, Floratam, Seville or equivalent or Bahia. Bare spots in sod are not allowed and must be re-sodded within 14 days of notification by the Committee.

Section 16. Ponds. All ponds owned by Association which are designed to retain water on a continuous basis shall be restricted for use solely by Association. No Lot Owner shall be permitted to make any use whatsoever of ponds owned by Association. No Lot Owner shall be