

March 15, 2003

SHERWOOD LAKES HOMEOWNER'S ASSOCIATION, INC.

SYNOPSIS OF COVENANTS AND RESTRICTIONS

THIS SYNOPSIS IS PUBLISHED FOR EASY REFERENCE HOWEVER IT DOES NOT SUPERCEDE OR NEGATE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SHEWOOD LAKES HOMEOWNER'S ASSOCIATION. PLEASE CONSULT THE DECLARATION FOR EXACT LANGUAGE.

1. **Architectural Approval** – Any alterations, additional and/or changes of any kind to the exterior of your home including but not limited to additions, alterations, yard ornaments, walls fences, shutters, awning, repainting.etc. must be approved **in writing** prior to commence of the work. Failure to have written permission may mean the addition, etc. may have to be removed at owner's expense. Architectural Approval Form must be used (attached).
2. **Docks** – Must receive Architectural Committee approval prior to construction. They cannot exceed 30 feet into the lake nor larger than 400 sq.ft. Owner is responsible for keeping the dock well maintained.
3. **Sheds** are NOT permitted.
4. **Boats, Trailers, Vans Tractor Trailers, Trucks larger than 3/4 ton Capacity** – Are NOT Permitted, except campers, motor homes, boats and trailers may be stored either in the garage or behind the rear building line in such a manner so as to not create a nuisance for any neighbor. No campers, motorhomes or tents shall be used as a residence and all vehicles must be in an operative condition and bear a current year's tag.
5. **Satellite Dishes, antennas** – will be permitted in accordance with Federal Regulations.
6. **Trash Containers/Storage of lawn equipment, etc.** must be stored out of view of the streets.
7. **Clothes Lines** – Collapsible/umbrella type may be used in rear of homes if concealed from street view or stored when not in use.
8. **Basketball hoops, swing sets, gym sets, trampolines, skateboard ramps, children toys** – will only be allowed in the rear of home and out of view of the street and so as to not create a nuisance for any neighbor.
9. **Pets** – **Maximum** three household pets per home, must be kept on a leash when not in an enclosed area. Pets should not be bred for commercial purposes.

10. **Business Activity** – No commercial, professional, business or obnoxious activities shall be carried on any lot which may become an annoyance or nuisance to the neighborhood nor shall any use be made of a lot that will in any way injure or lower the value of any adjoining lot or property as a whole.
11. **Signs** – Only For Sale/For Rents signs not to exceed five square feet will be allowed.
12. **Walls/Fences/Hedges** – Must receive written architectural approval prior to construction and cannot be higher than six feet. Must be constructed of brick, stained or painted and shall be neatly maintained by the owner, including trimming of grass on both sides. No chain link or barbwire fencing will be allowed.
13. **Lawns/Landscaping** – Owner must keep their lot neat, cleaned and mowed at all times. including resodding and replacement of plant materials when they die.

RULES FOR BOAT RAMP

1. Members may obtain keys by completing the Key Request Form, paying a \$5.00 deposit and submitting same to the Manager. Upon the sale of their home, the key must be returned to the Manager
2. The Key is to be used **only** by members of the resident's household and guests who are accompanied by a resident.
3. Jet Skis and/or water skies are not permitted
4. Boats must be operated at a moderate speeds with little wake
5. All Florida boating and fishing laws must be observed.
6. Trailers tag numbers must be registered with the Manager's Office. Trailers parked at the boat ramp which are not registered will be towed. If you are accompanying a friend, please leave a note on the windshield of the vehicle indicating the resident's name and address.
7. Trailers must be parked in such a manner as to allow others to use the ramp.
8. Failure to observe the above rules will result in the loss of ramp privileges.

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PROCEDURES FOR RULE ENFORCEMENT

1. All complaints from unit owners must be received by the Board of Directors in writing in care of the Manager. Mail same to EnProVera Property Advisors, 330 Pauls Drive Ste. 200, Brandon, FL, 33511.
2. Upon noting a violation, the Board of Directors/Manager will contact the party responsible either verbally or in writing, giving them a reasonable time to correct same.
3. If not corrected, a second request will be sent in writing, registered mail, allowing another fifteen days for correction.
4. If second request is ignored appropriate action will be taken by the Board, for example:
 - a. If violation is failure to maintain home, lawn, remove, trash, etc., Board will have work performed and bill the member cost plus administrative fee. If bill is not paid within 30 days, all legal options available will be used to collect same.
 - b. If violation is failure to receive Architectural Approval from the Committee, an attorney will be contacted and legal proceedings will commence.

- c. If violation is failure to remove campers, trailers, boats, etc., matter turned over Attorney to get an injunction from the Court to remove at owners expense including legal fees paid by the Association.

Effective March 15, 2003

**ASSESSMENT COLLECTION PROCEDURES
SHERWOOD LAKES HOMEOWNERS ASSOCIATION, INC.**

1. All Assessments will be invoiced semi-annually , January 1st, July 1st.
2. Statements will be mailed 15 days prior to due date by the Management Company.
3. All checks are to be made payable to Sherwood Lakes Homeowners Assoc., Inc. , mailed to EnProVera Property Advisors, 330 Pauls Drive Ste. 200, Brandon, FL 33511.
4. If payments are not received fifteen days following due date, a late fee of \$10.00 will be charged. Also a first collection notice will be sent.
5. If payments are not received 30 days following due date, interest will be charged from date of delinquency at the rate of 18% per annum. Also a second collection notice will be sent.

6. If payments are not received 60 days following due date, interest will continue and a lien will be filed on the property. Owners will be responsible for all attorney fees and cost associated with lien.
7. If liens are not satisfied according to the statutes of the State of Florida, the Board has the authority to foreclose. Owner will be responsible for all attorney fees and cost associated with foreclosure.

Effective March 15, 2003

PROCEDURES FOR REQUESTING ARCHITECTURAL APPROVAL

1. Submit in writing a letter outlining request and/or complete the Architectural Approval Form, include with this letter, plans, specifications, color samples and any other information that explains exactly what the requests encompasses. Send this request to Sherwood Lakes Homeowners Association, Inc., c/o EnProVera Property Advisors, 330 Pauls Drive Ste. 200, Brandon, FL 33511
2. The Committee will review same and make recommendations to the Developer until last lot is sold in accordance with the Declaration who in a timely manner,(30 days) either in writing deny, approve, or request additional information. If additional information is required, the Committee (Developer) has 30 days from the date the new information is received to either deny or approve request.
3. Remember all requests must be made in writing and approved in writing prior to commence of work.

4. If additions, alterations, etc. are made without written approved, they may be subject to removal and/or corrective action taken at the cost of the member.