

# Sunset Inlet

## Covenants, Restrictions, Easements and Rules & Regulations

The following is a partial list of the Covenants, Restrictions and Rules & Regulations of the Association.

1. Architectural Review Committee (ARC) – All changes to the exterior of the homes, including but not limited to new and existing patios, doors, walkways, driveways, the addition or removal of trees and shrubs and the addition of antennae/satellite dishes, pools, fences play set/ equipment, sewer, drain, or disposal system require prior written ARC approval. ARC forms can be obtained from Watson Association Management, Susan Matthews, 386-246-9274 [smatthews@watsonrealtycorp.com](mailto:smatthews@watsonrealtycorp.com)
2. Dead and dying tree replacement on individual Owner lots is the responsibility of the Owner. An ARC request is required for any tree removal where the Owner does not intend to replace to standards at purchase.
3. All Leases must be on file with the Association within (5) days of a signed lease. No residence may be rented for a period less than 28 consecutive days.
4. No detached buildings such as but not limited to; sheds, garages, tents, trailers, tanks, or any temporary or permanent structure is permitted to be installed or stored without the written consent of the ARC or Association.
5. Garbage and Trash needs to be kept in sanitary, self-locking containers located in an area not visible from the street or neighbors lot and not omitting a smell offensive to neighbors.
6. No blocking of sidewalks, fire hydrants, or access zones by cars or other objects.
7. No parking on the streets, swales or grass is permitted at any time.
8. No trailers, recreational vehicles, motor home, boat or boat trailer may be parked or stored on the Property except in the garage of a home or designated area set forth by the Association. In unusual circumstances, an Owner may notify the Board to temporarily park a trailer, recreational vehicle or motorhome for a short period of time not to exceed 72 hours.
9. Commercial vehicles with signage are prohibited and any other vehicles larger than a full-size pickup truck may not be parked on property.
10. Guest parking is intended for use by guests visiting the property. Owners can also utilize the 21 guest spots for overflow. Guest parking is not to be used for storage. Any vehicle parked in a guest parking space must be in good working order and have a valid registration and insurance. All Owner vehicles must be registered by License Palte Number with Watson Association Management.
11. Pets must be under the control of the Owner at all times, and on a leash when outside the boundary of a lot. All animal waste must be immediately picked up by the Owner.
12. No sign, poster, advertisement, or notice of any kind is permitted on any lot or boat slip. Realtors may place a “For Sale” sign on the front lawn of the home. Realtors may post “Open House” signs along AIA for the “Open House”, but these signs must be removed immediately after the Open House.

13. Wood burning, gas or propane Fire Pits are allowed on a Owner's lot.
14. All outside pots must have healthy plants in them otherwise they must be kept inside.
15. No personal storage is permitted on the exterior of any lot except for paddle board and/or kayak may be stored on the A/C side of the home. This is limited to 2 paddle boards or 2 kayaks or one of each. No other items are allowed. Any deviation is subject to ARC approval.
16. Boat Slips- Boat Slips shall be used for mooring of one Vessel or two Personal Watercrafts.  
Boat Slips may not be leased separately from any unit.  
All Boats must be registered with the Association by sending a copy of the Boat Registration and Insurance to Watson Association Management.  
Only pleasure Vessels may be moored at any Boat Slip, no Commercial Vessels are permitted.  
Overnight stays aboard any Vessel is not permitted.  
A Vessel, Boat or PWC must be seaworthy, with no visible damage and kept clean.  
Vessels, Boats or PWC not kept up to these defined standards are subject to removal at the Owner's expense.
17. Boat lift installation must be hardwired to the power source. No installation with a corded power source will be approved. Any previously installed lift using a cord is grandfathered in but any alteration or upgrades will also have to hardwire their power source.
18. Owners are required, when not in use, to put their ropes, cords, and hoses away or keep them in an approved dock box or enclosed hose reel to eliminate the trip hazards on the sidewalk and dock areas.
19. Owners are required to cover exposed conduit on any boat dock or lift must have an approved cable protector. Must be similar to specifications on file. Home Depot carries an acceptable version model#DH-CR4-V2.
20. No storage of charcoal, starting fluid, or similar substance is permitted at any slip.
21. No fish or other marine life may be cleaned at any boat slips, within the property or on any boat within the canal or boat slip.

**Violations will be enforced and shall be subject to a minimum fine of \$25.00 per violation per day.**

For a complete list of all Covenants and Restrictions, please refer to the Sunset Inlet Owner's Association Documents.

If you should have any questions please contact Watson Association Management, Susan Matthews, 386-246-9274, [smatthews@watsonrealtycorp.com](mailto:smatthews@watsonrealtycorp.com)

Revised and Adopted by the Board of Directors on July 2, 2024.