

WATERSTONE HOMEOWNERS ASSOCIATION OF ST. LUCIE, INC.

Rules and Regulations

All construction and exterior changes shall be performed, completed, erected, placed and maintained only in accordance with the plans and specifications required in the Association documents and approved by the Architectural Review Committee and governmental building code requirements.

No Lot shall be used in whole or part for anything other than residential purposes.

No building or structure shall be erected, altered, placed or permitted to remain on any Lot other than single family homes, townhomes or villas not more than six (6) units, no two (2) adjoining single family residential dwellings shall have the same front architectural elevation.

Dwellings may not be occupied by more than one family.

No Lot shall be subdivided or split.

All improvements placed or maintained on a Lot shall at all times be maintained in good condition and repair.

No Temporary Buildings – No tent, trailer, house trailer, garage, or other space shall at any time be used on any Lot as a residence temporarily or permanently. No building or dwelling of a temporary character are permitted.

Garage doors should remain closed when not in use.

No lighting fixture shall be installed that is an annoyance or a nuisance to the residents of adjacent Lot or Lots.

Ground Maintenance

Grass, hedges, shrubs, vines, trees, and mass plantings of any type on each Lot shall be kept trimmed and shall at regular intervals be mowed, trimmed and cut so as to maintain the same in a neat and attractive manner. Trees, shrubs, vines and plants, which die, shall be promptly removed and replaced.

No weeds, vegetation, rubbish, debris, garbage, objects, waste, or materials of any kind what so ever shall be placed or permitted to accumulate upon any portion of a Lot which would render it unsanitary, unsightly, offensive, or detrimental to the Subdivision or to the occupants of any property in the vicinity.

All sprinkler and irrigation systems are always to be maintained in good working order and provide regular daily and weekly irrigation to maintain grass, hedges, shrubs, trees, vines and mass plantings on each Lot.

Animals, Birds and Fowl

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that a reasonable number of dogs, cats or other household pets may be kept if they are not kept, bred or maintained for any commercial purposes. No kennel or other commercial animal operation shall be maintained on any Lot. No pet shall be allowed to run loose and uncontrolled within the Subdivision. All pets shall be maintained in a quiet and orderly fashion so as not to disturb other Lot Owners. Pet Owners shall comply with all governmental regulations concerning the proper care, maintenance, licensing, and control of their individual pets.

Laundry

No clothes, sheets, blankets or other articles shall be hung out to dry in the side or front yards of any Lot except in a service yard or yard enclosed by a lattice, fence, wall or other screening device.

Parking

The parking of commercial vehicles, which description shall include trucks (larger than a pick-up truck), tractor-trailers, semi-trailers, and commercial trailers, at any time on driveways, otherwise on said premises, on common areas, or on the public streets of said subdivision, is prohibited except for loading and unloading purposes or when parked entirely within a closed garage permitted to be built under the provisions of these restrictions. Boats, watercraft, campers, travel trailers and similar recreational vehicles may only be placed and kept or stored upon a Lot containing a residence, placed no further forward than ten (10') feet behind the front building line of the residence, with landscape or with six (6') foot fence screening so as to make same not visible from the street (including side street in the case of a corner Lot or adjoining Lot), or in a closed garage. Inoperable vehicles or vehicles under repair may only be placed and kept on a Lot in a closed garage.

Signs

Except for signs permitted by the Declarant and except for signs utilized by the Developer and Builders to advertise the sale of lots or dwelling units for sale and except as otherwise permitted by the Master Association and/or Sub-Association's Board of Directors, no sign of any character shall be displayed or placed upon any Lot or living unit except "for rent" or "for sale" signs, which signs may refer only to the particular premises on which displayed. Said signs shall not exceed the normal and customary standard size for the local Real Estate Industry, shall not extend more than four (4) feet above the ground, and shall be limited to one (1) sign per Lot or living unit, and displayed only upon the Lot sought to be rented or sold. No signs may be attached in any manner to a tree.

Refuse

No trash, garbage, rubbish, debris, waste or materials or other refuse shall be deposited or allowed to accumulate or remain on any Lot. Unless otherwise approved by the Committee.

Nuisances

No noxious or offensive trade or activity shall be permitted on any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Preservation of Common Areas

No person shall reconstruct, damage or destroy, clear, open, reduce, remove, alter, modify or install anything or improvement within, over or upon any common area, easement or preservation area without first obtaining written approval from the Master Homeowners Association, Sub-Association and/or the Community Development District. No construction or excavation in the proximity of any preservation area, canal, bank slope or swale, shall be permitted which may substantially impair the stability of the character or drainage in said area.

Motor Boat Use Restriction

No man-powered, wind propelled, gas propelled or electric operated boats may be used on any lakes or retention areas situated in the Subdivision. No such vessels nor any other vessels may be used in wetland areas within the Conservation Easement Areas.

Antennae, Aerials and Satellite Dishes

The Association does have the right to regulate the above-described telecommunications equipment with respect to landscaping and safety. When possible, all exterior antennae or aerials shall be placed in the rear or side yard, in such a manner as to be as unobtrusive as possible. Any matter of safety will be handled on a case by case basis by the Association.

Any homeowner who wishes to install an antenna or a satellite dish should submit a sketch showing its location relative to the home to the Architectural Control Review Committee.

Games and Play Apparatus

All games and play apparatus remaining outdoors for more than three (3) days shall be located at the rear or side of the dwelling, so as not to be visible from any street. The Committee may make exceptions and permit basketball backboards or similar play apparatus that is visible from the street. Any permitted basketball standards must be in writing by the Committee and shall be constructed of uniform black enamel pole and white backboard and shall be a minimum of 25' from any public street.

Air Conditioning

No window or wall air conditioning units shall be permitted in any improvements located within the Subdivision. All air conditioning units shall be placed no further forward than 10 feet behind the front building line of the residence with landscape or fence screening to make same not visible from the street (including side street in the case of a corner lot).

Leasing of home

Owners would be prohibited from entering into any leases for an initial term of less than twelve (12) months.

No time share plans are permitted on the property.

Any Owner who chooses to lease their residence or Unit must first complete and submit a lease application along with the form of lease (which must include an executed covenant by the tenant to abide by all subdivision covenants, restrictions, rules and regulations) to the Homeowners Association for approval. The Owner will be charged a fee of \$100.00 per application from Waterstone of St. Lucie County and a \$125 processing fee from Watson Association Management. Each application must be signed and include an acknowledgment by tenant that they have been provided with a copy of the restrictive covenants;

Leasing restrictions will be enforceable by the Homeowners Association on any Lot or Unit Owner and tenant on property within the subdivision. If the tenant violates other restrictive covenants, the

Homeowners Association can enforce against both the Lot or Unit Owner and the tenant, including imposing a fine if necessary.

All Owners leasing or renting their Lots, Units or homes shall be required to incorporate the following provision in their lease or rental agreements, substantially in the following form:

The Lease Premises are a part of a Subdivision. All persons occupying property in Waterstone are required to observe the Covenants and Restrictions of the Waterstone Homeowners Association of St. Lucie, Inc. Copies of all Covenants and Restrictions are to be obtained from the Landlord prior to occupancy.

Complete set of restrictions are available in the Waterstone Homeowners Association of St. Lucie County Declaration of Covenants, Conditions and Restrictions, Bylaws, and Articles of Incorporation. These documents are available at Watson Association Management website www.pinnacleam.com.