

DEED RESTRICTIONS: EL DE ORO SUBDIVISION

RESTRICTIONS IMPOSED ON ALL OF EL DE ORO SUBDIVISION AS  
RECORDED IN PLAT BOOK 70, PAGE 15 OF THE PUBLIC RECORDS OF  
PINELLAS COUNTY, FLORIDA

El de Oro is a deed-restricted community. Compliance with these restrictions, which are designed to maintain a high standard of living for all residents and protect property values, is mandated in each homeowner's closing documents. These restrictions and limitations shall be covenants running with the land regardless of whether or not they are specifically noted on any deeds or other instruments of conveyance subsequently executed.

A. BUILDINGS:

1. All of the above real property shall be known and described as residential single family property, and no structure shall be erected on any parcel of the same other than one detached, single family dwelling and one attached private garage of the same architecture and general design as the residence, both to be constructed with new materials.
2. No construction trailer, tent, shack, garage, barn or other out building shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No structure of any kind shall be moved onto any part of the above described property.
3. No structure of any nature shall be erected or attached to any trees on the property.
4. No replacement single family residence shall be erected on said property with less than 1,600 square feet of living area, with a minimum of 1,100 square feet on the ground floor of any two story residence, said ground floor measurement to be exclusive of porches, patios, breeze ways, garages and other areas which are either open or closed solely for screening. For the purpose of measurement to determine compliance with this restriction, outside wall dimension may be used. No garage smaller than a two car garage shall be erected on the property. No carports shall be erected. No garages are permitted to be enclosed as an extra room.
5. All dwellings shall be of masonry, stone, or frame construction or any combination thereof.
6. Roofs shall be tile, concrete tile, dimensional shingle, fiberglass shingle, slate, concrete slab or metal simulated to appear as shingle or barrel tile. In the event that some new, attractive material for roofing surfaces becomes available, the Board of Directors may, at its discretion, approve the use of such new, attractive

material keeping with the same architecture and general design as the neighborhood. Any repairs to the roof must keep with the same architecture, design, materials and color scheme currently on said home. No flat or built up roof shall exceed 25% of the total roofing area, unless the plans and specifications have been approved by the Board of Directors prior to the commencement of the construction.

7. Exterior of homes must be properly cleaned and maintained, for example but not limited to properly attached gutters and shutters. Roofs must be cleaned and well maintained.
8. No building or structure of any nature or configuration shall be built or placed on any of the properties unless approved by the Board of Directors. The proper permits must be obtained from the City of Largo, Florida and conformity is satisfied to all current building restrictions and ordinances

#### **B. LOTS AND LOCATION OF BUILDINGS:**

No building shall be erected nearer than 20 feet to any other street lot line (except corner lots, which shall be 15 feet). No building or part thereof shall be erected nearer than 7.5 feet to any side lot line or interior lot line, except a front wing wall which shall not be erected nearer than 4 feet to any side lot line, unless there is a gate which measures not less than 2 feet 8 inches in width, then the wing wall may go up to the side lot line. No roof overhang or eave may be closer than 5 feet to any side lot line or interior lot line.

#### **C. FENCES, WALLS OR OTHER STRUCTURES:**

1. Fences shall conform to the following restrictions:
  - A. No fence or wall shall extend forward of the residence at any point of measurement.
  - B. Wood, vinyl, fiberglass fences or masonry walls shall be no higher than 6 feet above the ground level. In the event that some new, attractive material for fencing becomes available, the Board of Directors may, at its discretion, approve the use of such new, attractive material keeping with the same architecture and general design as the neighborhood.
2. The hanging of clothing or any other articles shall be confined to the rear of all residences. A temporary clothes line may be used at the rear of the residence, not to be visible from any street adjoining the property or, any other residence, and only if removed and stored after each use and not left overnight.
3. No basketball goal of any design may be permanently erected and attached to the exterior structure of any house contained within the subdivision. All basketball goals must be properly maintained and stored away from the edge of the street.

4. No structures such as courts, ramps, decks or other out structures may be erected in the front of any residence or placed so said structure is visible from any street adjoining the subject property. Ramps may be approved by the Board of Directors of the El De Oro Homeowners Association if required to accommodate a handicapped resident for ease of entrance and exit to the residence.

5. One storage shed shall be allowed if located behind the residence, no higher than 6 feet in height measured from ground level, and is not visible by any other residence or from any street adjoining the property. Said sheds require the proper permits from the City Of Largo, Florida and must conform with current restrictions and ordinances set forth, inclusive of not being placed on any building set backs or utility easements and must have proper tie-downs to withstand a minimum, but not limited to, 120 mile per hour winds.

6. No outside antenna exceeding 10 feet in height from the roof peak level shall be allowed. No satellite dish larger than 3 feet in diameter will be permitted and must be operational or must be removed.

7. All trampolines must be enclosed by a 6-foot fence or wall.

8. No structure other than those permitted by paragraphs 4 & 5, shall be erected or moved upon any part of the premises herein described. Nor shall any change or modification be made to any such structure unless the exterior plans and specifications thereof or such proposed modifications showing the nature, kind, height and location thereof shall have been submitted to the Board of Directors for approval thereof.

#### **D. WALKS AND DRIVEWAYS:**

All walkways and driveways will be installed by the builder when the residence is constructed. All walkways and driveways shall be constructed of concrete. No strip or ribbon driveways shall be constructed or permitted. Plans and specifications of said walks and driveways shall be subject to the approval by the Board of Directors, together with the plans for the proposed residence. No color change shall be permitted without the approval of the Board of Directors. The written request must be submitted 30 days prior to seeking approval.

#### **E. POOLS AND SPAS:**

1. All pools and/or spas must be enclosed by a 6-foot fence, wall or other structure (i.e. birdcage). All appropriate permits must be obtained from the proper governing bodies prior to any construction and must conform to current restrictions and ordinances.
2. All freestanding spas must be properly secured when not in use.

**F. GENERAL:**

1. In order to preserve the character and appearance of this subdivision, homeowners shall not allow buildings to fall into disrepair and become in need of paint, repair or restoration of any nature and become unattractive and not in keeping with the neighborhood. Proper regular maintenance of the lawn, shrubs, flower gardens, trees, etc. is required to enhance the beauty of all residences.
2. No grade or elevation of any portion of any lot may be changed without the specific approval of the El De Oro Homeowners Association. Plans for any proposed changes shall be submitted to the Board of Directors.
3. No curb, drainage structure, water lines, sewer lines, or other portion of any street shall be removed or altered for any purpose.
4. No structure of any nature shall be erected or placed on any property or elevation of the lot be altered which shall in any way hinder the surface drainage of the property.
5. No obnoxious or offensive trade or activity of any nature shall be permitted to occur on any of the properties that may be deemed an annoyance, nuisance or offensive to the neighborhood or adjoining residences.
6. No commercial signs of any nature or description may be placed on any residential lot, common grounds or easements except real estate for sale signs and/or garage sale signs.
7. No animals, livestock, birds or poultry of any kind shall be raised for breeding within any residence or permitted on any lot. No household pets shall be kept in such a manner as to constitute a nuisance. Household pets shall be allowed to be cared for by the residents, however said household pets must be housed within the residence or otherwise restrained from running free and must be contained within the owner's lot lines of the subject properties. Owner of such animals shall be responsible for the gathering, removal and proper disposal of excrement deposited while on or off their own property.
8. It is not permitted for any person to repair, keep, or work on any inoperative vehicle, unless such hobby is conducted in and totally contained within a fully enclosed structure and conducted in such a manner so as not to create a health, safety, or fire hazard.
9. No vehicle of any description shall be regularly parked on any part of the property except on paved streets and driveways. No trailers, commercial or inoperable vehicles of any nature shall be permitted to be regularly parked within this subdivision. No vehicles of any nature with commercial advertising shall be

permitted (with exception of contractors duly employed by the resident to perform repair work).

10. All lawn equipment must be stored out of sight.
11. All garbage or trash containers must be placed so they are not fully visible from the street, with the exception of garbage collection day.
12. All boats, trailers, recreational vehicles or motor homes of any description shall be stored and/or regularly parked within the garage so that the door will close and not be visible by any adjoining street or residence. Temporary loading and unloading is allowed provided these vehicles are removed within 72 hours of entering the subdivision. Said boats, trailers, recreational vehicles or motor homes must be parked on the paved streets or driveways of the residence during the 72 hour grace period, provided this allowance meets with the City of Largo, Florida parking ordinances.

#### **G. DUES AND ASSESSMENTS:**

All owners and subsequent owners of the properties within El De Oro Subdivision by virtue of taking title to said lot ownership become a member of the El De Oro Homeowners Association. Therefore, owners are subject to pay the yearly dues within 30 days of the beginning of the fiscal year and/or assessments as levied by the association, which funds are utilized for good and welfare of the subject owners. This covenant runs with the land and will be enforced by the Board of Directors of the El De Oro Homeowners Association to the extent of filing liens upon any delinquent properties for the non-payment of the yearly dues and/or assessments. Delinquent owners will be subject to full payments of dues, assessments, court costs and applicable attorney's fees together with interest on all amounts found to be due and owing at 12% per annum, accruing 30 days after the due date, together with any and all other fees levied in any action for recovery or enforcement (inclusive of an reasonable hourly fee for any officers or designated member's time and mileage in pursuit of the enforcement thereof).

#### **H. ENFORCEMENT PROCEDURE:**

1. These covenants and restrictions run with the land and shall be binding upon all parties and owners of any properties within El De Oro Subdivision and on all parties claiming under them for a period 25 years from the date of filing in the Courthouse of Pinellas County, Florida. Said covenants and restrictions shall automatically extend for successive periods of 10 years unless duly amended by a majority (51% or more) of the lot owners within said El De Oro Subdivision.
2. Invalidation of any one of these covenants or restrictions by judgement, court order or existing or future laws shall in no way affect any of the other provisions set forth