

PRESIDENTIAL ESTATES POA, INC.

RULES AND REGULATIONS (PERMITTED AND PROHIBITED USES)

- A. **CLOTHESLINES.** Clotheslines or drying yards shall be located so as not to be visible from the streets, any portion of the President Country Club including the golf courses and/or Lake Magnolia.
- B. **REFUSE REMOVAL.** All garbage and trash containers must be underground or placed in an area so that they are not visible from adjoining lots, the streets, any portion of the President Country Club including golf courses and/or Lake Magnolia.
- C. **TREES.** No trees or shrub, the trunk of which exceeds two (2) inches in diameter, shall be cut down, removed, or otherwise destroyed without prior written consent of the A.R.B.
- D. **ANTENNAE.** No aerial or antenna shall be placed directly upon any lot or affixed to the exterior of any building except one temporary television antenna per lot. One temporary exterior television antenna may be installed provided:
 - 1. Said antenna does not project above the highest point of the building on which it is mounted more than ten (10) feet.
 - 2. Said antenna is removed no later than six (6) months after cable TV is made available to that lot.
- E. **LOT USE.** No lot or lots shall be used or occupied for any purpose other than residential. No business or commercial building shall be erected on any lot, nor shall any business be conducted on any part thereof. This provision shall not be deemed to prohibit the Association from acquiring any lot or lots within the subdivision for such purpose or purposes as it may deem necessary or beneficial for its members, including, but not limited to, recreational purposes.
- F. **TEMPORARY RESIDENCE.** No building shall be used for permanent or for temporary residences. No temporary buildings, tents, trailers, vans, shacks, tanks, or temporary structures shall be erected or permitted to remain on any lot without permission of the A.R.B.
- G. **NUISANCES.** No property owners shall do or permit to be done any act upon his property which is or may become a nuisance to other property owners.

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- H. PETS. No animals of any nature or type whatsoever shall be kept or maintained on any part of the property except dogs, cats, and other household pets normally and customarily kept, harbored, and maintained in strictly residential areas. No owner shall cause nuisance to adjoining lot owners by maintaining more pets than can be reasonably housed and maintained upon his property. Any pet maintained at PRESIDENTIAL ESTATES shall be on a leash or otherwise restrained when outside the owner's premises and shall not become a nuisance to other owners in PRESIDENTIAL ESTATES.
- I. BOATS, TRAILERS, AND MOTOR VEHICLES. No boats, boat trailers, house trailers, motor homes, trucks, camping trailers, motorcycles, motor scooters, go-carts, motor bikes or other vehicles, whether of a recreational nature or otherwise, except for four-wheel passenger automobiles, shall be placed, parked, or stored where they can be viewed from the streets, any portion of the President Country Club including the golf courses and/or Lake Mangonia. No maintenance or repair shall be done upon any such boat, trailer, or motor vehicle, including four-wheel passenger automobiles, except when in a building and totally isolated from public view.
- J. UNSIGHTLY LOTS. No underbrush and/or any other unsightly growth shall be permitted to grow upon any lot, and no refuse or unsightly objects shall be allowed to remain thereon. In the event that any owner shall fail or decline to keep his lot free of underbrush, refuse and/or any other unsightly objects, then the Association, after providing the owner with written notice thereof, may, seven (7) days after delivery thereof, enter upon said lot and remove same and assess the owner accordingly. Such entry shall not be deemed as a trespass. Any assessment made hereunder shall be subject to the filing of a lien therefor in the event said assessment is not paid in accordance with Section II H 3 and Section II I 1 hereof. The Association shall, at the election of the lot owner and for an agreed charge to the lot owner, maintain any undeveloped lots so agreed to, which may include any and all lots owned by the Developer, so as to prevent said undeveloped lots from becoming unsightly as defined herein. Any charge which may be agreed to hereunder shall be deemed an individual assessment in accordance with Section II H 3 hereof and shall be subject to the filing of a lien therefor in accordance with Section II I hereof.
- K. SWALES. Each individual lot owner shall maintain all swale areas abutting his lot and located between said lot and a roadway within PRESIDENTIAL ESTATES in the same condition and manner as the lots are required to be maintained pursuant to this Section III. In addition, each individual lot owner is required to sod said swale area and install

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and maintain an adequate automated irrigation system within or upon said swale area at such time as a residence has been constructed upon the abutting lot.