

# **Cypress Breeze Plantation**

## **Covenants and Adopted Rules Summary**

- Article 3.2 (a) Summary: All construction, improvements, remodeling or modification on or to a Lot affecting the external appearance of the Lot or improvements on a Lot, must be approved in advance by the Architectural Review Committee. This includes fencing, screen walls, signs, material alteration of landscaping, and other exterior improvements. One “For Sale” sign no greater than two square feet may be displayed on the lot without ARC approval, and one “For Rent” sign no greater than two square feet may be displayed from the interior of the dwelling without ARC approval.
- Articles 3.4 (a) and 4.1 Summary: No building may be erected, placed, or permitted on any lot for business or commercial purposes. Home offices are permitted, however commercial uses which violate Walton County land use requirements for home occupations shall not be permitted.
- Article 3.5 Summary: No structure of a temporary nature, whether a trailer, tent, shack, garage, barn or any other such building, is permitted on a Lot.
- Article 4.3 Summary: Each owner shall at all times maintain the exterior of all structures on the Owner’s Lot and any and all fixtures attached thereto in a slightly manner.
- Article 4.7 Summary: Vehicles must be kept completely on the driveway area of the Lot without blocking the sidewalk.
- Article 4.7 Summary: No parking of boats or personal watercraft, including but not limited to jet ski and waverunner type watercraft, and all trailers.
- Article 5.6 Summary: Members will have the right to use the Common Property only in accordance with the terms of the rules of the association. Owners and their guests/tenants shall abide by all rules at all times, included those posted within the Common Property and those on record at The Association Office.
- Article 4.6 Summary: No owner may cause or permit unreasonable noises or odors on the Owner’s Lot.
- Article 4.6 Summary: No Owner may commit or permit any nuisance, any immoral or illegal activity, or anything that may be an annoyance or a noxious or offensive activity to the other Owners or their guests.
- Article 4.5 Summary: No garbage, trash, refuse or rubbish may be deposited, dumped or kept on any Lot except in closed sanitary containers. Trash containers must be kept inside a garage or otherwise hidden from public view.
- Article 4.4 Summary: No owner may permit the growth of noxious weeds or vegetation on the Owner’s Lot or on the land lying between the street and the front Lot line of the Owner’s Lot. All unimproved areas of a Lot must be maintained in an attractively landscaped and slightly manner.
- Article 4.8 Summary: All owners of pets shall be held strictly responsible to immediately collect and properly dispose of the waste and litter of their pets on any Lot.

# **Cypress Breeze Plantation Covenants and Adopted Rules Summary**

In addition to the above summary of our CCR, the HOA has also adopted the following rules for the greater benefit of the community:

- Personal property of Owners or their guests may not be stored on or in common areas
- Parking on the street should be of a temporary nature with overnight street parking avoided whenever possible.

The HOA also reminds the community that lots must be maintained in accordance with all applicable laws, ordinances, and regulations, including, without limitation, all regulations and requirements of the Water Management District and the Florida Department of Environmental Protection. Drainage Easements, Conservation Easements, and Environmental Preservation Areas, as delineated on the subdivision plats recorded at the Walton County Planning Department, shall not be disturbed without recorded documentation permitting such disturbance

by the appropriate authority submitted and approved by the ARC. Owners who disturb such easements may be subject to fines or remediation requirements by the local or state authorities. Electronic or hard copies of plats are available to Owners at The Association Office or at the Walton County Planning Department.