

Econfina Preserve Property Owners Association, Inc.

8050 SW 170 ST
Palmetto Bay, Fl. 33157
305-343-1527

Proposed 2024 Document Amendments

Proposed Amendments to Declaration of Easements, Reservations, and Covenants of Econfina Preserve

Proposed Amendment #1:

Article II, subsection (a).

No parcel shall be used except for residential and recreational purposes. No residence shall be erected, constructed, maintained, used, or permitted to remain on any parcel other than one single-family dwelling of not less than 1,200 ~~1,400~~ square feet of heated living space with a minimum of ~~1000~~ 600 square feet on the first floor. Once construction has begun on said dwelling, all exterior construction must be completed within one (1) year of the commencement of construction. There shall be no single-wide mobile homes/manufactured homes, no double-wide mobile homes/manufactured homes, ~~no modular buildings, no previously constructed homes, systems built homes,~~ or buses situated on any parcel as a residence or for storage, either temporarily or permanently. Site built/stick-built homes, Barndominium, container style homes and system-built homes are permitted ~~Only site built/stick built, or log homes are permitted~~ within Econfina Preserve. All structures must be approved by the ARC prior to construction.

Proposed Amendment #2:

Article II, subsection (b).

No more than two guesthouses and one barn or outbuilding may be constructed on any parcel. Guesthouses shall be subject to the same rules as single-family dwellings. Said outbuilding shall be used only for the purposes of housing boats, cars, RVs, lawn, garden equipment and livestock ~~horses~~. Said building must be constructed in a workman-like manner and may ~~not~~ be constructed more than one year prior to construction of the main residence. This building must be enclosed on at least three sides and the top with some sort of door, which would thus close on all four sides of the building. Any Barn or outbuilding with an enclosed space must have a minimum of 600 square feet and have an approved permit. All structures must be approved by the ARC/Board of Directors prior to construction.

Proposed Amendment #3

Article II, subsection (d).

No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any parcel unless it is an integral and harmonious part of the architectural design of a structure. Solar energy collection panels may be installed out of view with prior approval from the ARC/Board of Directors prior to construction.

Proposed Amendment #4

Article II, subsection (h).

No swine, ~~livestock or poultry~~ shall be raised or bred on any parcel; however, household pets such as cats or dogs are permissible provided, they are not bred or maintained for commercial purposes. Horses will also be allowed, provided that no more than one (1) horse per fenced in acre is to be kept on any parcel and that any such animal is housed in a barn or other similar structure and enclosed with approved fencing. Numbers and types of animals allowed on parcels: Up to 8 livestock in total, no more than 4 of which may be cattle, provided that any offspring shall be counted for one year. Up to 10 rabbits and 25 poultry, provided that all such rabbits and poultry are kept in a completely penned area. 3 Poultry and 3 rabbits can be considered pets. The raising, breeding, or keeping of swine of any kind except for one Vietnamese Potbellied Pig kept as a pet, shall be prohibited. Any loose of unattended animals may result in fines of \$100 and or impoundment by animal services. Noncommercial Bee keeping is allowed with a maximum of three permanent colonies. F.S. Chapter 586 the Honeybee Law applied to both commercial and recreational hives.

Proposed Amendment #5

Article II, subsection (k).

No trade, commerce or other activity which may be considered a nuisance to the neighborhood may be carried on upon any parcel. It is permissible to operate a home-based business, provided that deliveries to the home do not exceed two (2) UPS, Federal Express or similar express carrier per day. No trade materials or inventories may be stored upon any parcel and no tractor trailer type trucks, house trailers or mobile homes may be stored or regularly parked on any parcel. Home-based businesses shall be allowed to store small inventories within the residence or enclosed out building situated on the parcel. No advertisements or signage of any kind will be permitted on any parcel for home-based businesses. Notwithstanding the foregoing, no Parcel shall be used for the establishment of a hunt club; no Parcel shall be leased for the purpose of hunting; and no commercial cutting of timber shall be permitted on any Parcel. Short-term rentals shall be allowed from an approved residential structure only. Rental of RV's sites or campsites is not allowed. Association must be notified of the rental activity and a temporary gate code will be assigned upon written notice to the Association of the rental activity/

Proposed Amendment #6

Article VII, subsection (e).

All communications and submittals shall be addressed to Econfina Preserve ARC, Rafael Paredes, 8050 SW 170 ST, Palmetto Bay, Fl. 33157, ~~Bryan Hamby, 17505 West Catawba Ave. Suite 350, Cornelius, NC 28031,~~ or to any such address as the ARC shall hereinafter be designated in writing. The ARC shall reply in writing to all plan submittals within thirty (30) days of receipt hereof. The ARC shall have 30 days to approve complete plans that have been submitted by parcel owner(s) or builder. If the ARC shall disapprove, in whole or in part, any submission required herein, the Committee shall notify the person, firm or entity making the submission of the reasons for such disapproval and the changes required to obtain approval. If the ARC fails or refuses to approve or disapprove a submission containing all the requirements within 30 days after the submission is complete, it shall then be presumed that the submission has been approved by the ARC.

Proposed Amendment #7

Article VII, subsection (f).

Building Type:

Stick built, modular or system-built construction only (no mobile, ~~modular or systems built~~ homes).

Exterior:

- Block, brick, rock/stone foundation. Exposed concrete or block must have stucco applied on or before completion of home.
- Wood, log, rock/stone, stucco, brick, cement-based siding (such as Hardie-plank) and any combination is permitted. ~~Vinyl and aluminum siding is not permitted.~~ Any siding made of materials other than wood must be approved by the ARC.
- Any new materials that are approved by the Florida Homebuilders Association may be considered and must be approved by the ARC.
- Exterior of homes must be of earth tone colors. Any other colors must be approved by the ARC/Board of Directors prior to construction.
- Windows/doors must be of sound quality and workmanship and installed properly.
- No satellite dishes over 18 inches in diameter shall be permitted.
- ~~No prefabricated, metal or plastic outbuilding will be permitted.~~ Outbuildings, where permitted, must be constructed of similar materials and colors as the home. Exceptions for materials and colors of barns constructed on properties will be at the discretion of the ARC.
- Detached garages are permitted but must be constructed of the same exterior material as the home.
- Roof-pitch must be a minimum of 6/12. This also applies to outbuildings and detached garages.

Proposed Amendment to the By-Laws

Proposed Amendment #8

Article IV, Section 1
Board of Directors

Section 1. NUMBER AND APPOINTMENT. The business and affairs of the Association shall be managed by a Board of Directors of not less than three (3) nor more than seven (7) directors, the exact number of which shall be determined from time to time by a majority of the owners. ~~Commencing with the next election of directors to be held after 2021, the number of directors shall be five (5) unless otherwise determined by a majority of the owners.~~