

EXHIBIT "B"
PRIVATEER POINTE
INITIAL RULES AND REGULATIONS

The following minimum standards and prohibited uses shall be applicable to the single family residential lots shown on the Plat of PRIVATEER POINTE.

1. Each dwelling shall have a light in the front yard, the design of which will be uniform and as approved by the A.R.B. The light shall be placed on a suitable post elevated at least 5 feet and shall be at the location of the original light. This light shall be on a photo-cell switch which lights the light from dusk to dawn automatically
2. No additional building, structure or object, except approved fences, gates entrances or landscaping, shall be erected, placed or maintained on any lot.
3. All garbage cans and trash containers shall be kept, stored and placed in underground containers or in an area not visible from the street or any other lot. All garbage placed in such containers shall be sealed in standard trash bags made of material of sufficient strength to contain garbage placed therein without ripping or tearing.
4. No outdoor clothesline of any kind shall be constructed or used, nor shall any clothes, bedclothes or cloth materials of any kind be placed outside of any building to drying or airing.
5. No air conditioning, heating, or other appliances of any kind shall be constructed or placed upon any roof of any building or any part hereof, except solar heating units approved by the A.R.B.
6. All exteriors of buildings, outbuildings, or fences and all exterior surfaces of any type, quality, or nature shall be painted or otherwise covered in uniform, soft colors. All colors of exterior surfaces shall be subject to approval by the A.R.B. unless the structure is repainted with the same color that is currently on the surface.
7. No temporary building, tent, structure, or improvements shall be constructed, erected or maintained without the prior approval of the A.R.B.
8. No basement, garage, trailer or partially completed building shall be used for human occupancy prior to the completion of the entire approved buildings or improvements.
9. No horses, hogs, cattle, cows, goats, sheep, poultry, or other animals, birds or reptiles shall be kept, raised or maintained on any lot; provided, however, that dogs, cats and other household pets may be kept in reasonable numbers if their presence causes no disturbance to others.
10. No truck, tractor, trailer, mobile home, motor home, motorcycle or boat shall be kept, parked, or stored on any lot except within an enclosed garage. Pick-up trucks are to be exempted from this provision.
11. No signs, except small name signs approved by the A.R.B. shall be placed, erected or displayed on any lot.
12. PARKING: Parking on Privateer Court will be limited to commercial vehicles in front of the the parcel that the vendor is servicing and then limited to regular business hours (9a-6p). Any overflow must be directed to the end of the street /resident designated trailer parking area. Parking on pool-side of the street and on the grass is prohibited.
13. PETS: All Pets must be restrained at all times when outside of the owner's home. Owners must immediately pickup after their animal.
 - a. No more than (4) four pets per parcel.

14. Outdoor Lighting /Noise Curfew – No outdoor lighting which illuminates any other parcel or loud noise of any kind shall be permitted after 9 pm
15. Minimum Landscape Maintenance: Owners must prevent any overgrown landscaping or untrimmed trees, bushes, hedges, or shrubs. Owners are responsible to perform regular routine maintenance of their landscaping, should an owner fail to comply, the Association, after a single 30 day notice, may, but is not obligated to, perform the maintenance in the owners stead and the cost of which shall be added as a charge against the owners lots and considered a lien against the owners property.
16. All leases must be approved prior to occupancy. Owners may lease only their entire home, no subletting is permitted.
17. Owners must submit a lease application and a copy of the proposed lease at least 60 days prior to the commencement of the lease.
18. All leases are deemed to include the governing documents and all Owners are responsible for providing a complete copy of the governing documents to their tenants. All tenant violations are deemed to be the violation of the owner.
19. Homes may be leased only to a single family within one degree or to any individual. All persons who are tenants in a home must be related by blood, marriage or adoption.
20. Any lease made in violation of these Rules is void ab initio and the Association may evict the tenant. The Association may also evict any tenant for any violation of the Rules or the governing documents.
21. The trailer storage area should not be used by anyone other than members of association; storage should only be for boat trailers.
22. Use of the boat ramp shall be limited to PPHOA members; invited guests can only use the boat ramp when accompanied by a member of the association. Invited guests may use the board ramp when “prepping” or “removing” an owners boat
23. New property owners must obtain a copy of the governing documents as part of their closings and are deemed to have received them in their closing. It is the duty of the buyer to ensure that they request a copy from their closing agent
24. Pool area: no member should be allowed to be a nuisance, loud music that can be heard outside of the pool area or is a disturbance to other members trying to enjoy the pool should not be tolerated, Personal items left overnight in the pool area are deemed abandoned property. Abandoned property is subject to being disposed of and no owner, nor any guest, or invitee shall have any claim regarding the disposal of their abandoned property.
25. Quiet enjoyment: In consideration of all neighbors’ rights to a quiet neighborhood any loud noise from music, conversations, motorcycles, vehicle exhaust or any other producers of loud noise is strictly forbidden and any violators, shall be subject to fines or suspension in conformance with Fla. Stat. 720.305
26. Architectural standards should include that soft pastel paint colors be used for the main house color and white paint for trim boards, all elements of construction shall be in keeping with the Key West style. Metal or Asphalt roofing materials are to be allowed only, as long as it complements the existing dark color asphalt shingle roofs, metal roofing color to match previously used to this point. Ductless mini split air conditioners are to be allowed as long as the tubing and condenser is hidden from view. Unit to be similar to the below link:

https://www.comfortup.com/mitsubishi-my-gl15na-15-000-btu-21-6-seer-wall-mount-ductless-mini-split-air-conditioner-208-230v?gclid=Cj0KEQIAot_FBRCqt8jVsoDKoZABEiQAqFL76Hr6yCWNK114-PzCEuMps9_hvL7nArxDa7AQ4cMFqOcaAqZ68P8HAQ

27. Trailer Storage: All members have an equal right to store boat trailers at the designated trailer parking area regardless of type. Guest shall not store any trailer on Association property or any member's lot