



Sandalhaven Property Owner
3350 Gold Finch Lane
Englewood, FL 34224

SANDALHAVEN ESTATES
DECLARATION OF RESTRICTIONS
(Modified 3/04/10)

WHEREAS, SANDALHAVEN PROPERTY OWNER'S ASSOCIATION, INC. hereinafter called grantor, is the owner of all land in that subdivision to be known as SANDALHAVEN ESTATES, Charlotte County, Florida, and;

WHEREAS, grantor desires that uniform restrictive covenants and restrictions upon the use and development of the lots in said subdivision be enforced;

NOW, THEREFORE, SANDALHAVEN PROPERTY OWNER'S ASSOCIATION, INC., herein called the Grantor, is the owner of all the land in said subdivision and does hereby declare and establish the following restrictive covenants, reservations and easements upon the lots included in said SANDALHAVEN ESTATES and the same shall run with the lands described as follows:

A parcel of land lying in section 27, Township 41 south, Range 20 East, Charlotte County, Florida, being more particularly described as:

Commence at the southeast corner of Gasparilla Pines Subdivision, Section One, as recorded in Plat Book 12, Pages 3A and 3B, of the Public Records of Charlotte County, Florida. Thence N9*43'17"E, for a distance of 100.01 feet, for a Point of Beginning; thence continue N9*43'17"E for a distance of 122.64 feet; thence N19*23'30"E, for a distance of 359.81 feet; thence S7*05'24"W, for a distance of 180.57 feet; thence S75*00'00"E, for a distance of 126.90 feet to a point on a curve concave to the Southwest; thence along said curve having a radius of 156.40 feet, a delta angle of 80*00'00", an arc distance of 218.38 feet, a chord bearing of S65*28'55"E and a chord distance of 201.06 feet to a Point of Reverse Curvature; thence along said curve, having a radius of 182.50 feet, a delta angle of 48*02'38", an arc distance of 153.03 feet, a chord bearing of S49*30'19"E and a chord distance of 148.59 feet; thence S23*32'09"W, for a distance of 218.64 feet to a point on a curve concave to the Southwest; thence along said curve having a radius of 2530.00 feet, a delta angle of 13*08'06", an arc distance of 530.00 feet, a chord bearing of N73*01'54"W and a chord distance of 573.73 feet to the Point of Beginning.

TOGETHER WITH a parcel of land lying in Section 27, Township 41 south, Range 20 East, Charlotte County, Florida, being more particularly described as follows:

Commence at the southeast corner of Gasparilla Pines Subdivision, Section One, as recorded in Plat Book 17, Pages 3A and 3B, of the Public Records of Charlotte County, Florida; thence N9*43'17"E, for a distance of 222.65 feet; thence N19*23'30"E, for a distance of 429.81 feet for a Point of Beginning; thence N70*36'30"W, for a distance of 205.00 feet; thence N19*23'30"E, for a distance of 174.28 feet; thence S80*41'43"E, for a distance of 301.58 feet; thence S12*24'27"W, for a distance of 274.94 feet; thence N70*36'30"W, for a distance of 113.43 feet, to the Point of Beginning, also known as Lots 1 thru 22, SANDALHAVEN ESTATES, Charlotte County, Florida.

1. Lots in said subdivision shall be used for residential purposes only. No mobile home containing less than 864 square feet of floor area, exclusive of Florida Rooms, porches, carports, and utility rooms and no mobile home less than 24 feet wide shall be placed or permitted to remain on any lot in the subdivision. Not more than one mobile home shall be placed or allowed to remain on any lot in the subdivision. No structure not attached to the mobile home may be constructed or allowed to remain on any lot in the subdivision.

SANDALHAVEN ESTATES
DECLARATION OF RESTRICTIONS
(Modified 3/04/10)

2. All buildings and mobile homes located in the subdivision shall be set back a minimum of 25 feet from the front lot line, 13 feet from the rear lot line, and 7 ½ feet from the side lot lines, except that the rear lot line set-back shall be 25 feet for lots on which the rear lot line abuts a public road right-of-way. If a mobile home is placed on two lots, the side lot requirements shall not apply to the lot line between the two lots.
3. No mobile home or other structure shall be placed, constructed, or allowed to remain on any lot unless the plans therefore, shall have first been approved by grantor or association. The lot owner has twenty-four months from the time of lot purchase to erect a mobile home and all of its amenities.
4. All mobile homes and all construction for its attachments shall be in accordance with the Federal, State, and Charlotte County Building Department Codes. All improvements to the mobile home shall be completed within 45 days after the placement of the home on the lot. The improvements to the home shall consist of the following:
 - A. Concrete or brick paver driveway no more than 20 feet wide, extending from the curb to the front of the carport. A utility or storage room at the rear of the carport shall be no smaller than 80 square feet nor any larger than 200 square feet extending in height from the floor of the carport to the roof of the carport. The length of the carport roof shall run equivalent of the full length of the home and be no more than 13 feet in width. All new concrete or brick paver work must be in accordance with state and local regulations. Any driveway in excess of 20 feet in width prior to January 2010 shall be considered as in compliance with this restriction.
(Mod. 3/04/10)
 - B. A raised screened porch with a minimum of 120 square feet shall be located either at the front or side of the home or a screen room can be installed under the carport roof in some homes with a minimum size of 120 square feet; or there may be constructed on the lot a Florida room which must be attached to the mobile home located thereon. The maximum area of such Florida Room shall not exceed 35% of the square foot area of the home to which it is attached.
(Mod. 3/04/10)
 - C. Decorator screen block underpinning under home screening all areas not covered by raised porch, step, planters or air conditioner.
 - D. Terraced planters across the front of the home or porch constructed with either 2" or 4" decorator splits. Steps shall be constructed with either 2" or 4" decorator splits. (No precast steps.)
 - E. Lots shall be entirely sodded. All landscaping plans must be approved by grantor.
 - F. All sidewalks to the home or driveway must be a minimum of 4 feet in width.

NO STRUCTURES OTHER THAN THOSE HEREIN PROVIDED FOR SHALL BE PERMITTED ON ANY LOT.

5. There shall be no swimming pools erected on any lots within the subdivision.

SANDALHAVEN ESTATES
DECLARATION OF RESTRICTIONS
(Modified 3/04/10)

6. All water and sewer assessments shall be borne by the individual lot owner. Each lot owner shall pay for the extension of the lines to their respective mobile home. Monthly water and sewer charges are the responsibility of the individual lot owner.
7. An easement for drainage and for the construction, installation and maintenance of utility lines, pipes and other facilities is reserved along all front, side, and rear lot lines.
8. Grantor reserves the right to locate, erect, construct, maintain and use or authorize location, erection, construction, maintenance and use of drains, sanitary and storm sewers, electric and telephone lines, and other utilities and to give or grant rights-of-way or easements therefore along front, rear, and side lot lines as platted and as hereinbefore provided.
9. No tree shall be removed from any lot without the prior approval of the grantor. It is the policy of the grantor to permit such removal only when the same is required for access, for the health, safety and welfare of the public and subdivision residents, when the tree in question is dead or irreparably diseased or damaged, or removal for the erection of a home.
10. All lots shall be kept clean, mowed, and free from unsightly structures. Grantor and its successors and assigns reserve the right to enter upon all lots and mow the grass, remove debris and unsightly structures thereon. Grantor's cost in mowing, cleaning, and maintaining lots shall be secured by a lien thereon which may be enforced in the same manner as other liens.
11. This subdivision is restricted to adult occupancy. For the purposes of these restrictions "Adult Occupancy" is described as follows. "A minimum of one owner/occupant shall be not less than 55 years of age." Persons under 16 years of age may visit owners and/or renters for a period not to exceed 30 days per year.
12. No animals, livestock or poultry shall be kept, raised or bred on any lot, except as hereinafter provided. Normal and usual household pets, i.e. Dogs, Cats, Aquarium Fish, Non-Talking Birds. Except for fish and non-talking birds no more than two such pets shall be permitted on any lot at any one time. Animals shall not be permitted to run at large and all pets shall be restrained by a leash not more than 10 feet in length whenever the animal is removed from its home lot. At no time will any pet be allowed on any other lot, in any utility or recreational area. Animals that are or become aggressive will be immediately and permanently removed from the subdivision. Exotic or endangered species are not permitted.
13. No derelict vehicles, vessels, trash or debris shall be placed or permitted to remain on any lot. All refuse shall be kept in containers of a type approved by grantor and located as specified by grantor. No repair work shall be conducted upon any residential lot, except for necessary repairs to authorized improvements on the lot and minor necessary repairs to vehicles or other equipment lawfully thereon.
14. No clotheslines or clothes poles may be placed or allowed to remain on any lot except for one "umbrella type" clothes pole or hanger for each lot, which shall be placed in the rear of the lot. Such clothes pole or hanger shall be removed when not in use. In no case may trees be used to tie a clothesline onto.

SANDALHAVEN ESTATES
DECLARATION OF RESTRICTIONS
(Modified 3/04/10)

15. No television antenna, ham-operated antenna, or similar structure shall be placed or allowed to remain on any lot or home with the exception of a satellite dish antenna. **(Mod. 3/04/10)**
16. No fence shall be erected or allowed to remain on any lot. No fence, hedge or landscaping feature shall be placed or allowed to remain on any lot if the same obstructs or hinders the mowing of the property along with adjacent property with power mowing equipment.
17. Additional vehicles (e.g. motorcycles, motorbikes, scooters, golf carts, travel trailers, boats on trailers and utility trailers) shall be permitted if the following criteria are met: **(Mod. 3/04/10)**
 - A. All of the aforementioned vehicles shall be parked completely under the resident's carport.
 - B. The carport shall have a lattice work installation, or other Board approved vehicle concealing blocker, to enhance the appearance of such carport and at least partially conceal the vehicle. (Applicable only to carports where vehicles described above are being parked.)
 - C. If carports do not accommodate mentioned vehicles, no such parking will be permitted.
 - D. All vehicles parked under the carport shall be registered, licensed and insured, if such is required by state or local regulations for that type of vehicle.
 - E. Travel trailers or motor homes shall be allowed to park on uncovered paved drives for a 72 hour period for loading and unloading when preparing for and returning from a trip. At no time may the vehicles be used for living or sleeping quarters.
 - F. The use/presence of such vehicles in the community shall not subject other residents to unreasonable noise, or noise at unreasonable hours. The use/presence of such vehicles shall be with due respect and consideration of the entire community.
 - G. Upon appeal by an association member(s), the Board may remove the privilege of having such vehicles in the community from certain properties where noise or other restrictions have, in the opinion of the Board, been violated.
18. No advertising signs of any type shall be erected, placed, displayed or allowed to remain on any lot without prior approval of grantor. No solicitations and no commercial enterprises will be allowed in the subdivision without written approval of the grantor. "For Sale" signs may be displayed provided they are not in excess of 5 feet from the structure. Curbside or back property line signs are not permitted.
19. The aforesaid covenants and restrictions, together with covenants of warranty in the deeds of conveyance of lots in said subdivision shall be and constitute all of the obligations undertaken and limitations imposed by the present owners on the use and occupancy of said lands, and present owners make no other covenants or representations of any nature whatsoever with respect to future utilization, maintenance, development or any other matter.
20. These restrictive covenants shall run with the land and shall be binding upon all persons owning or claiming any interest therein. Enforcement shall be by proceedings at law or in equity either to

SANDALHAVEN ESTATES
DECLARATION OF RESTRICTIONS
(Modified 3/04/10)

restrain violations or to recover damage for existing violations, and any such action may be brought by grantor, its successors or assigns, or by the property owner adversely affected by such violation.

21. Grantor, for itself, its successors and assigns, reserves the right to rescind in whole or in part, modify or amend the restrictive covenants herein set forth without prior notification to any person.
22. Whenever reference is made to approval, consent or permission by grantor, such approval, consent or permission may be granted or denied by a person or a committee to be designated by grantor or by a property owners' association or other similar corporate or non-corporate organization, the purpose of which is to provide for the welfare of the residents of this subdivision. Likewise, all or any rights and reservations of grantor hereunder may be transferred or assigned by grantor to such an association. Such association or organization may be organized for the purpose of providing for the welfare of the residents of this subdivision.
23. There will be created, under the laws of the State of Florida, a not-for-profit corporation to provide a means for the promulgation and enforcement of all regulations necessary to the governing of the use and enjoyment of such streets, parks, lakes, recreational facilities or other amenities and such other facilities within the subdivision as may be conveyed to the corporation. Every person who acquires title (equitable or legal) to any residential lot in the subdivision shall be a member of the corporation or association, except that only one (1) of any number of co-owners shall be a member.
24. The Association through its Articles of Incorporation shall have the power to levy a uniform annual charge against the members to provide a means whereby the streets, and those areas within the subdivision designated as parks, lakes, recreational areas, or other amenities on the plats thereof, and such other facilities within the subdivision as may be conveyed to the corporation or established by it, may be operated, maintained, repaired or replaced.

IN WITNESS WHEREOF, the said BERNARD L. GEORSKEY has caused these presents to be signed this 31st day of January, 1983.

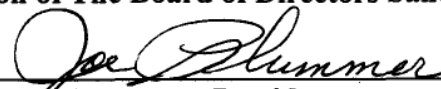
Amended by action of The Board of Directors Sandalhaven Estates this 15th day of May, 2002

For the Board, Ben Sammons, President

Virginia Krueger, Secretary to the Board

Amended by action of The Board of Directors Sandalhaven Estates this 4th day of March, 2010

For the board


Joe Plummer, President


Bernard Uhlmann, Secretary to the Board

