

ADOPTION TO DECLARATION OF EASEMENTS, COVENANTS,  
CONDITIONS AND RESTRICTIONS  
CRANE'S LANDING EAST HOMEOWNER'S ASSOCIATION, INC.

1. Article V111 section 17 A. of the Declarations of Easements, Covenants, Conditions and Restrictions for Crane's Landing East Homeowner's Association, Inc. is hereby ADOPTED to read as follows:

SECTION 17A.  
APPEARANCE

- 1) All children's toys, equipment, play sets, etc. must be removed from the front and sides of the home at dusk unless actively being used. This law excludes portable basketball goals. These items should be stored in the backyard or inside the garage or home.
- 2) All furniture that is used on the outside of a home must be designated outdoor or lawn furniture. Use of poker tables/chairs, futons, and other indoor furniture must be kept indoors. This law excludes tables/chairs or other items used while actively taking part in cookouts, outdoor gatherings, etc.
- 3) Any and all decorations displayed on the exterior of your property for an upcoming holiday must be removed within twenty-one (21) days after the passing of that holiday.

Article V111 section 13 A. of the Declarations of Easements, Covenants, Conditions and Restrictions for Crane's Landing East Homeowner's Association, Inc. is hereby ADOPTED to read as follows:

SECTION 13 A.  
BULK TRASH

All bulk pickup trash items must be kept out of site and not placed on the curb until three (3) days before the scheduled pickup. If the bulk items are not picked up within two (2) days from the scheduled pickup date, then the items must be removed from the curb and placed out of site until the next scheduled bulk pickup date.

SECTION 16A.  
LOT MAINTENANCE

- A. The existence of nuisance weeds, trees or existence of an excessive accumulation or unattended growth of grass, undergrowth or other dead or living plant life existing on any improved lot one (1) acre or less in size to the extent and in a manner that such lot is or may reasonably become infected or inhibited by rats, mice, other rodents, snakes, vermin, pests, or wild animals, or may flourish in a breeding place or harboring place for flies, mosquitoes or other harmful insects, or impairs the economic welfare of adjacent property, or threatens or endangers the public health,

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RECORDING FEES 18.50

safety or welfare of abutting property, it is hereby declared to be a public nuisance and thereby prohibited.

- B. It shall be a violation for any owner or owners of an improved lot, one [1] acre or less in size to allow or to permit the existence of nuisance weeds or the existence of grass, undergrowth or other dead or living plant life, upon his or her lot when said growth exceeds twenty-one (21) inches in height from the soil level.
- C. It shall be a violation for any owner or owners of any lot, whether improved or unimproved regardless of size, to allow the excessive accumulation of abandoned property, junk, trash or debris, and such accumulation is hereby declared to be a public nuisance and thereby prohibited.
- D. All fences must be maintained and repaired if damaged.

The foregoing was adopted by the Board of Directors of this Corporation and approved by the Architectural Review Committee (ARC) on May 31, 2006, signed by ARC Chairperson Michelle M. Condiato.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Adoption this May 25<sup>th</sup>, 2006.

  
Steve Thompson, President

The foregoing instrument was acknowledged before me this 25 day of April, 2006, by Steve Thompson, as President of Cranes Landing East Homeowner's Association, Inc., who is personally known to me or has produced identification \_\_\_\_\_.

Tina M. Gleason  
Notary Public  
Printed Name: TINA M. GLEASON  
My Commission Expires:

Return To:

CLE HOA, Inc.  
P.O. Box 3  
Groveland, Fl. 34736

