



## RESTRICTIONS OVERVIEW

- All dwellings must have at least 1,000 square feet of living area; exclusive of open screened porches, terraces, patios, driveways, carports, and garages.
- All homes must be built up on a pier and beam foundation.
- Each dwelling must have a total porch area equivalent to or greater than 15% of the square footage of living area.
- All dwellings must have a front porch.
- Exterior walls must be cementitious fiber (such as James Hardie materials), in any of the following styles: shingle siding, lap siding or vertical siding. No wood, brick or stone is to be used.
- Exterior surfaces must be either painted or stained a color blending with the suggested color palette and must be approved by the architectural control committee. The intention of this restriction is to create a unique subdivision with a color palette that blends with the natural surroundings of Paradise Pointe.
- The roof of any Dwelling shall be a snap-lock standing seam corrosion-resistant sheet metal. The color of the roof must be white.
- Manufactured or mobile homes are not permitted within the subdivision
- No "A" Frame houses are allowed.
- Rentals shall be permitted.
- Front building setback line is 20 feet. Side building setback line is 5 feet. Rear building setback line is 10 feet.
- All driveways in the Subdivision shall be constructed of concrete.
- All property visible from any street must be covered with ground cover or sod. Additionally, at least two (2) palm trees shall be planted in the front yard.
- No travel trailers, recreational vehicles or similar vehicles may be parked on any portion of the Property so as to be visible from other portions of the Property or public or private thoroughfares for more than 72 hours.
- The annual HOA assessment is \$200.00 per lot.