

A Recap of the Deed Restrictions and Covenants of Rock Springs Ridge HOA.

Restrictive Covenants

Section 3: No outside antennas, satellite tv devices greater than 24 " in diameter permitted.

Section 10: No Animals, livestock or poultry of any kind shall be kept within the property other than household pets. No pet allowed outside of house except on a leash. Household pets shall mean, dogs, cats, domestic birds and fish. Excretions from pets must be picked up. This is a state, county and city ordinance, and you can be fined for an offense!

Section 11: No signs shall be erected without approval of the board, except one real estate sign. For rent signs are NOT permitted. Political signs can be posted one month prior to election and must be removed immediately after election is over. Only one sign per lot.

Section 12: Garbage Containers, Recycling Bins and Pool Equipment (including Propane tanks) must be in landscaped areas not visible from adjoining lots or streets.

Section 15: No mobile home, motor home, commercial vehicles, camper, boat, trailer or other recreational vehicle or equipment is permitted at any place on a property unless in a garage.

Section 18: No commercial activity permitted on any property. No commercial vehicles.

Section 20: Each owner and lessees shall be bound and abide by these Declarations.

Protective Covenants

Article K: No temporary structures, trailers, sheds, tents, barns, or any outbuildings. Above ground pools are considered temporary structures.

Article L: Tree removal over 6 " in diameter requires ARB approval and city permit.

Article M: HVAC Units must be hidden from street view, no window units allowed.

Article Q: Game structures must be located at rear of improvement. B/B backboard, play structures, platforms, etc. shall not be visible from street and require ARB approval.

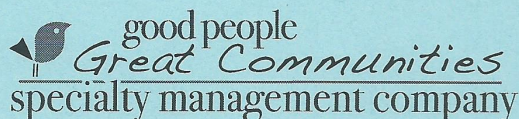
The Architectural Review (ARB) process is explained in this document. It is required of all owners that approval be granted by the ARB for any addition, change, or modification to the property, including paint color, pools, screen enclosures, fences, major landscape changes, additions, etc.

Vehicle parking in the streets is regulated by the City of Apopka. Contact traffic enforcement for any questions or to report an issue with street parking.

The wooded areas around the community are Gopher Tortoise Mitigation areas and are specific conservation areas that cannot be used for recreation. At no time are vehicles, motorcycles, motorbikes, golf carts, all-terrain vehicles or any other activity or vehicle permitted in these areas. The conservation areas are clearly marked and fenced.

The Declaration of Protective Covenants and Restrictions is available on the website in its entirety at www.rockspringsridge.org.

Contact Specialty Management for any questions regarding this reference document.



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