

THE POINTE AT PANTHER RIDGE HOMEOWNERS ASSOCIATION, INC.

MOST COMMON VIOLATIONS

The following is a list of some of the most common violations that occur on a regular basis throughout the neighborhood. Please review these items and ensure that you are abiding by these rules. Then, if you have any questions and concerns, please contact Miller Management at 941/923-5811 ext 30.

1) Maintenance of Tracts

" Each Owner shall maintain his Tract and the Improvements located thereon in a good condition and state of repair. Once a Tract is cleared, the lawns and landscaped areas thereof shall be maintained in good condition."

Also, culverts and around lakes, mailboxes and fences need to mowed and trimmed on a regular basis to keep the neighborhood looking neat and clean.

2) Trash -----Weeds, trash, rubbish, garbage, debris, etc.

"Weeds, trash, rubbish, garbage, debris and other unsightly material shall not be allowed to accumulate on any Tract and shall prompt and regularly be removed there from. All garbage, trash, refuse and rubbish shall be deposited and kept in enclosed containers appropriate to their contents. Such containers shall be maintained in a clean and sanitary condition."

Please do not allow trash containers to remain streetside after pickup and place containers streetside too early prior to pickup. For example, if trash is picked up on Tuesday morning, place containers streetside no earlier than Monday night and remove them from streetside no later than Wednesday morning. This prevents damage to containers and lends a neater look to the community which increases property value.

3) Signs

"No sign shall be permitted upon any Tract within the Subdivision, other than the following:

- (a) One sign of a reasonable size, as approved by the Building Review Board, containing the names of the residents, street address or both.
- (b) One sign announcing that the Tract is "For Sale", "Model Home", or "For Rent", including usual or customary information provided in such signs, provided that such sign (including all component parts thereof other than supports) shall not exceed 16 square feet in area.
- (c) During the period of construction activity only, one sign announcing the name of the contractor, subcontractors, suppliers or any combination thereof, not to exceed a total area (exclusive of supports) of sixteen (16) square feet. Such sign shall be removed promptly upon completion of construction activity, and in all events, within ten (10) days thereof.
- (d) Political signs of reasonable size and numbers, espousing candidates or issues on local ballots during the period of campaigning, all such signs to be removed with seven (7) days of the final election with respect to such candidate or issue.
- (e) Temporary signs announcing or providing information with respect to events occurring on a Tract, such as, but not limited to, signs announcing an open house, auction, estate or similar sale or social event.

4) **Nuisances -----Loud noises, Animals and People.**

"No noxious or offensive activity shall be carried out on any Tract, nor shall anything be done or placed thereon that is or may become a nuisance, or cause unreasonable disturbance or annoyance to any occupant of the Subdivision, or cause unreasonable interference with the peaceful enjoyment of any Lot."

"No animals shall be kept within the Subdivision for any commercial purpose, or in such a manner as to cause noxious odors to escape to nearby Tracts. The keeping of hogs, poultry, fowl, or grazing animals other than horses and cattle is prohibited throughout the Subdivision.

5) **Recreational Vehicles**

"No trailer, camper, motor home, boat, boat trailer, canoe, motorcycle or other recreational vehicle shall be permitted to remain upon a Tract other than for temporary parking, unless parked or stored to the rear of a structure on the Tract. All mechanized recreational vehicles shall be in good operating and working condition, unless kept within an enclosed garage. All boats must be stored on trailers.

6) **Maintenance of Lots**

"Each Owner shall maintain his Lot and the Improvements located thereon in a good condition and state of repair." Please remember to have your home pressure washed on a regular basis. Roofs and paint will last longer when properly cared for.

"If an Owner fails to maintain any fence on his Tract bordering a Road in a good condition" . .
"the Association may perform such maintenance. All costs of such maintenance shall be assessed to the particular Owner(s) and his or their Tract(s) as a Special Assessment."

Please remember to maintain your fences and be sure to **mow and trim around your lakes, mailboxes and fences**. This helps to make your neighborhood look neat and clean which always adds to the beauty of the community.

7) **Restrictions on Common Property**

The Common Property shall not be used by motorized vehicles, such as but not necessarily limited to automobiles, trucks, tractors, motorcycles, golf carts, all terrain vehicles or motor scooters; provided, however, that this provision shall not apply (a) to emergency vehicles carrying out official duties or to vehicles reasonably necessary for carrying out construction or maintenance thereof, or (b) to driving to or parking within the Community Park in any area designated for such purpose." Vehicles such as golf carts, dirt bikes and ATV's that are not licensed for county roads should not be driven within the community for the safety of the children and people riding them and other residents driving or walking these roads.

**Note this is just a partial listing of violations. Please refer to your Protective Covenants for full details.*

Again, if you have any questions please contact:

Debbie Miller at Miller Management Services, Inc.
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941/923-5811 ext. 30 or
E-mail at millermgt@mindspring.com.