

THE JOCKEY CLUB OF NORTH PORT POA, INC

**ENVIRONMENTAL CONTROL COMMITTEE RULES
ADOPTED NOVEMBER 21, 2005, AMENDED APRIL 12, 2007**

The Association has adopted the following standards in accordance with the Declaration of Covenants and Restrictions. These standards include, but are not limited to, the following. Please refer to the Declaration of Covenants and Restrictions for a list of all Requirements as set forth in the governing documents of the Association.

Residential Lots: All lots in the Association are designated as single family residence lots. Article IX Section 1

The operation of any business or trade on private residential property is not allowed. Article IX Section 11.

Alternate Living Arrangements: Travel trailers, motor homes, recreational vehicles, tents, storage buildings, garages, barns or other out buildings erected on any lot shall not, at any time, be used as a residence, temporarily or permanently. Article IX. Section 2

Building and Fence Setback Requirements: By definition a fence is a structure that encloses a residential lot near or on the lot line, excluding required easements.

1. Fences shall run perpendicular to the rear lot line and are not to extend beyond the front of the residence or the front of a residence sharing a common property line.
2. Fences are limited in height to four (4) feet and may not interfere with the natural view. No solid fencing is allowed.
3. Residential lots situated along the borders of the Jockey Club properties may be granted a variance for alternate fencing on an individual basis, height not to exceed 6 (six) feet including any decoration or lattice work.
4. Ornamental fencing not more than 3 (three) feet in height is permissible beyond the front of the residence. Article IX Sections 3 and 4.

Recreational Vehicles: Recreational vehicles such as travel trailers, motor homes, tent trailers, or boats, not exceeding ten (10) feet in height and/or thirty-two (32) feet in length, may be stored on the premises at the rear or side of the residence. Article IX Section 6 (NOTE: Does NOT refer to automobiles).

Parking: All vehicles shall bear a current state registration or inspection tag. No vehicle shall be parked in such a manner as to block access to the sidewalk. No pickup truck greater than a three-quarter ton model, no box truck, and no straight truck shall be parked overnight in areas zoned residential unless the truck is employed in the construction or renovation of the residential unit on a temporary basis.

No vehicles shall be parked in the front yard at any time.

***Trailers** are limited to two (2) per residence and their combined length may not exceed the depth of the residence, front to back.*

No major repair work, rebuilding, or restoring of vehicles is allowed except wholly within the garage of the residence. Article IX Section 7.

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Signs: Signs displayed to public view are limited to two (2) feet square and must meet the requirements as set forth in Article IX, Section 8.

Animals: No animals shall be raised, bred, or kept at any residence except for dogs, cats, or other small domestic household pets. The owner is responsible to keep the animal under control, to limit annoyance from noise, and to clean up after their pet. Article IX Section 9

Trash: Trash, garbage, or other waste must be kept in sanitary containers. No lot shall be allowed to become overgrown or be used as a dumping ground for rubbish. Article IX Section 10

Structures and Construction: Any additions permitted by the City of North Port will not require additional permits from the Jockey Club with the exception of building additions or structures, yard enclosures, or permanent concrete work. Article VI Section 2

1. Application for a permit must be made on a form specified by the Association.
2. Applications shall be accompanied by a sketch showing the dimensions of the proposed improvement with respect to existing structures and with respect to all property lines.
3. The application shall also specify the materials to be used in construction, the manner or method of construction, and shall illustrate the type or kind of finish or appearance to be exhibited when the project is finished.
4. Applications must be given to the Environmental Control Committee. This committee will review the application and respond in writing within ten (10) days. No verbal consent or denial may be given.
 - a. If the committee shall deny a permit, it shall state, in writing, the reasons for the denial.
 - b. The applicant has the right to appeal to the Environmental Control Committee.
 - c. The applicant has the right to appeal to the Board of Directors if the appeal to the Environmental Control Committee is unsatisfactory.

Lawn and Exterior Maintenance: No residential lot shall be allowed to become or remain overgrown and unsightly. Article IX Section 10 Violations will be reported to the City of North Port Code Enforcement.

Aesthetics: In order to enhance the overall appearance of the development and to maintain a minimum standard of hygiene and care, the following rules shall also be enforced as permitted by Article IX Section 11.

1. Trees shall not be used as clothesline supports.
2. No clothes on exterior lines shall be left hanging overnight.
3. North Port City automated trash pick-up containers may be stored on the side or back of the house. All other trash and garbage shall be kept in cans or other containers stored in a location which is not visible from the street.

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4. If necessary, sheets and/or blankets may be hung at residence windows on a temporary basis no longer than 30 days from the date of occupancy.
5. No occupied or unoccupied residence or lot shall be allowed to accumulate building materials, tires, vehicle parts, inoperable vehicles, unusable household items, compost sites, or any other items or equipment which creates a breeding place for any vermin or mosquitoes, which emits noxious odors, or which creates a public nuisance or other unsanitary or unsafe conditions, which creates a fire and/or health hazard, or in general appearance and condition creates a 'slum' appearance which tends to have a decreasing value effect on the neighboring property and premises.
6. Exterior maintenance shall be the responsibility of each homeowner, including but not limited to the repair, replacement and care of roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, driveways, and other exterior improvements including sheds and other out-buildings.

Enforcement: In response to guidance by legal counsel in 1997, the Board of Directors adopted "Policy for Dealing with Violations of the Deed Restrictions". As outlined in this policy, violations reported to the Environmental Control Committee shall be investigated as to whether a violation exists based on the Declaration of Covenants & Restrictions. If a violation is deemed to exist the committee shall:

1. If possible, personally inform the violator of the violation and request compliance.
2. If personally unable to inform the violator, or upon failure of the violator to comply, a series of letters will be sent to the homeowner and/or tenant as outlined in the 'Policy'.
3. Continued failure to comply will be forwarded to the attorney for the Jockey Club to send legal notice of pending action. The cost of this shall be assessed to the violator.
4. Further failure to comply will be referred to the Board of Directors to authorize legal action as defined in the 'Policy' and Covenants.
5. If legal action is required the violator shall be responsible for all attorney, mediation and court costs.

Appeals: Following any step in the above outlined policy, the violator may appeal this determination to the Environmental Control Committee. If not satisfied with the response of the committee, an appeal may be made to the Board of Directors. Once the matter has been referred to the attorney for legal action, neither the Committee or the Board will hear any appeal unless the violation has been corrected. In this case the violator is still responsible for any costs incurred by the Association.

