

## **MELWOOD OAKS HOMEOWNERS ASSOCIATION, INC.**

## **Basic Deed Restrictions**

*This is an abbreviated list of specific deed restrictions and by no means represents the full Declaration of Restrictions, but rather a limited highlight of a few restrictions. For a full listing, and in depth details, refer to Melwood Oaks Homeowners Association, Inc. "Certificate of Amendment To The Restated Declaration of Restrictions of Melwood Oaks-Phases 1, 11A, and 11B." This and other documents can be found on [www.MelwoodOaks.com](http://www.MelwoodOaks.com). The Declarations can also be found on file with the Manatee County clerk's office online [www.ManateeClerk.com](http://www.ManateeClerk.com).*

1. Single family residential use only. No commercial activity shall be conducted there on.
2. Nuisances: No obnoxious or offensive activity shall take place upon any lot nor shall anything be done thereon that may be or become a nuisance to the neighborhood and any non-legal use or uses not in conformity with the zoning and land use classifications applicable to the subdivision is prohibited.
3. No signs of any kind shall be displayed to public view. A realtor's sign or for sale or rent by owner, not to exceed 24"x34" may be permitted on property.
4. Fences are owner's responsibility to maintain and replace. Replacement Fence must be Tan PVC Horizontal Shadow Box, and pre-approved by Board. Board reserves the right to notify owner when fence is in need of replacement. Tree trimming is also owner's responsibility.
5. Parking restrictions: No overnight parking of campers, boats, motor homes or trailers. No parking on the grass or in the road overnight. Restricted use of guest and overflow parking. Any vehicle in violation will be towed at owner's expense without notice. Inoperable, abandoned or junk vehicles including those with expired tags are not permitted in the subdivision. 2 vehicles per lot (one confined in garage). No repairs to vehicles are permitted.
6. Leasing units are prohibited until two (2) year after the deed transferring title to the owner has recorded in the public records. Leasing is for one year minimum to the same tenant. Tenant must agree to respect the deed restrictions and by-laws of the Melwood Oaks HOA. Lease application must be submitted and approved by the board of directors of the HOA, which charges \$50.00 per person on said lease.
7. Pets: only dogs and cats and no more than a total of two shall be kept. Maximum weights: dogs - 45 lbs, cats - 20 lbs. Pets must be well behaved and kept on a leash in common areas. Cats must be confined to fenced in areas. Owners must clean up after them or be subject to a fine.
8. Each owner shall maintain the residence in a safe, attractive and neat condition. The repair on any damage, decay or evidence of wear and tear of exterior portion shall be made properly by owner. The association has the right to make such repairs as necessary to compliance and may add cost of such repairs to owner's annual assessment.
9. Assessments are due on the first day of the month. Any assessments not paid within 15 days after the due date shall be deemed in default and shall bear interest from the due date at the rate of 18%. The association may bring action at law against the owner to pay the same or may foreclose the lien against the property.
10. The Association has the authority to deny a lease application for any lawful reason, including but not limited to the failure of an owner to adequately maintain any portion of the property that the owner is required to maintain (including but not limited to the residential structure painting, landscaping, driveways, fences, gutters and downspouts, and any items that can be viewed from the exterior of the property,
11. Any additional adults staying longer than 30 days will be considered as permanent resident and must complete the application process.
12. No trash or recycling containers on driveway or sidewalks except for the night prior and day of pick up.
13. Rummage, estate, garage and yard sales are not premitted.

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