

**COUNTRYSIDE P.U.D.
951 VILLAGE TRAIL
PORT ORANGE, FL 32127**

**AN OVERVIEW
OF
ARTICLES II & III, GENERAL COVENANTS & RESTRICTIONS**

The following is intended to be a **GUIDE** to the Countryside Covenants and Restrictions (CC&R's) for new residents to our community and as a reminder for the rest of the homeowners. Every property owner in the community has an obligation to his neighbor to know and follow the rules that set us apart and keep Countryside a desirable and valuable place to live. Each Sub-Division within the Countryside P.U.D. has its own set of rules which may or may not be more restrictive than those of the P.U.D.

The President of your association and/or the Countryside Property Manager at the Clubhouse can assist you in applying our rules.

This overview is an index to, not a substitute for, the CC&R's. Please take the time to become familiar with the documents as they apply to the P.U.D.

PROPERTY USE/APPEARANCE

All changes and/or additions to the dwelling and landscaping must be reviewed by the President of your Association and the Countryside Architectural Review Committee (RARC) prior to implementation. (Art. II, Sec 2.1) Request approval from the RARC before you add, change, paint or plant on the exterior of your property.

1. It is the obligation of each owner to maintain the premises and the structures thereon in a manner such as not to compromise the desirability and value of the adjacent property and the community at large. (Sec. 3.38)
2. No residential lot or dwelling shall be used for any purpose other than residential. (Sec. 3.3)
3. No residence shall be occupied by more than three (3) persons not blood-related to the owner or the lessor. (City of Port Orange Code)
4. All lots shall be kept clear of accumulated rubbish, trash, garbage and other solid waste material and unsightly weeds and underbrush. All trash, garbage and other waste material should be kept within an enclosure **and out of sight from the street.** (Sec. 3.11)

5. No building or structure shall be erected or placed on any residential lot other than those approved by the RARC. (Sec. 3.3)
6. No driveway or parking area shall be constructed, maintained, altered or permitted to exist on any lot except as approved by the RARC. Painting of driveways is not allowed. Staining is allowed and an application with color choice must be submitted to the RARC. Approval has also been given by the RARC to use pavers and stone-like appearance coatings on driveways. All materials and colors must be submitted to the RARC and written approval received on case by case basis before constructions begins.
7. No business, obnoxious or offensive activity shall be carried on upon the property, nor shall anything be done which may be or become an annoyance, nuisance or disturbance to the neighborhood. (Sec. 3.10)
8. The garage door should remain closed except for ingress and egress and other reasonable activities taking place within the garage. Door may be left raised approximately two (2) feet for ventilation, if appropriate. (Sec. 3.8)
9. No ornamental statuary of any type, including, but not limited to, bird baths, fountains, lawn statues, wind chimes and hanging plants shall be permitted without approval of the RARC. (Sec. 3.33)
10. A permanent flag pole is not permitted without prior approval of the RARC. (Sec 3.40)

VEHICLES – PARKING/REPAIR (SEC 3.4)

1. No automobile, truck, trailer, boat, boat trailer, house trailer, mobile home, camper or other motor vehicle, shall be parked on any street or roadway, including right-of-ways, or any other area within the Countryside P.U.D. except in designated vehicle storage areas.
2. NO vehicle which displays lettering or advertising thereon or vehicle which is identified with business or commercial activity shall be parked on any street or right-of-ways, or any other area within the Countryside P.U.D. after 10:00 p.m. and until 7:00 a.m.
3. Parking to obstruct the sidewalk is prohibited.
4. There shall be no repair or major maintenance performed on any vehicle on or adjacent to any lot in the P.U.D.
5. Inoperative motor vehicles without current tags shall not be permitted to remain on or adjacent to any lot for a period in excess of 48 hours, except in an enclosed garage.

BUILDINGS

1. The RARC shall have final approval of all building materials and exterior color schemes, including walls, roofs, trim and shutters (Sec. 3.3 & 3.23)
2. Flat roofs are not permitted unless approved by the RARC. "Florida rooms, porches, and patios may be permitted with the approval of the RARC. (Sec 3.24)
3. Window air conditioners are not permitted. (Sec. 3.28)
4. Casement windows & jalousie windows are not permitted. (Sec. 3.29)
5. Replacement garage doors must be approved by the RARC and comply with local codes. (Sec. 3.8)

FENCES/WALLS

1. No fence or wall shall be erected, altered or permitted to remain on any lot until the type, material, color, height, and location thereof have been approved by RARC. (Sec. 3.12)
2. No chain link fencing is permitted with the exception of tennis courts and designated storage areas of the Association. (Sec. 3.12)
3. No fence shall be located so as to obstruct a neighbor's view and enjoyment of a lake (pond) or shoreline. (Sec. 3.36)

ANIMALS/PETS

1. No animals of any kind or size shall be raised or bred on any lot. Domestic household pets may be kept in the dwelling units provided they are not being raised or kept for commercial purposes and not constitute a nuisance. (Sec. 3.6)
2. No more than two (2) domestic household pets shall be kept or maintained in any dwelling unit. No pets shall be permitted outside the dwelling unit unless such pet is within a properly fenced area or on a leash.

LANDSCAPING/EXTERIOR LIGHTING/PLAY STRUCTURES/POOLS

1. No fence, wall, shrubs, hedge or other planting shall be allowed to obstruct the line-of-sight of any intersection or roadway. (Sec. 3.35)
2. The removal of a tree or trees having a diameter of greater than 4" (four inches) shall be approved by the RARC and the City of Port Orange. (City Code defines the replacement requirements.) (Sec 3.16)
3. Change to and/or additional lighting shall be approved by the RARC (Sec. 3.9)
4. Play structures, basketball backboards, swing sets and other fixed games devices and location thereof shall be approved by the RARC. Approved structures shall be placed at the rear of the dwelling. (Sec. 3.32)
5. Above ground pools are not permitted. (Sec 3.26e)

SIGNS

1. No signs or house number of any kind shall be erected, permitted to remain on or displayed to public view on any lot except as approved by the RARC.
2. One sign for the purpose of advertising the dwelling and/or lot for sale is permitted. Such sign is not to exceed five (5) sq. ft. in size. No other "For Sale" sign shall be displayed on the dwelling and/or lot.
3. No signs may be displayed from windows of the dwelling or garage.

OTHER INFORMATION FOR NEW RESIDENTS

GARBAGE PICKUP: Tuesday & Friday

YARD WASTE: Wednesday

All trash containers shall be kept out of sight until the evening before pickup day.