

EXHIBIT "B"
SOUTH FORK ESTATES
RULES AND REGULATIONS
Revised October 2005

The following minimum standards and prohibited uses shall be applicable to the single-family residential lots shown on the Plat of SOUTH FORK ESTATES.

1. **House details:** No dwelling house having a floor square footage area of less than one thousand eight hundred (1,800) square feet shall be erected constructed and maintained upon any lot. In computing square footage area, credit shall not be given for screened porches, garages, patios or similar area. The total ground floor area of any dwelling house plus any outbuilding shall not exceed thirty-five percent (35%) of the lot area.
2. **House details:** No dwelling house more than two (2) stories in height and no appurtenant outbuilding more than one (1) story in height shall be erected, constructed, or maintained on any lot.
3. **Garage/driveway:** No dwelling house shall be erected without providing an enclosed garage of sufficient size for any less than two (2) standard automobiles. No open carports shall be constructed. A concrete or concrete paver driveway or parking area sufficient to park no less than two (2) automobiles shall also be provided. No asphalt or gravel permitted.
4. **Building setbacks:** No building, structure or object, except approved fences, gates, entrances or landscaping, shall be erected, placed, or maintained on any lot:
 - (a) Nearer than twenty-five feet (25') to the centerline of the road or street on which said lot fronts.
 - (b) Nearer than twenty-five feet (25') from the rear line of any lot, unless otherwise approved by the A.R.B.
 - (c) **Nearer than fifteen feet (15') to the sideline of any lot, unless approved by the A.R.B.**
 - (d) **Fences:** Fences, if chain link must be galvanized chain link with green vinyl wrap, with a maximum height of five feet (5'). Fences shall be evaluated on an individual basis. Under no circumstances shall fences be permitted in preserve areas, preserve zones or littoral zones as per the Preserve Area Management Plan.
 - (e) **Basketball hoops:** Basketball hoops shall be permitted as long as they are placed forty feet (40') minimum from the edge of the road and placed on the side of the driveway. All basketball hoops and poles shall be kept in good repair with no visible signs of rust or decay.

5. **Post lights:** Each dwelling house shall have a post light in the front yard; the design of which will be uniform and as approved by the A.R.B. All light posts must have a 120-volt power supply, be activated by photocell, and be illuminated from dusk to dawn. Total wattage must be at least 25 watts and not exceed 120 watts. The design shall be consistent with the entry and garage lighting. Pictures of exterior lighting must be included with plan submission.
6. **Mailboxes:** All mailboxes and mailbox posts shall be approved by the A.R.B. Property owner shall maintain mailbox and mailbox post.
7. **Pump house:** No swimming pool or appurtenant pump house shall exceed two feet (2') in height above the natural ground elevation of such lot.
8. **Outdoor fireplace:** No outdoor fireplace or grill shall exceed six feet (6') in height above natural ground elevation of such lot.
9. **Visible equipment:** Water pumps, water softeners, water filters, pool equipment, A/C equipment, and exposed P.V.C of any kind shall be placed in a walled, shrubbed, or fenced area not visible from the street or any adjoining lots and subject to the approval of the A.R.B. This walled, shrubbed, or fenced area is to be specific on the construction or landscape plans and shall be located only on the sides or back of the house. If shrubs are used, they must be of sufficient height and density to screen the equipment at the time of installation and thereafter.
10. **Landscaping:** All lots shall be fully landscaped contemporaneously with the completion of construction of the dwelling house. All front and side yards, including swale to road edge, must be fully sodded less the preserve areas as set forth on the Plat of South Fork Estates. The back yard must be fully sodded from the back of the house to a depth of at least thirty feet (30'). An automatic, electric underground lawn sprinkling system shall be installed of sufficient size and capacity to fully water the entire lot and all grass and shrubbery. Landscaping must be sufficient and adequate to meet or exceed neighborhood standards. Prior to the commencement of work, all landscape plans must be approved by the A.R.B.
 - (a) Initial landscaping shall be completed before occupancy of the dwelling house.
 - (b) Final review of completed landscape, submitted with plans and specifications will be evaluated by the ARB.
 - (c) Grass species will be limited to floratum only. (Other species are overtaken by weeds more easily.)
11. **Landscaping Maintenance:** Lawn maintenance shall include fertilization and weed treatment on a regular basis. If a lawn shows obvious signs of disease or excessive weeds, the lot owner will receive written notice to take corrective measures within a specific named time. Failure to correct any deficiencies within the time specified or present reasons for a time extension, will authorize and empower the Association to enter upon the lot and take the necessary steps and actions to correct any deficiencies. The cost of correction will be assessed against the lot owner and the Association shall have a lien for such costs. Palm trees shall be fertilized regularly and trimmed of yellow and brown fronds on a regular basis. Shrubs should be pruned and fertilized to maintain a healthy look and dead shrubs are-to be replaced. Shrubs and flowers may be

planted at the owner's discretion within reasonable parameters of the original landscape design submitted to and approved by the A.R.B. Plans for major re-landscaping must be submitted to the A.R.B. for approval.

12. **Roofs:** All roofs except, as hereafter set forth shall have a minimum pitch of 5 to 12 unless otherwise approved by the A.R.B. Flat roofs may be employed only on porches located to the rear of a dwelling house and not visible from the street in front of the house. All roofing materials shall be approved by the A.R.B. and can only be constructed with dimensional shingles, tile, or metal.
13. **Utility lines:** All public utility wires, lines, cables, and pipes, including without limitation, all telephone, electrical, and cable television wires, shall be installed underground.
14. **Fire sprinkler system:** Each dwelling house shall have installed a sprinkler system which shall be in compliance with the National Fire Protection Association (NFPA), specifically including the requirements of Section 13D, Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Mobile Homes, 1989 Edition.
15. **Equipment on roof:** No air conditioning, heating, or other appliances of any kind shall be constructed or placed upon any roof of any building or any part hereof, except solar heating units approved by the A.R.B.
16. **Exterior house colors:** The color of all exterior portions of any building shall be A.R.B. approved. All portions of any dwelling house or other improvement, including and without limitations, all aluminum window frames, doorframes, and screen enclosures shall be of a color approved by the A.R.B. Additionally, all screening on screen enclosures of any kind shall be of a color approved by the A.R.B.
17. **New construction time frame:** Unless otherwise approved by the A.R.B., construction of approved improvements shall commence within ninety (90) days from the date of approval of the A.R.B. and construction shall proceed continuously and be completed within a reasonable time, and in no event shall construction of a dwelling house or other improvements be extended or last for more than twelve (12) months unless otherwise approved by the A.R.B.
18. **Temporary structures:** No temporary building, tent, or other exterior structure shall be constructed, erected, or maintained without prior approval of the A.R.B.
19. **Occupancy:** No basement, garage, trailer, or partially completed building shall be used for human occupancy prior to the completion of the entire approved buildings or improvements.
20. **Vegetation and tree removal:** No natural vegetation and no tree may be removed from any lot unless approved by the A.R.B., except if located within the perimeter of the foundation of an approved structure. The approval of Martin County must be obtained prior to any alteration of native vegetation in any area covered by the Preserve Area Management Plan (PAMP). The property owner is responsible for maintaining preserve areas between lots consistent with PAMP.

21. **Antennas**: No aerial or antenna shall be placed directly upon any lot or fixed to any structure unless approved by the A.R.B. Satellite dishes are permitted provided they are one meter or less in diameter and are out of sight and screened from view. They must also meet safety requirements such as proper grounding and securing of the antenna.
22. **Guest suite**: A guest suite or like facility without a kitchen may be included as part of the main dwelling or accessory building, but such suite may not be rented or leased except as part of the entire premises including the main dwelling, and provided, however, that such guest suite, would not result in overcrowding the site.
23. **Septic system**: Location of septic system on water body shall be determined and dictated by Martin County.
24. **Household pets**: No horses, hogs, cattle, cows, goats, sheep, poultry, or other such animals shall be kept, raised, or maintained on any lot; provided, however, that dogs and cats and other household pets may be kept in reasonable numbers if their presence causes no disturbance to others.
25. **Vehicle/RV parking**: No vehicle of any kind shall be parked overnight on any road right-of-way, easement, vacant lot, or common ground.
 - (a) No work truck, work van, tractor, trailer, or other commercial vehicle shall be kept, parked, or stored on any road right-of-way or easement or on any lot except within an enclosed garage. Any vehicle including recreational vehicles with any signage, i.e. "For Sale", etc. will be considered a commercial vehicle.
 - (b) Recreational vehicles such as boats, motor homes, trailers, and the like shall be stored in an enclosed garage or in the RV storage area. Parking of RV's in driveways for the purpose of preparation, including but not limited to, cleaning, loading, unloading, maintenance, etc. shall be allowed for no longer than twelve (12) consecutive hours within a twenty-four (24) hour period.
26. **Signs**: All signs (except security signs, as indicated by Florida Statutes) must be approved by the A.R.B. and meet the Association's sign specifications.
27. **Garbage/trash**: All garbage cans and trash containers shall be kept, stored, and placed in an area not visible from the street or any other lot. All garbage placed in such containers shall be sealed in standard trash bags made of material of sufficient strength to contain garbage placed therein without ripping and tearing.
28. **Lot upkeep/maintenance**: All lots shall be kept in a clean and sanitary manner and no rubbish, refuse, or garbage allowed to accumulate or any fire hazard allowed to exist. Weeds and grass growth must be kept to a maximum height of four inches (4") above the ground, and all trees and shrubs shall be appropriately trimmed. Exterior of homes, roofs, concrete surfaces, post lights, and mailboxes shall at all times, be free of rust and mildew stains.
29. **Nuisance/annoyance**: No nuisance shall be allowed upon any lot or any use or practice that is a source of annoyance to other lot owners or interferes with the peaceful possession and proper use of the lots by the residents thereof.

30. **Lot use:** No immoral, improper, offensive, or unlawful use shall be made of any lot, dwelling house, or other improvements, and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be strictly observed.
31. **Lot use:** No lot shall be subdivided. The owner of more than one contiguous lot may apply to the A.R.B. for permission to use such lots as a site of a single family dwelling, and upon written consent of the committed, said contiguous lots shall thereafter be treated as a single dwelling lot; provided, however, that for purposes of voting in the Association or for assessment, said lots shall be treated as distinct and separate lots.
32. **Lot maintenance:** Whenever the Association is permitted or required by the covenants to enter any lot for the purpose of correction, repair, cleaning, clearing, moving, or any other required or permitted activity, such entrance shall not be deemed as trespass.
33. **Lake access/docks:** There shall be no access to any of the lake areas as shown on the Plat of South Fork Estates without approval of the Board of Directors of South Fork Estates. Motorized boats of any kind are prohibited. Furthermore, there shall be no docks or construction of any kind in such lake areas. Any lake access or use of the common grounds is for South Fork Estates residents and/or property owners only.
34. **RV storage area:** Access to the recreational vehicle storage area, as shown on the Plat of South Fork Estates, shall be subject at all times to such rental agreements and rental rates as may be promulgated from time to time by the South Fork Estates Property Owners' Association, Inc. Rules posted at the RV storage area must be adhered to. Recreational vehicles are vehicles used for recreation and include but are not necessarily limited to trailers, boats, campers, motor homes, and the like. This area is reserved for the storage of RV's only. Commercial vehicles of any kind are expressly prohibited from utilizing this area. Unspecified RV's will be evaluated on a case-by-case basis by the SFE Board of Directors and, at its sole discretion, will be approved or excluded from using this area. Owners of enclosed trailers agree to allow SFEPOA inspection access to these vehicles in evaluating their application. Any violators of this rule are subject to having their vehicle towed at the owner's cost, risk, and expense if this violation is not corrected upon written notice. All recreational vehicles utilizing the RV storage area must have current registration and tags and be fully operational.
35. **Common area/playground:** Rules posted in the common area must be adhered to. Parents are responsible for the supervision of their children. Use of common areas is at your own risk.
36. **Above ground swimming pools:** Above ground swimming pools, exceeding 2 ft. in height are prohibited.