

Twin Rivers Covenant Restriction Highlights

THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES AND EXHIBITS PROVIDED IN THE TWIN RIVERS DECLARATION OF RESTRICTIONS, AS AMENDED.

- **Definitions**

- **Improvements** (1.26) shall mean all buildings, driveways, parking areas, walks, walls, fences, signs, structures, utility installations, site paving, grading, screen enclosures, pools, tennis courts, game structures, mailboxes, mechanical equipment, solar energy devices, antennae, satellite dishes, wells and pump systems, water and sewer lines, irrigation systems, lighting, drains, exterior sculptures and fountains, and other improvements of any kind other than landscaping constituting real property or fixtures, together with any subsequent alterations, additions, or replacements.
- **Restricted Vehicle** (1.41) Shall mean any truck; mobile home, motor home, camper, or other vehicle designed to provide temporary living quarters and having facilities for sleeping, galley, and head; trailer; boat; watercraft; aircraft; racing car; bus; motorcycle; commercial vehicle; or any vehicle not in operable condition. As used herein, "commercial vehicle" shall include without limitation any automobile bearing signage identifying a business name.
- **Animals** (10.17) An Owner may keep up to three animals customarily regarded as household pets on his Lot. No horses, cattle, swine, goats, poultry, or other animal or fowl not customarily regarded as a household pet shall be kept on any Lot. All birds shall be kept indoors.
- **Boats and Vehicles** (10.15) No Restricted Vehicle (excluding vehicles of Persons temporarily in the Community to provide business services to an Owner, Declarant, or the Association) shall be parked in the Community unless inside a garage.
- **Canopy Trees** (Manatee County Section 2-9-105) Canopy trees must be maintained with a minimum clearance of 8'.
- **Detached Garages/Outbuildings** (10.3) Detached outbuildings approved by the Architectural Committee may be constructed and must be compatible with the architectural style, color, and materials of the dwelling. The Architectural Committee reserves the right to restrict the number, size, and location of outbuildings. Prefabricated outbuildings are prohibited.
- **Drainage** (10.7) No drainage easement, swale, lake, or pond may be obstructed, filled in, or altered without the written approval of Declarant and applicable governmental authorities. Pulling, cutting, mowing, treatment with herbicides, or other removal of littoral zone vegetation is strictly prohibited unless otherwise authorized by Manatee County.
- **Driveways** (10.5) All dwellings shall have a driveway from the street to the garage, constructed of concrete, brick pavers, brick, or other material approved in writing by the Architectural Committee. Each driveway shall measure no less than 16 feet in width at the entrance to the garage. Driveways constructed of asphalt, blacktop, painted concrete, and epoxy bonded aggregate are specifically prohibited. All driveway alterations must have Architectural Approval.
- **Fences** (10.12) Provide Site Plan showing location of requested fence. Include picture of fence desired. **Note:** "Only aluminum and PVC fencing material is permitted. Unless otherwise approved by the Architectural Committee due to the unique configuration of the home or the location of the lot,

any 4' fence in the rear of the home must attach to the home at each of the rear corners of the home and 6' fence is permitted only in limited areas. Under no circumstances is a 6' fence permitted to extend out from the sides of the home towards the side lot lines."

- **Flags** (Florida Statute 720.304) Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA flag. All flags and locations must have HOA architectural approval.
- **Games & Accessory Structures** (10.36) Any fixed games and play structures shall be located at the rear of the dwelling. No platform, dog house, playhouse, or other similar structure shall be constructed or installed on any portion of a Lot located in front of the rear line of the dwelling, and **any such structure shall be approved in writing by the Architectural Committee prior to construction or installation.** One basketball backboard shall be allowed in the front of a Lot. Portable basketball backboards must be supported by manufactured guidelines only, no additional devices or articles may be used to help support.
- **Landscape Maintenance** (6.8C) Each Owner shall maintain all hedges, plants, lawns, shrubs, and other landscaping on his Lot in a neat and trim condition and appearance at all times.
- **Landscaping** (10.8) No later than 30 days following completion of construction of a dwelling on a Lot: (a) that portion of the **front and side yards** of the Lot not covered by a dwelling, patio, driveway, or walkway shall be sodded and landscaped.
- **Lawn Decorations** (10.26) No exterior decorations, including without limitation sculptures, artwork, fountains, or similar items shall be placed or maintained on the exterior of any Lot or dwelling unless approved in writing by the Architectural Committee.
- **Maintenance of Improvements** (6.8A) Each Owner shall maintain his Lot Improvements, including without limitation his dwelling's roof, exterior walls, screen enclosures, decorative fencing, driveway, and accessory structures, in good appearance and condition and shall repair promptly any damage, deterioration, or evidence of wear and tear on the exterior of such Improvements. We also ask all homeowners to maintain any sidewalk that may run alongside or in front of property.
- **Outdoor Equipment** (10.8) All outdoor equipment on a Lot, including without limitation all pool equipment, heating, ventilating and air conditioning equipment shall be screened with landscape plantings, low fencing (4'), or low walls (4').
- **Setbacks** (10.4) Please make sure all outside structures meet setback requirements per your phase and location in said phase.
- **Signs/Banners** (10.16) No sign (**including political signs**) or banner of any kind may be displayed in the community except for the following: Home Address, HOA Approved "For Sale" Sign, Approved Builder Signs.
- **Trash** (10.18) Owners shall keep all garbage, trash, and other refuse in sanitary containers. Containers shall be kept within totally enclosed or screened areas and not be placed in front of a dwelling except on the morning scheduled for refuse collection. Containers shall be removed promptly, along with any debris, after collection.
- **Unightly Debris** (10.35) No unsightly debris, including without limitation car bodies and cars in disrepair, shall be allowed to remain on any Lot at any time.