

**PROPOSED AMENDMENT TO ARTICLE IV, SECTION 8 OF THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS OF FISHHAWK RIDGE TOWNHOMES**

Section 8. Animals. No animals, livestock or poultry of any kind shall be kept, raised or bred on any Lot except that pets of the customary household variety such as cats, dogs, pet birds and fish may be kept by an Owner, but only if such pets do not cause a disturbance or a nuisance on the Property. Notwithstanding the foregoing, no pit bulls or rottweilers shall be permitted and the following shall apply with regard to any pet which is allowed to be kept in or on a Lot:

(a) Owners of a cat or dog shall be required to keep same on a leash at all times unless kept in an enclosed area. Any aggressive pet and any pet or dog trained as a watch dog, guard dog or hunting dog shall be muzzled at all times when outside of the dog owner's Lot.

(b) Owners of a cat or dog shall be required to remove immediately all forms of cat waste and dog waste from the Property, including but not limited to lawns, walks, driveways, and parking areas, and such pets shall not be allowed to deposit waste in any manner, or in any place, that would in any manner change or deface the Property, including any alteration in the uniformity of appearance of the lawn or landscaped areas.

(c) No pet will be allowed which creates excessive noise, emits noxious odors, creates unsafe or unhealthy living conditions, or other disturbances of any kind, whether on a continuous or intermittent basis, and regardless of the time of day or night.

(d) Any Owner of a pet allowed hereunder who is the subject of three (3) justifiable complaints of violation hereunder shall permanently remove the pet from the Owner's Lot upon notice of same from the Board of Directors or the Association's management company, and said owner shall not be allowed to have any pets within the Lot at any time thereafter, except upon the express written consent of the Board of Directors.

(e) No more than a total of two (2) cats, dogs, or birds may be kept on any Lot.

~~(f) The weight limit for all pets shall be 25 pounds per pet. Any Owner having a pet weighing more than 25 pounds at the time such Owner moves into a home purchased from Declarant (but not from any other seller) may retain such pet until the pet is no longer kept on the Lot (by reason of death or otherwise), after which time any additional or replacement pet shall be limited to 25 pounds or less.~~

(Additions indicated by underlining, deletions by strikethrough, omitted, unaffected language by ellipses . . .)

**PROPOSED AMENDMENT TO ARTICLE IV, SECTION 9 OF THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS OF FISHHAWK RIDGE TOWNHOMES**

IV. Article IV, Section 9 is hereby amended by the addition of the following:

Section 9. Signs. No signs of any kind, including "For Rent", or any other similar signs shall be displayed to the public view, erected or maintained in any Lot (including within windows of improvements), except for one (1) professionally lettered sign not more than four square feet in size, which shall only advertise the property for sale; and except for signs approved by Declarants used by a builder to advertise the Lot(s) or dwellings during construction and sales period; or except as may be required by legal proceedings, or as specifically permitted herein. Signs permitted pursuant to Paragraph 25 herein are exempt from this Section 9. The Association may establish architectural control guidelines regarding the exact location of all signs within the Property. Celebratory signs such as graduation, new baby, welcome home, patriotic holidays and other types of signs, if specifically permitted by the Board of Directors of the Association are permitted to be placed in the mulch area in front of a unit for a period of time not to exceed one (1) week. The placement of the sign must be at a location that will not interfere with the performance of landscape maintenance by the Association or its landscape contractor.

(Additions indicated by underlining, deletions by strikethrough, omitted, unaffected language by ellipses . . .)

**PROPOSED AMENDMENT TO ARTICLE IV, SECTION 21 OF THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS OF FISHHAWK RIDGE TOWNHOMES**

IV. Article IV, Section 21 is hereby amended by the addition of the following:

Section 21. Yards/Additional Landscaping. No Owner shall be permitted to install any additional landscaping anywhere on the Property, except as specifically permitted herein. The front yard of each residence constructed on a Lot shall remain grass, and no such front yard shall be paved over (either concrete, asphalt or otherwise), nor covered with rock, gravel or other similar material, unless the initial construction by a Declarant utilized an alternate plant ground cover due to heavy shade on the Lot. Thereafter the same type of plant ground cover shall be utilized unless otherwise approved by the Architectural Control Committee. Nothing herein shall be deemed to prohibit the use of Xeriscape as defined in the Florida Statutes. Owners are permitted to plant bushes, flowering plants, such as perennials and annuals, and shrubs in the limited common areas immediately surrounding their rear lanais or rear patios. Trees are absolutely prohibited from being planted in these limited common areas. All plants must be of a non-invasive species. All bushes, shrubs and other plants must be well maintained by the Owner in a manner established by the Association in its rules, regulations and architectural guidelines.

(Additions indicated by underlining, deletions by strikethrough, omitted, unaffected language by ellipses . . .)

**PROPOSED AMENDMENT TO ARTICLE IV, SECTION 25 OF THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS OF FISHHAWK RIDGE TOWNHOMES**

IV. Article IV, Section 25 is hereby amended by the addition of the following:

Section 25. Holiday Lights and Other Lighting. Holiday Lights and Other Lighting. Holiday lighting and decoration shall be permitted to be placed upon the exterior portions of a residence and upon the lot in the manner permitted hereunder during a period commencing on ~~Thanksgiving~~ October 20 and continuing through January 15 of the following year, after which such lighting shall be removed. Holiday decorations are encouraged between November 15 and January 15. Easter decorations can be displayed for 10 days before Easter Sunday and for one week after Easter Sunday. Lighting and decoration for any holiday other than that referenced above shall be permitted commencing 15 days prior to said holiday and continuing for 15 days following said holiday, after which said lighting and decoration shall be removed. The ACC may establish standards for holiday lights and may require the removal of any lighting that creates a nuisance.

(Additions indicated by underlining, deletions by strikethrough, omitted, unaffected language by ellipses . . .)