

## **Summary of Cape Royal Community Restrictions\***

No exterior radio, TV, or electronic antennas or aerials are permitted with the exception (as required by Federal Law) of Dish or Direct TV small dishes that are mounted on the residence or a concealed pole that sits behind the front setback.

No business of any kind shall be conducted in any residence.

No noxious or offensive activity shall be performed on any lot or residence.

No signs of any kind shall be displayed to the public view with the exception of the property owner's name sign of not more than 2 square feet.

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot or on the common elements, however, dogs, cats, and domesticated birds may be kept subject to such rules and regulations as may be adopted by the Association so long as they are not kept, bred, or maintained for commercial purposes.

No rubbish, trash, garbage, or other waste material shall be kept or permitted on any lot or common element. All garbage cans must be located in appropriate areas and concealed from public view.

No fences/hedges shall be constructed on any lot unless approved prior to installation by the Architectural Review Board.

No outbuilding, basement, tent, shack, garage, trailer, shed or temporary building of any kind shall be allowed.

No trucks with a capacity of one ton or larger shall be permitted to park in the subdivision. Truck, motor homes, campers and boats must be parked in the garage. Campers, boats, and motor homes are limited to 72 hours of temporary parking.

No parking on grassed areas is permitted.

Lawns and landscaping around home must be maintained.

\*This is an abbreviated listing of the most common restrictions. Please see your covenants and restrictions documents for a complete list of your deed restrictions.