



Updated summary of the most violated deed restrictions, November 2020

Article 5: Owner's obligation to Maintain, is a general statement that says each owner shall, at their sole cost and expense, maintain their Lot, keeping the same in a condition comparable to the condition of the majority of other Lots, residences and driveways in the Subdivision.

Article 8: USE RESTRICTIONS

8.3 No business of any kind shall be conducted in any residence, except that this prohibition shall not preclude an Owner from maintaining an office within the Owner's residence.

8.5 No sign of any kind shall be displayed to the public view on any Lot except a small decorative name sign, or a Board approved "For Sale" sign of not more than 1' by 1'. There can be one sign in front and one sign in back of the residence. Security signs are permitted. Political signs are not permitted.

8.7 Owners are solely responsible for ensuring that their pets do not become a nuisance or pose any danger to the community or any Lot Owner. All dogs shall be leashed or secured by invisible fencing while outdoors on an Owner's Lot and kept under control. Pets shall not be permitted to roam freely on the Common Areas, which include roads within the Subdivision. When walking a dog in the Community, the Owner is required to keep the dog on a leash at all times. Any Owner whose pet defecates on any Common Areas or any Lot shall immediately clean up their pet's solid waste. Pets left on lanais, porches or garages shall not cause a nuisance to neighbors. Owners who rent their homes must ensure that the renters abide by the pet restrictions set forth in this Section 8.7. Any pet that demonstrates a tendency toward viciousness shall be subject to removal.

8.8 All rubbish, trash, garbage or other waste material shall be placed in covered sanitary containers which are kept out of the view of neighbors and the golf course. Fenced areas for this purpose must be approved by the Association's Architectural Review Board. Trash or yard waste should not be placed roadside until the day before scheduled pickup and the containers are to be removed as soon as possible.

8.9 No perimeter fences or hedges shall be constructed on any Lot. Small fence enclosures are permitted provided the Owner first obtains approval from the Architectural Review Board.

8.10 No outbuilding, basement, tent, shack, garage, trailer, shed or temporary building of any kind shall be constructed or placed on any Lot.

8.12 Personal pickup trucks shall be permitted to be parked in the Subdivision. The parking of boats, trailers, motor homes and campers in a driveway is permitted for short periods not in excess of seventy-two (72) consecutive hours and no more than six (6) calendar days per month. The parking of boats, trailers, motor homes and campers anyplace but a driveway is prohibited. Under extenuating circumstances, a request may be submitted to the Association for approval for an extended stay of up to seven (7) consecutive days. Vehicles should not be parked in the street or grassed areas, which includes privately owned Lots or on the Common Areas. All commercial vehicles and vehicles displaying signs must be parked in the Owner's garage at night.

[Click here for a full copy of the Cape Royal Community "Declaration of Covenants".](#)