

## Summary of the Recorded Easements, Covenants, and Restrictions for Gulf View Estates

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### Purpose

These rules are to keep the community looking nice, to increase property values, and to prevent any public nuisance. All Property owners are bound by the **complete** recorded set of Easements, Covenants, and Restrictions. A full list of the Easements, Covenants, and Restrictions is available online at **GulfViewEstates.com**. Note: This document has been most recently updated in November of 2025.

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### Animals

No animals of any type shall be kept, bred or raised for commercial use or purpose. Two dogs and/or 2 cats may be kept, provided that any dogs are kept on a leash when outdoors and are **not a noise nuisance**. Other small pets which are kept indoors at all times are allowed. Permitted pets may not be kept in such a number as to be a nuisance to neighbors. Owners shall be responsible for removal of all refuse and waste created by their animals whether on their property, a neighbor's property, common property, or streets.

### Commercial Use

No dwelling shall be used to carry on any trade, business, occupation or profession. No activity shall be permitted upon any parcel which may become an annoyance or nuisance to the neighborhood.

### Construction

Constructing new dwellings, altering, or remodeling existing dwellings requires prior approval by the Gulf View Estates Board of Directors. No separate detached structure of any type shall be permitted on any lot. All pools and spas must be enclosed by a screened cage. Only one single family dwelling shall be permitted on any parcel.

### Fences

No fences, walls, or other enclosures or dividers shall be permitted along property lines. All refuse and trash containers, oil or bottle gas tanks, water softening equipment, air conditioners, swimming pool filter, pool pump and other similar items must be hidden from view of all neighborhood lots by a wall or enclosure or hedge. Hedges to provide privacy placed inside the back line of lots are permitted with prior written Board approval. It is mandatory to apply for architectural approval for any planned fences, walls, or hedges. Dog runs are explicitly prohibited.

### Exterior Improvements

No Owner shall make any exterior improvement that is visible to any other Lot Owner from any angle or apply for a building permit, unless the Owner obtains written approval from the Board of Directors ARC. Improvement covers buildings, fences, walls, patio area, pool, spa, deck, grading, drainage, driveway, walkway, and all other alterations, additions, and changes to any lot or building exterior. Repair which does not result in a substantive change does not require Board approval. If in doubt, ask!

### Landscaping

Unightly weeds, underbrush or growth are not permitted. No Punk Tree, Melalucca, Australian Pines, Ficus (Rubber Tree), Brazilian Pepper Trees or other invasive plants may be planted. The Lot Owner shall keep the lot or parcel mowed and clear of debris and excessive unsightly vegetation.

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### Motor Vehicles

No recreational vehicles, boats, trucks over  $\frac{3}{4}$  ton, commercial vehicles or equipment, except for the private or work automobiles of the owner of a lot may be parked, stored, or maintained on a lot where they are exposed to the view of the neighbors. Vehicles may not be parked on public streets overnight. Vehicles must be parked on driveways or in garages and not on yards, streets, or lots. Do not park on the grass in any location. No vehicle or equipment may be repaired in open view within the subdivision.

### Other Items

No mail, newspaper or similar receptacles shall be permitted on individual lots except as required by the U.S.P.S. Outside clothes lines are not allowed. A community-wide Garage sale is held annually. Owners may have Estate Sales or Moving Sales, provided they notify the Management Company Representative.

### Painting

Paint colors are pastels or earth tones only. If in doubt about your prospective color, apply to the ARC.

### Rentals

Owners of dwellings choosing to rent or lease their property **shall not** be relieved of their responsibility to conform to these restrictions and must ensure that their tenants abide by the restrictions also. Individual rooms of a dwelling may not be leased on any basis. Only **one rental per 12 month** period is allowed. Subleasing is not permitted. Transient tenants are not allowed. Prospective tenants must be screened and approved by the HOA Management Company. Owner shall pay the lease application fee to the HOA Management company. Lease application fee is non-refundable. **Owners must own homes for 24 months prior to leasing.**

### Signs, Flags, Banners

No signs of any type except those required by security systems shall be displayed with the exception of Construction Job signs, Real Estate For Sale or Rent signs, and Builder's signs. Open house signs may be displayed between 10:00 AM and 6:00 PM. Political signs are not allowed. Political flags or banners are not allowed. U.S. Flags, Sports Team Flags, and Decorative Banners are permitted. Flags, signs, or banners with profanity are not allowed.

### Trash

Sanitary disposal containers for all garbage, rubbish, recyclables and lawn debris shall not be placed out for collection until after 5:00 PM of the day prior to collection. Empty containers shall be removed from the street area by 7:00 PM on the day of collection. Dumping of refuse on any vacant lot, parcel, or common property of the subdivision is prohibited.

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The Board of Directors is elected to enforce the Gulf View Estates Bylaws and Easements, Covenants and Restrictions on an impartial basis. Please follow the full guidelines to avoid potential penalties. When in doubt, consult your Street Ambassador or one of the board members. If you receive a notice of violation, please contact the Management Company Representative as soon as possible. Variances from these restrictions may only be granted in writing by the Gulf View Estates Board of Directors.

*This list covers commonly raised issues and does not contain the full scope of covenants and restrictions. It is intended for convenience only and **does not exempt any Owner** from abiding by the entire list of community EC&Rs as published in public records.*