

**SPANISH TRACE HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

1. The property shall be used exclusively for single family residential purposes. Only one single family residence may be constructed on each lot. No building shall be erected, altered, placed or permitted to remain on any lot other than one not to exceed two and one-half stories in height.
2. No structure of a temporary character, motor home, travel trailer, trailer, mobile home, modular home, pre-constructed dwelling, including, but not limited to, dwellings moved from a previous site, basement, tent, shack, detached garage, inoperative vehicle, barn or other outbuilding, shall be permitted on a lot.
3. Lot owners shall maintain in a grassed condition all swale areas between their lot lines and the edge of the paving, and no structure or other objects shall be constructed therein (with the exception of sidewalks pursuant to Part 6 hereof) which might in any way impede or adversely affect the drainage capabilities of such swales in adjacent areas.
4. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Santa Rosa County, Florida, Health Department.
5. No animals, livestock or poultry of any kind, including, but not limited to, pigs and hogs, shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept on the property provided that they are not kept, bred or maintained for any commercial purpose and do not constitute nuisance to the neighborhood. Pets shall not be allowed to roam free. Pets not on their owner's property shall be on a leash accompanied by a person.
6. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
7. No fence shall be located on a lot nearer to any adjoining street than the back wall of the residence. There shall be permitted a privacy fence of wooden or masonry construction not exceeding six feet (6') in height of attractive, ornamental or decorative construction. Privacy fences shall not be permitted on Lots 18 through 26, inclusive, Block "C". No chain link fences shall be permitted.