

***Greenland Estates***  
**Rules and Regulations**

In an effort to simplify and condense the Declaration of Covenants, Conditions and Restrictions for the Community Association of Greenland Estates, Inc. we provide this condensed version. To request a variance, you must submit your request in writing to Duval Realty, Inc. which will then be approved or disapproved by the Board members.

- 1) No storage building, shed or other structure can be erected without prior approval of the Board. *(Section 5.1)*
- 2) No garage is to be permanently enclosed or converted to another use without the construction of another automobile storage area being constructed. (Prior approval from the Board must be obtained.) *(Section 5.4)*
- 3) Each home must have a concrete driveway of at least twelve feet (12') in width. *(Section 5.5)*
- 4) No window or wall air conditioning unit is permitted. All exterior air conditioning components must be screened by fencing, walls, or landscaping so they are not visible from any road. *(Section 5.9)*
- 5) No individual lot owner shall construct any mailbox other than those provided or approved by the Association. *(Section 5.10)*
- 6) There shall be no exterior clotheslines that are visible from the street or adjacent lots. *(Section 5.12)*
- 7) No sign of any kind is allowed without prior Board approval except for one sign of not more than two square feet advertising the property for sale or rent. *(Section 5.13c)*
- 8) No structure of a temporary character shall be used on any lot at any time as a residence either temporarily or permanently. *(Section 5.14)*
- 9) No business or commercial activity is allowed. *(Section 6.1)*
- 10) The exterior of all structures and all attached fixtures must be maintained at all times. Approval from the Board must be obtained for changes (ie: painting, roof replacement, gutter downspouts and maintenance). *(Section 6.3)*
- 11) No noxious weeds or vegetation shall be permitted on any lot or lying between the street pavement. *(Section 6.4)*
- 12) All garbage, trash, refuse or rubbish must be kept in a closed sanitary container. Such containers shall be kept in an enclosed area attached to the home and out of sight from any street or adjacent lot. *(Section 6.5)*

Per COJ, trash cannot be put out before 5:00 p.m. the day before pick-up and must be removed no later than 6:00 a.m. the day after pick up.

- 13) No noxious or offensive activity shall be carried on nor shall anything be done which may be or may become an annoyance or nuisance to the neighborhood. *(Section 6.6)*
- 14) No wheeled vehicles of any kind or any other offensive objects may be kept or parked in a state of disrepair between the paved road and your home. *(Section 6.7 and 6.10)*
- 15) No commercial vehicles, motorized homes, boats or trailers of any type are permitted to be placed on any lot, unless placed or parked in a fenced side yard or fenced rear yard and is obstructed from view from the roads or any other Lot. *(Section 6.7)*
- 16) All garages must have doors which are maintained in a useful condition and are to be kept closed when not in use. Carports are not permitted. *(Section 6.8)*
- 17) No animals, livestock or poultry of any kind can be raised, bred or kept on any lot. Dogs, cats or other household pets may not be kept, bred or maintained for any commercial purposes. *(Section 6.9)*
- 18) No outbuilding, drive, walkway, residence, structure, wall or swimming pool shall be erected, placed or altered until the construction plans are submitted and approved by the Board. *(Section 5.6a)*
- 19) All fences shall be constructed of natural wood in a solid or shadowbox style. Fences must be no higher than 6 foot and no shorter than 5 foot except for along the lakes which shall be 4 feet. *(Prior Board approval is required.)*

NOTE:

When in conflict with the Declaration of Covenants or the Article of Incorporation the Declaration of Covenants and the Article of Incorporation shall govern.

These Rules and Regulations can be amended at any time by a majority vote of the Board of Directors of Community Association of Greenland Estates, Inc. of Jacksonville.

After receipt of the required plans and specifications the Board shall have thirty (30) days to approve or disapprove the plans with said approval or disapproval provided in writing. Should the Board fail to provide the approval or disapproval in writing and within the thirty (30) day period the plans shall be deemed approved.