

Section 6. Partial Delegation to Association. At any time prior to the termination of Declarant's responsibilities as provided in Section 1 above, Declarant may delegate to a committee of the Association the responsibilities of the Architectural Control Committee with regard to any activities on individual Lots which have been fully developed, permanent improvements constructed thereon, and sold to permanent residents. The Declarant may then retain all other duties of the Architectural Control Committee with regard to new construction.

ARTICLE VI  
GENERAL COVENANTS AND RESTRICTIONS

The following covenants, conditions, restrictions, and easements are herewith imposed on the Property:

Section 1. Residential Use of Property. All Lots shall be used for single-family, residential purposes only, and no business or business activity shall be carried on or upon any Lot at any time, except with the written approval of the Architectural Control Committee; provided, however, that nothing herein shall prevent Declarant or any Builder of homes in River Plantation from using any Lot owned by Declarant or such Builder of homes for the purpose of carrying on business related to the development, improvement, and sale of Lots and dwellings; provided, further, private offices may be maintained in dwellings located on any of the Lots so long as such use is incidental to the primary residential use of the dwellings.

Section 2. Setbacks and Building Lines.

(a) Dwellings: Each dwelling erected on any Lot shall be situated on such Lot in accordance with any building setback lines shown on the Plat or required by Law. In no event shall any dwelling be erected and located upon any such Lot in a manner which violates or encroaches upon any building setback lines, Wetland Conservation Area, Drainage Easement or Landscape/Wall/Drainage Easement shown on the Plat or required by Law, unless the law allows for variance. The minimum front and side setbacks for a dwelling shall comply at a minimum with the regulations of Manatee County, Florida and shall be subject to review by the Architectural Control Committee.

(b) Walls and Fences: All walls and fences shall be subject to the prior written approval of the Architectural Control Committee as to location, height, materials, and finish, and shall comply with all governmental requirements. Fences shall be no higher than six (6) feet and shall transition from the maximum height of six (6) feet to forty-two (42) inches, beginning at the rearmost portion of the home or back patio and extended to the rear of the Lot. No walls may be erected, placed or maintained on any Lot unless approved in writing in advance by Declarant. All fences shall be picket style and not opaque, and every other picket shall be missing (either removed or open). Chain link fences and wood fences are not permitted anywhere within the Property. Any wall that is installed along any boundary of a Lot that abuts or overlooks a Wetland Conservation Area (as described on

the Plat) shall be transparent, so as to permit visibility of the conservation area or easement. Solid walls shall not be permitted along such boundary lines, but "see-through" type walls, such as wrought iron are permissible, subject to prior written approval of the Architectural Control Committee. Notwithstanding the foregoing, the Declarant shall cause to be constructed buffers and landscaping within the Landscape/Wall/Drainage Easement as shown on the Plat.

(c) Terraces, Eaves, and Detached Garages: For the purpose of determining compliance or noncompliance with the foregoing building line requirements, terraces, stoops, eaves, wing-walls, and steps extending beyond the outside wall of a Structure, shall not be considered as a part of the Structure. No additional side yard shall be required for any detached garage or accessory outbuilding which has been approved, in writing, by the Architectural Control Committee; provided, all such detached Structures must not encroach upon any side or rear setback line or upon the Lot of an adjacent Owner or upon any easement as set forth herein.

Section 3. Building Requirements.

(a) All Lots. The minimum square footage of living areas of the main structure for all Lots, exclusive of open porches, garages, carports, patios, gazebos, and breezeways, shall be as follows:

55-foot Lots	1,600 square feet
65-foot Lots	2,100 square feet
75-foot Lots	2,600 square feet

(b) Drainage Requirements. Dwellings constructed shall be equipped with downspouts and gutters and drain to a dedicated drainage system as may be required by applicable drainage permits.

(c) Construction Prohibited in Certain Areas. No Owner may construct or maintain any building, residence or structure, or undertake or perform any activity in the surface water, wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) or drainage easement(s) described in the approved permit and recorded Plat, unless prior approval is received from SWFWMD, Sarasota Regulation Department. Original home construction shall occur only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and between the hours of 10:00 a.m. and 6:00 p.m. on Saturdays. All lots shall be kept neat and trash free during the construction period.

(d) Miscellaneous. In connection with construction on a Lot, one or more trees must be planted thereon, the variety and number of which shall be subject to the approval of the Architectural Control Committee. Each Lot shall also contain a coach light installed in conformity with standards established by the Architectural Control Committee.