



Amended & Restated
Hilltop Estates Use Regulations
Updated on September 9, 2025

Covenants Exhibit "B"

THIS AMENDED AND RESTATED DECLARATION AMENDS AND RESTATES THE DECLARATION OF USE REGULATIONS FOR HILLTOP ESTATES HOMEOWNERS ASSOCIATION, INC., RECORDED IN OFFICIAL FILE 201201021 OR BOOK 05626 PAGES 1671-1679 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

ALL USE REGULATIONS ARE DESIGNED TO PROTECT EACH PROPERTY OWNER' INVESTMENT AND TO INSURE THE CONTINUANCE OF A SAFE, COURTEOUS & FRIENDLY COMMUNITY IN WHICH TO LIVE. ALL DEFINITIONS BELOW ARE THOSE STATED IN ARTICLE I OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR HILLTOP ESTATES.

Definitions

(B) "Common Area" shall mean and refer to the property legally described in The Declaration of Covenants, including without limitation, all structures, recreational facilities, open spaces, walkways, sprinkler systems, private utility installations thereon, roads and street lights.

(h) "Lot" shall mean and refer to any lot which a manufactured home-type Unit is or is expected to be constructed.

(k) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot situated on The Properties.

(l) "The Properties" shall mean and refer to all such existing properties and additional thereto, as are now or hereafter made subject to the Declaration, except such as are withdrawn from the provisions hereof in accordance with the procedures hereinafter set forth.

(n) "Unit" shall mean and refer to any manufactured unit constructed on a lot.

In addition: Any reference to HOA will be defined as the Hilltop Homeowners Association, Inc.

ALL LOTS/UNITS IN HILLTOP ESTATES SHALL BE USED AS A SINGLE FAMILY RESIDENTIAL PROPERTY UNITS WHICH SHALL AT NO TIME BE PERMANENTLY OCCUPIED BY MORE THAN FOUR (4) PERSONS.

NO BUSINESS, COMMERCIAL ENTERPRISE OR BUSINESS ACTIVITY OF ANY KIND SHALL BE CARRIED ON OR CONDUCTED ON OR FROM ANY LOT OR UNIT, EXCEPT THOSE WHICH HAVE NO OUTWARD APPEARANCE TO THE COMMUNITY.

USE REGULATIONS APPLY TO ALL OWNERS/LESSEES AND THEIR GUESTS, AND MAY BE AMENDED OR ADOPTED PER ARTICLE VI OF THE AMENDED AND RESTATED COVENANTS AND RESTRICTIONS.

ENFORCEMENT OF THESE USE REGS WILL BE ACCORDING TO ARTICLE X OF THE COVENANTS, WHICH INCLUDE THE LEVY OF FINES UP TO \$100 DAILY, MAXIMUM OF \$1000 FOR EACH OCCURRENCE AS ALLOWED BY FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME.

REGULATIONS REGARDING THE USE OF IRRIGATION SYSTEMS/HAND SPRINKLERS ARE GOVERNED BY THE VARIANCE GRANTED TO THE HOMEOWNER'S ASSOCIATION BY ST. JOHN'S WATER MANAGEMENT AND AS DISTRIBUTED TO EACH OWNER. VIOLATORS WILL BE FINED FOR EACH OCCURRENCE, UNDER THE 1ST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR HILLTOP ESTATES, ARTICLE 10, ENFORCEMENT #4, ACCORDING TO THE REGULATIONS ESTABLISHED BY ST. JOHN'S WATER MANAGEMENT AND HILLTOP ESTATES.

VEHICLES & PARKING

1. A maximum speed of 15 mph must be observed at all times within the "Properties". Only licensed drivers are allowed to operate motor vehicles as defined by Florida Statutes within the confines of Hilltop Estates.
2. All vehicles, as defined by Florida Statutes, must be parked in driveways or carports and no parking will be allowed on roadways, road shoulders, lawns or undeveloped property with the following exceptions:
 - A. Owners/lessees may allow day visitors, guests and contractor vehicles to park on the paving on one side of the roadway or nearby streets. This parking shall not obstruct the access and egress of other homeowner's vehicles to and from their driveways.
 - B. Owners/Lessees may allow longer term guests to park their automobiles, pick-up trucks or vans in the clubhouse parking lot, provided the obtain a guest pass from the Secretary/Treasurer and said pass is clearly displayed in the window of the vehicle, and space is available. VIOLATORS WILL BE SUBJECT TO TOWING AT OWNER'S EXPENSE.
3. No motor vehicle, which cannot operate under its own power, or for which the owner does not have a current registration may remain on the "Properties" for no more than two weeks, OR WILL BE TOWED AT THE OWNER'S EXPENSE.

4. Electric and gas powered golf carts are permitted to be used on the roads within the "Properties". They must be driven in a safe and proper manner at all times. No unregistered vehicles designated for off-road use, including but not limited to all-terrain vehicles, motor scooters, mini bikes or go carts may be operated within the "Properties". Golf carts do not need to be registered.
5. All carports constructed after November 17, 1997, shall not exceed an average clearance height of 10 feet above the concrete driveway.
6. All pick-up truck campers, camper vans, boats on trailers and utility trailers must be parked so that they fit completely under a resident's carport. All such vehicles and boats must be legally registered to the Owner/Lessee. They may also be stored in the Community Storage Area if space is available and pursuant to the rules specific to the use of the Community Storage Area below.
7. Owners may allow visiting guests with RV's to park in their driveway for a period of not more than 24 hours. After which time, arrangements for continued parking at the clubhouse parking lot can be made provided there is space available. A guest pass must be obtained from the Secretary/Treasurer and said pass is clearly displayed in the window of the vehicle. No occupancy of any RV within the confines of the "Properties" is permitted at any time.
8. During any 7 day period, residents may park their RV in their driveway for a single period of not more than 48 hours for the purpose of preparing their RV prior to taking a trip or for the purpose of preparing their RV for storage after taking a trip.
9. All persons operating a golf cart within the "Properties" must be accompanied by a licensed adult, 18 years or older. Should an accident happen, the home owner and licensed driver will share responsibility for any damages or injuries that might occur.
10. Under no circumstance shall anyone be allowed to take a motor vehicle or any other type of vehicle or any other type such as peddle power into any of the storm drainage ponds or leaching ponds for the sewer plants or any other type of drainage area. Exceptions will be for workers and their equipment authorized by the Board of Directors.

PETS

1. No animal or poultry of any kind shall be raised, bred or kept in any unit or on any property in Hilltop Estates, except for domesticated household dogs, cats or birds. No pigs or reptiles of any kind, including potbellied pigs, snakes, lizards, rats or mice shall be kept in any unit.
2. No Pit Bull, Rottweiler or Doberman Pinchers are allowed, subject to any applicable exceptions which may be required by applicable law. The maximum number of conventional household pets shall not exceed two (2) per household.
3. Birds are permitted in any unit, provided that they are not kept, bred or maintained for any commercial purpose.
4. Pets are not allowed on or in any recreational area in Hilltop Estates subject to any applicable exceptions which may be required by applicable law. The Community Storage Area is available for exercising your pet. The Home Owners Association is not responsible for any damage to property.

5. Dogs that bark excessively may be considered objectionable, and upon notification, the owner will have fifteen (15) days to correct the problem or remove said dog or dogs from Hilltop Estates.
6. Pets outside of any Owners/Lessee's property lines must be on a leash at all times. Owners are responsible for removing all fecal deposits made by their pets from the entire area of Hilltop Estates. All fecal deposits made by their pets must be put in the owner's trash can. Pets may not be left outside unattended while the owner is absent from the property.
7. Pets that are permitted to run free to roam or which, in the judgment of the Board of Directors, endanger the health, safety or welfare of other owners/residents or constitute a nuisance and deemed objectionable by the Board of Directors, must be removed by the owner within fifteen (15) days of a written notice.
8. Under no circumstances are pets allowed to be on other's property without specific permission.

COMMON AREAS

COMMUNITY STORAGE AREA

The Community Storage Area is a fenced-in area and is located next to the sewer plant. The Homeowner's Association is not responsible for damage or losses to property.

1. Only the following items may be stored in the Community Storage Area: Cars, trucks, vans, RV's, campers, camping trailers, motor homes, pick-up truck campers, travel trailers, fifth-wheel recreational vehicles, boats on trailers, utility trailers, trailers and other similar type large vehicles that are owned by Owners. ABSOLUTELY NO OTHER ITEMS MAY BE STORED IN THE COMMUNITY STORAGE AREA THAT ARE NOT PHYSICALLY IN OR ON THE UNIT. If any authorized owner stores other items, the Board reserves the right to have such item removed at the Owner's expense.
2. EACH SPACE MUST BE ASSIGNED BY THE SECRETARY /TREASURER OR THE PERSON DESIGNATED BY THE BOARD OF DIRECTORS, TO EACH OWNER, on a first-come, first-served basis. **ONLY** one space per address.
3. The combination to the Community Storage Area will be issued by the Secretary/Treasurer or person designated by the Board of Directors.
4. No owner may give the Community Storage Area combination to any third party.
5. All of the stored items must have current registration on file with the Board of Directors, or the person designated by the Board of Directors.
6. Any vehicle stored in the Community Storage Area without approval and proper space assignment will be towed at the owner's expense.
7. Any owner who violates these specific rules will have their Community Storage Area parking privilege revoked.

8. In the event there is more demand than space available, then a waiting list is created by the Secretary/Treasurer or the Board designee. If any vehicle is removed permanently, then the available space will be assigned to the next person on the waiting list.
9. **Transient spot** - If there is an open space available in the storage lot, those who live in the community or their guest may use it as a transient space for up to 10 days at one time, only if no one else is using the space. Residents will be given first priority over visitors.
10. All stored vehicles must be able to operate under their own power or to be attached to a trailer hitch and able to be moved by another vehicle.
11. If assigned space is not utilized within seven (7) months, the owner shall relinquish the assigned space.
12. Under no circumstances shall the gate of the community storage area be unlocked unattended.

RECREATIONAL FACILITIES

Common areas and recreational facilities are for the exclusive use of Hilltop Estates Owners/Lessees, their immediate families and visiting guests. Immediate family members and overnight visiting guests who have attained the age of 18 are allowed full use of all common areas and facilities, except for the use of the pool table in the clubhouse, who also must be accompanied by an Owner/Lessee. Those under 18 must be accompanied by an Owner/Lessee, parent or guardian at all times. Children are the direct responsibility of the Owner/Lessee and their parents or guardians and must comply with all other rules and regulations of the HOA. All-day visitors must be accompanied by the Owner/Lessee. Family members and visiting guests are welcome to all activities and functions sponsored by the HOA or the Hilltop Social Club subject to the following conditions:

1. The Board of Directors reserves the right to restrict the number of visitors in common areas for health of safety reasons. Owners/Lessees are responsible for the actions of their guests at all times. Any guest failing to abide by these Use Regulations will be asked to leave the common areas or recreational facilities. The Board of Directors, at their discretion, may revoke the privileges of guests who fail to abide by the Use Regulations.
2. Any furnishings or items moved or rearranged must be returned to their original location when the Owner/Lessee or visitor leaves that location.
3. No personal or individual items including, but not limited to, carts, carriages, bicycles, chairs, tables, etc., shall be stored in or on any common area.
4. Owner/Lessee's personal playground equipment of any type including, but not limited to swing sets, slides, trampolines, or swimming pools are not allowed outside of any unit or on/in any common area.
5. All persons using the common areas or recreational facilities agree to obey all posted rules and regulations as they apply.
6. All persons using the common areas do so at their own risk.

7. Under no circumstance shall anyone discharge any firearms such as but not limited to rifles, handguns, pellet rifles, pellet pistols, air rifles, BB guns, or shooting or discharging any type of projectile except for self-defense in the entire subdivision of Hilltop Estates.

The roadways within Hilltop Estates are private, not public and are subject to a 15 mph speed limit. Any non-Owner/non-Lessee who violates our Use Regulations may be asked to leave or will be reported to the Marion County Sheriff's Office as trespassers.

CLUBHOUSE

1. The clubhouse is considered a Common Area and as such, each Owner/Lessee is expected to be respectful to other Owner/Lessees who may be using the clubhouse at the same time.
2. The clubhouse shall not be used by anyone for any unlawful or immoral activity. Objectionable behavior shall not be tolerated.
3. All persons are expected to pick up after themselves. All items used shall be cleaned and returned to their original storage area after being thoroughly cleaned. Appliances used shall also be cleaned of any debris, food or grease. The trash must also be emptied and the thermostat returned to the posted temperature setting before leaving the building.
4. All items within the clubhouse, including furniture, appliances, dishes, etc., are considered common property of the HOA. No Owner/Lessee may remove without permission of the Board of Directors, any property from the clubhouse for personal use. Any items which are inadvertently damaged or broken should be reported to the Board of Directors. Owner/Lessees are responsible for damage or breakage of items and those damaged or broken items shall be subject to replacement or repair.
5. There is NO SMOKING allowed in the clubhouse at any time.
6. After use, smokers should empty the ashtrays and clean out the large ashtray container located at the outside of the clubhouse door. Smokers are responsible for cleaning up after themselves.
7. Owners/Lessees must insure that all lights, switches and appliances are turned off and the thermostat reset to posted notice and the doors locked when leaving.
8. Any Owner/Lessee planning a special event and requesting the use of the clubhouse must make arrangements with the Board of Directors or the Designee.
9. Special events will be scheduled by the Board of Directors or their Designee in the order that they are requested and will be posted on the clubhouse calendar to notify other Owners in advance of the scheduled function.
10. An Owner/Lessee may reserve the interior facilities of the clubhouse for an event attended by a minimum of ten (10) persons at any one time. Other Owner/Lessees are requested to be respectful of such functions, but are not prohibited from using other areas concurrently so long as they do not interfere with the approved activity in progress. Conflicts in scheduling of the clubhouse for special events will be decided by the Board of Directors or Designee.
11. Please abide by the rules posted in the Clubhouse regarding the use of the pool table.

POOL/SPA

No in-ground or above-ground swimming pool or exercise pool or spa of any kind is permitted on any unit's property.

All Owner/Lessees and their guests using the pool or spa at the clubhouse are subject to the posted rules and the following:

1. No Lifeguard is on duty and the pool/spa is used at the person's own risk.
2. The use of the spa is only allowed when the cover is completely removed.
3. No alcohol is allowed in the pool or the spa.
4. No glass is allowed in the pool, the spa and on the entire pool deck. Paper and plastic are permitted.
5. No person under the age of 18 is permitted in the pool area unless accompanied by the Owner/Lessee or parent/guardian. All other visitors or guests must have a pool pass.
6. All posted rules must be obeyed.

GARBAGE/TRASH

1. The HOA contracts with a private trash collection agency for pick up once weekly, the fee for which is included in the Maintenance Assessment.
2. Each Owner/Lessee shall place their garbage/trash in containers made for such purpose at the end of their driveway for pick up not more than 12 hours prior to scheduled collection time. If the container chosen is a plastic trash bag, it may not be placed at the end of the driveway until the morning of the scheduled pick up. Containers used must be removed within 12 hours after collection.
3. The dumpster in the clubhouse parking lot is for cardboard and newspaper **ONLY. NO GARBAGE OR TRASH.** If Owner/Lessee is going out of the area or going on vacation and will miss the scheduled pick up day, try to make arrangements with a neighbor or friend to put your garbage can out and bring it in when emptied. They can also use garbage containers outside the kitchen door at the clubhouse.
4. There will be no burning of any rubbish, leaves or trash on any lot at any time. No open fires or burning of any type will be allowed on the properties within Hilltop Estates.
5. No dumping of any refuse, trash or rubbish, including but not limited to dead trees, cuttings, lawn clippings will be permitted on any area of the properties.
6. Large trash items such as appliances or furniture may not be placed with the regular trash. Owner/Lessee must make a special arrangement with the garbage company for removal. All grass or yard waste must be in paper yard waste bags or closed trash cans to be picked up by the garbage company.
7. All independent contractors working on Owners' property are responsible for removing all trash pertaining to their job.

NOISE

1. Electronic equipment that interferes with television or radio reception of another unit is not permitted.
2. There is a "Noise" Ordinance in Marion County which prohibits noises that create a disturbance between the hours of 10 PM and 7 AM. Each Owner/Lessee must comply with all laws regarding noise and disturbances of their neighbors. In addition, any loud or objectionable noises that create a disturbance will not be tolerated during any time of the day or night.
3. No Owner/Lessee will play or give instruction on voice or any instrument or use any equipment in such a manner as to disturb or annoy any other Owner/Lessee.
4. Contractors, homeowners, lawn services, etc., may **NOT** perform any work between the hours of **6 PM & 8 AM** during the months of November - April and between the hours **8 PM & 7 AM** May - October.
5. An offender will be contacted and informed that a complaint has/have been filed and they will be asked to cease and desist. If the offense continues, the offender will be fined according to the guidelines set forth in our Covenants. In addition, the Marion County Sheriff's Department will be called if the offense occurs between the hours of 10 PM and 7 AM.

LOT AND UNIT MAINTENANCE

1. Each owner is responsible for maintenance, condition and repair of the interiors and exteriors of units and lots. The owner shall promptly perform such maintenance so as to keep the unit and lot in an excellent state of repair.
2. The Board of Directors has the right to correct the violations according to the outline of Article X, Section 2 of the Covenants and By-Laws of the Association, including but not limited to the right to enter upon and summarily abate or remove the same.
3. Lots should be kept mowed to a height of not more than 6 inches to maintain a neat appearance. This includes the easement areas. Shrubs and bushes should be trimmed to maintain a "neat" appearance and flower beds should be absent of weeds. Any trimmings and/or debris must be removed within one (1) week. Lots need to be edged and trimmed to maintain a neat appearance and to prevent damage to our roadways.
4. Exterior of the unit: driveways, walkways, gutters, soffits, shutters, awnings, light posts, fences, lattice, the home itself, skirting, and mailboxes, need to be kept free of algae, dirt, mold and mildew and cleaned or power washed as needed.
5. The Board of Directors should be furnished with the name (s) of any individual or company responsible for the maintenance or care of the owner's lot or unit during their absence and for the names and contact information in the event of an emergency. Forms are available from the Secretary /Treasurer.
6. All owners are required to keep their outside light lit with a bulb not less than 60 watts from dusk till dawn for security reasons regardless if their home is occupied or vacant.
7. No obstructions to visibility at street intersections or common area intersections will be allowed.
8. All personal property of Owners/Lessees must be stored within their respective unit including reasonable quantities of fuel for lawn equipment and grills. This fuel must be stored in proper

containers. No flammable, combustible or explosive fluids, chemicals or substances will be kept in any unit or on any common area. Exceptions will also be made for outdoor furniture and patio furnishings, potted plants and decorative items which by placement would extend the outdoor living space of the unit in a carport or approved patio area.

9. No scrap metal, junk or salvage materials, items or articles, whether the same be in the form of wrecked or junk vehicles, appliances, furniture other than patio furniture, equipment and building materials shall be stored outside of any unit or under any carport.
10. When mowing or having your yard mowed, grass clippings must be kept on your property/yard. After mowing, grass clippings must be removed from the street back into your yard and not blown or otherwise put on neighbor's property.
11. No use can be made of any lot or common area which is not in strict compliance with the applicable Marion County zoning then in effect.

ARCHITECTURAL CONTROL BOARD - ACB

Hilltop Estates has an Architectural Control Board that was created by Resolution Number 9-2013 that is separate from the Board of Directors. This ACB is responsible for construction criteria for lot improvement as well as any proposed changes to the outside appearance of any unit or lot including landscaping. If a homeowner is 30 days past due for any assessment or fine, they cannot petition the ACB Board for any lot improvement's. All Owner/Lessees wishing to make any alterations to the building or landscaping must have a Modification Request Form submitted to and approved by the ACB and follow Article 8 under Architectural Control in the Covenants and Marion County {Land Development code, section 4.3.3c (1)6}

The following are a few of the areas requiring approval but not limited to:

LANDSCAPING OF LOTS

1. No permanent plantings of any kind shall be permitted in the right-of-way. Any damage to any existing plantings in the right-of-way will be of the owners responsibility.
2. Lot owners will be responsible for mowing, trimming & edging their respective right-of-ways.
3. Any plantings of flowers, shrubs, bushes, perennials or trees, must be planted at least 2 feet inside your respective property lines, and must be trimmed & maintained as not to encroach on your neighbors' property.
4. Any removal of flowers, perennials, shrubs, bushes or trees, not being replanted in the same area, will be replaced with sod, stones or mulch, and all stumps removed.
5. The above regulations regarding planting, or removal of plantings, do not require approval of the ACB Board. Any changes of the above must be approved by the ACB Board.

CLOTHESLINE

1. No outside clothesline will be permitted with the following exceptions:
 - a. One outside umbrella-type clothesline will be allowed for each homeowner, provided that the clothesline is in a down position when not being used and that the clothesline will be used no later than 5 PM and not used on Saturdays, Sundays and Holidays. You must receive an approved location from the ACB if you desire to use an umbrella clothesline.

ANTENNAS

1. No antennas of any kind are allowed to be placed on the outside of any property of any owner with the following exceptions:
 - a. Direct Broadcast Satellite (DBS), Broadband Radio Service providers or Television Broadcast Stations (TVBS that are less than 1 meter (39.37") in diameter) are permitted to be placed on a lot. All allowable dishes and antennas will be located in the back or side yards and at the closest ground level possible to allow the user to receive the best possible signal and that is the least visible to the neighboring or adjoining lots.
 - b. All TV antennas must be installed on the side or rear of the house and attached to the house. When an installed TV antenna's height above the roof is greater than the distance from the unit to a neighbors lot line, the antenna must be secured in a way as to keep it from coming down on neighbors property.
 - c. All TV antenna installations require the unit owner to submit a Property Modification Request and get it approved by the ACB prior to installation.

SHED

A freestanding shed or storage building of any kind may not be placed or erected on any residential property in Hilltop Estates.

FENCES

No fencing of any kind may be placed on the property lines in any way indicating boundary and/or as to enclose the entire lot.

A. FENCED-IN AREA:

1. One (1) fenced in area may be placed on any owners' property only by completing a Property Modification Form and receiving written approval from the ACB. The Modification Form must include a Plot Plan of affected property showing the size and exact location of the fence with all locating dimensions from property lines and house.
2. Fence material is restricted to solid white vinyl panels or white "Ohio Vinyl" picket style fence with white vinyl posts.

- a. Posts must be installed two feet minimum into the ground with concrete.
- b. Top of posts and fence can be no higher than four (4) feet from ground.
3. No fence of any kind may extend or be placed forward of the front of the house; the front being determined by the assigned street address.
4. The finished fence must be at least two (2) feet inside the property line and must be abutted to the house at both ends.
5. No work can be started until written approval is received from the ACB.

B. PRIVACY FENCES:

These are limited to Patio Shields and Carport Sides.

1. Patio Shields: All requirements for fences apply except as follows:
 - a. Fence and posts may be six (6) feet high.
 - b. The fence enclosure must be abutted to house at both ends.
 - c. The enclosed area can be no larger than twelve (12) feet by twenty (20) feet.
2. Carport Shields (sides):
 - a. Shielding material must be white vinyl panels, solid or lattice, or white aluminum slats attached to the roof support posts. Shielding may not protrude beyond the carport roof.

DRONES

Residents may operate Drones in Hilltop Estates only if they possess a valid FAA Drone License.

HOUSE PAINTING - EXTERIOR-EXTERIOR SHUTTERS-EXTERIOR DOORS

Before painting any unit the owner must obtain an approved Property Modification Request Form from the ACB and have it approved prior to starting work. Only colors existing at time of request in the Community will be automatically approved by the ACB. Requests to repaint existing exterior surfaces the same color stated on the ACB Modification Request form do not have to wait for approval from the ACB Board prior to starting any work.

1. No exterior colors on any unit shall be permitted that in the sole judgment of the ACB would be inharmonious or discordant or incongruous with the committed property.
2. PRE COLORED EXTERIOR SIDING The color is subject to all requirements for House Painting.

AIR CONDITIONERS - WINDOW TYPE

Any window type AC when installed in a window or wall must be screened from view from the street and neighbors. Type of screening and method used to screen the air conditioner must be approved by the ACB. Approval may be obtained by getting an approved Property Modification Request Form from the ACB.

GARDEN - VEGETABLES

Gardens may be placed in the rear of the unit and must be maintained in a neat appearing condition at all times.

1. SIZE:

The garden may extend from the back of the unit to no less than two (2) feet inside the rear property line and along the back (rear) of the unit to a maximum of twenty-five (25) feet. Garden may not under any circumstance extend beyond either side of the unit.

FLAG POLES

The installation of any flag pole requires the unit owner to obtain a Modification Request Form from the ACB and have it approved prior to start of project. The ACB must approve the location and will provide you with drawings showing how the pole must be installed. Any flags displayed at night must be properly illuminated.

WINDOWS

When getting new or replacement windows for your home, you must inform the ACB. Check with the county if a permit is required for your type of window replacements. If required, the permit number must be given to the ACB before starting work.

SIGNS

The following regulations will apply to any and all signs:

1. No contractors' ID signs or "work-being-done-by" signs displayed on property in Hilltop Estates, except "Danger Spray" signs if required, by lawn spray companies.
2. No signs may be placed on any outside walls or in the windows of any unit or appurtenance, except for Rent Signs. (see item 7)
3. A single sign of not more than one (1) square foot used to indicate the name of the owner or lessee may be displayed and must be attached to the yard light post.

4. POLITICAL SIGNS

One (1) Political sign is permitted in a unit's yard only during normal election time.

- a. Maximum size of sign allowed is three (3) feet by five (5) feet.
- b. Sign must be on the unit's property, not on easement property.
- c. Signs must be removed immediately after Election Day.

5. CHEMICAL LAWN SPRAY SIGN

Signs notifying people of sprayed chemicals by lawn care companies will be permitted to be displayed for forty-eight (48) hours from time of spraying.

6. UNIT FOR SALE SIGN

One (1) normal realtor's "For Sale" sign of not more than five (5) square feet advertising that unit and lot as being offered for sale is permitted. Sign must be on unit property and may be displayed only until property is sold or removed from the market. The ACB will have the right to have the realtor change or revise their sign to be compatible with the general standards of the development. Any other "For Sale" signs must have written approval as to its size, wording, color, design and location from the ACB. Approval may be applied for by completing and submitting a "Request for Sign Display Form" to the ACB. Form available from the ACB.

7. UNIT FOR RENT SIGN

One (1) "For Rent" sign may only be placed in the window of the unit being offered for rent. Signs may not be placed in the yard or attached to the outside of the unit. Signs must be removed immediately when the unit is rented.

8. OPEN HOUSE SIGN

One (1) "Open House" sign 24 X 24 inches maximum may be placed on the offered property easement area and the one (1) "Open House" sign 6 X 24 inches maximum may be placed in the common area at the entrance to the development indicating direction to property address. One (1) "Open House" sign 6 X 24 inches is permitted in the easement area on 96th Avenue and the turn street to the open house. These signs may not be placed on any other property in the development, including other resident's property. The "Open House" signs may only be displayed during the open house hours.

- a. "Open House" days will be allowed to the homeowner for a maximum of three (3) days in any calendar week and a maximum of two (2) times in any calendar month.
- b. In order to avoid an unsightly display of many signs at the same time, only two (2) owners may display "Open House" signs on the same days. In order to control this, owners must obtain approval and permit at least four (4) days prior to the requested "Open House" days. These approved requests will be handled by the Association Secretary. Your request must contain the following: Requested dates of "Open House", Owner's name, Address of "Open House".

9. HOMEOWNERS ASSOCIATION SIGNS

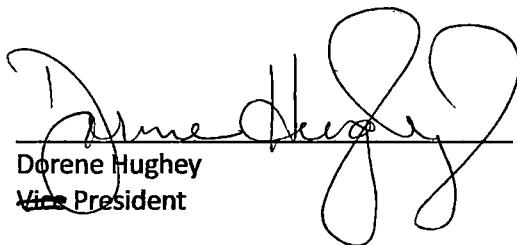
The Homeowner's Association Board of Directors may place signs, up to four (4) square feet in size and its content being approved by the ACB, in the common areas announcing emergency situations and special events. Emergency signs may be displayed only for the duration of the emergency. The Special Event signs may be displayed for three (3) days prior to the event and removed promptly at the conclusion of the event.

10. Any sign not specifically addressed in this section may not be erected or displayed in Hilltop Estates without special written approval from the ACB. This approval may be applied for by completing and submitting a Request for Sign Display Form from the ACB.

The failure of the HOA to enforce any covenant or restriction or any obligation, right, power, privilege authority of reservation herein contained, however long continued, shall in no event be deemed a waiver of the right to enforce the

same thereafter as to the same breach of violation, or as to any other breach or violation thereof occurring prior to or subsequent thereof.

The above Amended and Restated Hilltop Estates Use Regulations were updated on this 10th day of October, 2023, by the approval of the Board of Directors at the regular meeting.



Dorene Hughey
Vice President



Meredith Bobincheck
Secretary

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 24 day of December, by Robert Riedel as President, and Meredith Bobincheck as secretary for Hilltop Estates Homeowner Association, Inc.



Phyllis Burkart
Notary Public-State of Florida

Personally know _____ or Produced Identification

Type of Identification Produced FC DL

