

HOLIDAY ESTATES I & II HOMEOWNERS CORPORATION
REVITALIZED DEED RESTRICTIONS

Approved 09-27-2022 by the Florida Department of Economic Opportunity
Determination Number 22185

The following Deed Restrictions shall run with the land so platted in the Public Records of Charlotte County, Florida as to the Holiday Mobile Estates First Addition in Plat Book 9 Page SA, A RO RHW holiday Mobile Estates Second Addition in Plat Book 11 Pages 6A, 6B, and 6C, known as Holiday Estates I & II:

1.

ALL OF HOLIDAY MOBILE ESTATES FIRST ADDITION AND HOLIDAY MOBILE ESTATES SECOND ADDITION ARE DEED RESTRICTION TO ADULT OCCUPANCY ONLY. Adult means at least one occupant of the home is 55 years of age or older. This Deed Restriction applies to owners or renters who permanently occupy any mobile home in this subdivision.

The use of any home as a day care center for children for income is not permitted. No children shall be allowed to permanently occupy any home. Children shall be defined as persons under the age of 18.

Occupancy of any home for more than ninety days in a calendar year is construed to be permanent. Emergency or extraordinary circumstances may be reviewed by the Holiday Estates I & II Homeowners Corporation Board of Directors for consideration of a waiver of this Deed Restriction.

2.

ONLY NEW MOBILE HOMES shall be placed on any lot in said subdivision and they must comply with all current Building and Zoning Requirements of Charlotte County, Florida. "New" shall be defined as no more than one (1) year old as established by its certificate of origin. No new home shall contain less than 560 square feet of floor space, exclusive of porches, carports, utility rooms, and lanais. No more than one home shall be placed on each lot and shall be used for single family residential purposes only.

3.

BEFORE A NEW HOME IS OCCUPIED, the following items must be completed:

- a) Homes must be placed and anchored according to Charlotte County Building Codes. Any additions or improvements must conform in style and construction with the mobile home to which it is attached.
- b) All necessary permits including occupancy permits must be obtained.
- c) A concrete driveway, from the street to the home inclusive of carport,

that is at least 12 X 70 feet. The driveway must have a swale or drainage pipe.

- d) Attached carport with a width not less than 13 feet.
- e) Brick, vinyl, or decorative block skirting.
- f) Complete landscaping with sod or seed within 60 days of occupancy.

4.

A LANAI AND/OR FLORIDA ROOM may be attached to any mobile home. Said lanai or Florida Room shall not exceed a maximum of 75% of the square foot capacity of said mobile home. All attached structures shall conform with the mobile home to which they are attached and must comply with all Building and Zoning Regulations of Charlotte County, Florida.

5.

A UTILITY ROOM OR BUILDING that is in addition to a utility room attached to the mobile home, may be located on the rear portion of any lot. Said utility room or building shall conform with the mobile home on said property and must comply with all Building and Zoning Regulations of Charlotte County, Florida.

6.

NO ANIMALS shall be kept on any lot, except that two (2) domestic animals, ie dogs and/or cats, may be kept INSIDE each residence. Animal owners must comply with the Charlotte County Leash Law. All animal excrement must be promptly removed from all properties.

7. THE LOTS in said subdivision must be kept clean and mowed, including to the water's edge on canal lots. In case of failure to do so, the Holiday Estates I and II Homeowners Corporation reserves the right to enter upon all lots, mow grass, and clean up the lot. The owner will be charged for the cost of the services performed, and if said cost is not repaid to the Corporation, a lien will be placed on the property for the amounts due.

8.

NO MOTOR VEHICLES OR BOATS except those bearing current licenses and used by residents of this subdivision shall be kept on any lot. Overnight parking of any commercial truck classified larger than a 1-ton pick-up is not permitted.

9.

NO BOAT shall maintain a speed which would create a wake in any part of the canal located in said subdivision.

10.

NO ACCESS TO NOR EGRESS FROM Holiday Mobile Estates First Addition and Holiday Estates Second Addition shall be permitted, except by platted streets. There shall be no access to nor egress from individual commercial lots fronting on State Route 776, except by platted streets.

11.

ENFORCEMENT OF THESE DEED RESTRICTIONS shall be by proceedings at law in equity against any person or persons violating or attempting to violate any of said Deed Restrictions either to restrain violations or to recover damages. Said action may be brought by the Holiday Estates I and II Homeowners Corporation, or any owners adversely affected by such violation.

12.

THESE DEED RESTRICTIONS shall run with the land and shall be binding upon all parties and all persons claiming under them.

HOLIDAY ESTATES I & II
HOMEOWNERS CORPORATION