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AMENDED AND RESTATED  
SIXTH SUPPLEMENT

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TO THE  
DECLARATION AND GENERAL PROTECTIVE COVENANTS  
LOTS 1 THROUGH 34, PELICAN LANDING  
(A REPLAT OF PELICAN LANDING UNIT SIX)

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THIS AMENDED AND RESTATED SIXTH SUPPLEMENT TO THE DECLARATION AND GENERAL PROTECTIVE COVENANTS FOR LOTS 1 THROUGH 34, PELICAN LANDING (A REPLAT OF PELICAN LANDING UNIT SIX) ("Declaration") is made this 11th day of June, 1992, by WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation, its successors and assigns, ("DECLARANT"), and joined by Westinghouse Communities of Naples, Inc., a Florida corporation.

W I T N E S S E T H :

WHEREAS, DECLARANT has recorded the Amended and Restated Declaration and General Protective Covenants for Pelican Landing (herein referred to as DECLARATION) at Official Records Book 2198, Pages 1873 through 2026, inclusive, of the Public Records of Lee County, Florida, as amended; and

WHEREAS, DECLARANT subjected to the provisions of the DECLARATION and the jurisdiction of the Pelican Landing Community Association, Inc. the NEIGHBORHOOD (as defined herein) by virtue of that certain Sixth Supplement to the Declaration and General Protective Covenants for Pelican Landing (Unit Six) recorded on November 5, 1991 in Official Records Book 2257, Page 224 through 234, inclusive, of the Public Records of Lee County, Florida ("PRIOR SUPPLEMENT"); and

WHEREAS, said PRIOR SUPPLEMENT provides in Article III, Section 3 thereof that "DECLARANT may, in its sole discretion modify, amend, delete, waive or add to amend this SUPPLEMENT or any part thereof. The power of amendment, however, shall not substantially impair the general and uniform plan of development of originally set forth herein"; and

WHEREAS, this SUPPLEMENT contains extensive amendments to the provisions of the PRIOR SUPPLEMENT, which amendments do not substantially impair the general plan of development of the NEIGHBORHOOD (as defined herein)

WHEREAS, this SUPPLEMENT restates and integrates the provisions of the PRIOR SUPPLEMENT, and no discrepancy exists between the PRIOR SUPPLEMENT as heretofore amended and the provisions of this SUPPLEMENT other than the inclusion of the properly adopted amendments; and

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After recording please return to: Westinghouse Communities of Naples, Inc.  
801 Laurel Oak Drive, #500  
Naples, FL 33963  
RECORD VERIFIED - CHARLIE GREEN, CLERK  
BY: KAY TANNER, D.C.

NOW THEREFORE, DECLARANT hereby declares that real property described as Lots 1 through 34, A Replat of Pelican Landing Unit Six shall be held, transferred, sold, conveyed and occupied subject to the DECLARATION, and these supplemental restrictions, covenants, servitudes, impositions, easements, charges and liens hereinafter set forth.

ARTICLE I  
DEFINITIONS

1. "BUILDING HEIGHT" shall mean the vertical distance measured from the finished grade of the LOT or minimum base flood elevation, whichever is greater, to the mean high level between eaves and ridge of gable, hip and gambrel roofs.
2. "DECLARANT" shall mean and refer to WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation, presently having its principal place of business in Lee County, Florida, its successors or assigns of any or all of its rights under the GENERAL COVENANTS.
3. "DECLARATION" shall mean and refer to the AMENDED AND RESTATED GENERAL COVENANTS AND GENERAL PROTECTIVE COVENANTS FOR PELICAN LANDING as recorded in Official Records Book 2198 at Pages 1873 through 2026, inclusive, of the Public Records of Lee County, Florida, as amended, and as may be amended from time to time.
4. "DWELLING UNIT" shall mean and refer to any residential unit intended for occupancy by one family or household.
5. "NEIGHBORHOOD" shall mean and refer to the real property, or any portion thereof, described as Replat of Lots 1 through 24, Pelican Landing Unit Six, as recorded in Plat Book 50, Pages 9 through 13, inclusive, of the Public Records of Lee County, Florida.
6. "OWNER" shall mean and refer to any person or persons, entity or entities, who are the record owner or owners of any fee interest in the NEIGHBORHOOD, their heirs, successors, legal representatives or assigns.
7. "LOT" or "LOTS" shall mean any one of or all of those platted lots in the NEIGHBORHOOD.
8. "PRIOR SUPPLEMENT" shall mean and refer to the Sixth Supplement to the Declaration and General Protective Covenants for Pelican Landing (Unit Six).
8. "SUPPLEMENT" shall mean this Amended and Restated Sixth Supplement to GENERAL COVENANTS and General Protective Covenants for Lots 1 through 34, Pelican Landing (A Replat of Pelican Landing Unit Six).

ARTICLE II  
RESTRICTIONS

1. USE RESTRICTIONS

a. The NEIGHBORHOOD may used for detached single family DWELLING UNITS and for no other purposes. No business buildings may be erected on the LOTS and no business may be conducted on any part thereof, nor shall any building or portion thereof be used or maintained as a professional office. No structures shall be erected or placed in or on any lakes or water management areas in or adjacent to the NEIGHBORHOOD without the prior written consent of the DECLARANT.

b. Notwithstanding the above provisions, the DECLARANT may, in its sole discretion, permit one or more DWELLING UNITS to be used or maintained as a sales office or model for the promotion of real estate in Pelican Landing. Any such permission must be granted by DECLARANT in writing prior to such use and may include restrictions on the type and nature of sales, promotion activities and promotional materials that may be utilized.

c. No building, structure or other improvement shall be placed in or on the NEIGHBORHOOD unless and until DECLARANT has issued its written approval. In obtaining said written approval, OWNER or any other person applying shall comply with all the requirements and procedures of Article XI of the DECLARATION.

d. Except as approved by DECLARANT in writing, awnings, canopies, shutters and similar additions shall not be attached or affixed to the exterior of any DWELLING UNIT or structure.

e. No decorative objects such as weather vanes, statuary, sculptures, birdbaths, fountains, flagpoles and the like shall be placed or installed in or on the NEIGHBORHOOD without the prior approval of the DECLARANT.

f. No recreation equipment such as basketball goals and playground equipment shall be placed or installed in or on the NEIGHBORHOOD without the prior written approval of the DECLARANT.

g. Roof stacks and vents shall be placed so as not to be clearly or readily visible from the front of the DWELLING UNIT and shall be painted to match the approved roof color. Solar collectors or devices shall be located so as not to be visible from surrounding streets or LOTS or golf course and must be approved in writing prior to installation.

h. No garbage, trash or refuse containers shall be placed within the front yard of any LOT and or in any right-of-way or street abutting any LOT, and all LOTS must provide for garbage, trash and refuse removal to be made from the side or rear of any LOT. Provided, however, that garbage, trash and refuse removal shall be permitted to be made from the front yard if side or rear yard removal service is unavailable.

i. Motor homes, trailers, boats, motorcycles, vans or trucks used for commercial purposes, shall not be permitted to be parked or stored in or on the NEIGHBORHOOD or on any LOT unless kept fully enclosed inside a structure.

j. No outside satellite receptor dish or device or any other type of electronic device now in existence or that may hereafter come into existence, that is utilized or designed to be utilized for the transmission or reception of electronic or other type of signal shall be allowed without the prior written approval of DECLARANT.

2. BUILDING SETBACK LINES, SIZE OF BUILDING AND BUILDING HEIGHT

a. No DWELLING UNITS, structure or building shall be erected on LOTS 1 through 30 within the following building setback lines:

- i. Front LOT line: 20 feet
- ii. Side LOT line: One Story 5 feet  
Two Story 7.5 feet  
Corner 20 feet
- iii. Rear LOT line: 32 feet, except for waterfront sites which must be setback 52 feet from the control elevation. Setback for screen enclosures may be reduced to 15 feet, except for waterfront sites which must be 35 feet from control elevation, as long as no easement is encroached upon.

b. No DWELLING UNITS, structure or building shall be erected on LOTS 31 through 34 within the following building setback lines:

- i. Front LOT line: 25 feet
- ii. Side LOT line: One Story 7 1/2 feet  
Two Story 10 feet  
Corner 12 1/2 feet
- iii. Rear LOT line: 20 feet except for waterfront sites which must be measured from control elevation. Setback for screen enclosures may be reduced to 10 feet as long as no easement is encroached upon.

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Provided, however, that minimal screens or walls for privacy and enclosures for mechanical equipment may be erected within the side and/or rear setback lines upon the prior written approval of DECLARANT.

b. All yards abutting a street shall be front yards. Four-sided corner LOTS shall have two front and two side yards. Setback lines for corner LOTS and odd-shaped LOTS shall be as near as possible as set out above, except that variation may be authorized by DECLARANT at the time plans for buildings are approved, and a copy of such plans, including the plot plan, or a record of the determination shall be kept on file by the DECLARANT to establish the setback lines as approved.

c. Minimum floor area per DWELLING UNIT shall be as follows: i) LOTS 1 through 30 - 1,450 square feet; and ii) LOTS 31 THROUGH 34 - 2,300 square feet. The method of determining square foot area of proposed buildings and structures or additions and enlargement thereto, shall be to multiply the outside horizontal dimensions of the building or structure at each floor level. Garages, porches, patios, terraces and other similar areas and structures shall not be taken into account in calculating the minimum area required.

d. No building or structure of any kind shall exceed thirty (30) feet in height.

e. When two or more LOTS are acquired and used as a single building site under a single OWNER, the side LOT lines shall refer only to the lines bordering on the adjoining property.

3. SPAS, HOT TUBS AND SWIMMING POOLS, ENCLOSURES, FENCES AND WALLS

a. All enclosures, including spa, hot tub and swimming pool enclosures (screen or otherwise), must be approved in writing by DECLARANT prior to construction. No flat screen enclosures, unless part of an approved mansard screen enclosure, are permitted, and the sloped portions of the screen enclosure shall have a pitch compatible with the pitch of the roof of the DWELLING UNITS to which it is attached. Bare aluminum screening and screen enclosures will not be permitted. Bronze colored screen enclosures are required. All enclosures must be approved in writing by DECLARANT.

b. The erection and use of walls and fences is discouraged. If a wall and/or fence is approved in writing by DECLARANT it shall be located in a manner to limit the area enclosed to that necessary to afford privacy to outdoor activity areas. No wall or fence shall be constructed with a height of more than six (6) feet above the existing ground level of adjoining property. No walls or fence shall be erected or placed on any property line. All LOTS with

fences or walls shall have a landscape buffer between the wall or fence and the adjacent LOT property line.

c. A wall, fence or enclosure shall only be constructed of materials and with a design and color as approved by DECLARANT in writing. No chain link fencing shall be allowed except as an approved enclosure for an approved tennis court.

#### 4. LANDSCAPING

a. Each OWNER shall submit to DECLARANT for approval a typical landscape and irrigation plan for the LOT (including adjacent rights-of-way and area between the property line of a LOT and any abutting road or water's edge). It is DECLARANT'S intent that the existing native vegetation be retained to the maximum extent possible. Clearing shall be done selectively, retaining wherever possible the native vegetation. The Each OWNER'S landscape plan shall indicate OWNER'S plan for the retention and/or clearing of the existing native vegetation, in accordance with Article II, Section 14 of this SUPPLEMENT. The DECLARANT reserves the right to comment and require changes for individual LOTS should special conditions or situations exist.

b. Prior to making any change, variation or deviation from the approved landscaping plan, an OWNER shall first obtain DECLARANT'S written approval of the change, variation or deviation. Any additional landscaping to be installed after occupancy of any DWELLING UNITS requires written approval of DECLARANT prior to installation.

c. Each OWNER shall install or retain the landscape material as approved by DECLARANT. All landscaping, trees, shrubs and lawns shall be maintained by OWNER in good and living condition at all times.

d. The OWNER of a LOT shall be responsible for maintaining and keeping in good working order the landscape irrigation system installed in or on the OWNER'S LOT and adjacent right-of-way and areas between the property line of a LOT and any abutting road or water's edge.

Notwithstanding the foregoing, with respect to LOTS 31 THROUGH 34, DECLARANT not OWNER shall be responsible for 4.a above.

#### 5. GARAGE, CARPORTS AND STORAGE AREAS

a. No garage shall be erected which is separated from the DWELLING UNIT. Each DWELLING UNIT shall have a garage which shall accommodate no less than two automobiles. Repair of vehicles shall be permitted only inside the garage. All garages must be constructed with doors that are equipped with operating, automatic

door openers and closers. The garage doors shall remain closed except upon entering or exiting the garage.

b. Carports shall not be permitted or erected within the NEIGHBORHOOD.

c. No unenclosed storage area shall be permitted. No enclosed storage area shall be erected which is separated from a principal structure. Fully enclosed storage facilities for garbage and trash containers shall be required for each DWELLING UNIT.

#### 6. MAIL BOXES

All mail boxes must be installed and maintained in accordance with the standards established by DECLARANT. The design, material and location of all mail boxes must be first approved in writing by DECLARANT.

#### 7. ROOFS

a. No flat roofs or mansard roofs are permitted on any DWELLING UNITS. The major roof form of a DWELLING UNIT shall have a minimum pitch of 6:12.

b. Due to the unique character of the NEIGHBORHOOD, only natural wood split shakes, natural wood sawn shingles, concrete tile in dark or neutral earth-tone colors, clay tile or slate shall be permitted.

#### 8. COLORS

No exterior colors on any structure shall be permitted other than natural or neutral earth-tone colors. All exterior colors, either original or future changes, proposed by OWNER must be approved first by DECLARANT in writing.

#### 9. NEIGHBORHOOD DRIVEWAYS

a. All driveways shall be designed and constructed only in accordance with the design and with the materials as approved by DECLARANT in writing and must be maintained in a clean, neat and attractive manner. Driveway surfaces may consist only of approved materials with neutral colors. No asphalt or gravel driveways shall be permitted.

b. Driveways shall be constructed in such a manner so that the flare of the driveway at the adjoining street pavement does not extend beyond a straight line projection of the side lot line of the LOT served by the driveway. In no event shall the driveway surface be less than five (5) feet from the side LOT line.

10. LEASE

No DWELLING UNIT shall be leased except on an annual basis. No DWELLING UNIT shall be used or sold on a "time-share" basis.

11. CONSTRUCTION

During any construction activity within the NEIGHBORHOOD, the construction area shall be maintained in a neat and orderly manner and OWNER shall provide for trash and debris containment and removal. No temporary trailers shall be placed on any LOT without the prior written approval of DECLARANT. Construction vehicles shall be parked so as not to block or interfere with the use of the streets or roads within the NEIGHBORHOOD. Construction vehicles shall not be stored on any LOT.

12. LIGHTING

No exterior lighting fixtures, structures or improvements shall be placed in, on or about the NEIGHBORHOOD, unless the written approval of DECLARANT has been obtained.

13. SIGNS

All signage in or on the NEIGHBORHOOD shall comply with DECLARANT'S sign standards and shall be approved in writing by DECLARANT prior to being installed.

14. NATIVE VEGETATION

To the extent possible, OWNER shall protect suitable native vegetation to be integrated into the final landscape plan. The design review process and construction activities shall include these steps:

- a. On site review by OWNER or builder with DECLARANT of existing native vegetation and clearing plans prior to clearing.
- b. Review by DECLARANT of tree-clearing plans.
- c. Review by DECLARANT of building placement so as to minimize disturbance and removal of existing native vegetation.
- d. Installation of protective identification and fencing of native vegetation during construction.
- e. Transplanting of suitable trees removed from construction areas.



Notwithstanding the foregoing, with respect to LOTS 31 through 34, DECLARANT not OWNER shall be responsible for 14.a above.

ARTICLE III  
GENERAL PROVISIONS

1. PROPERTY UNITS

In accordance with Article 1, Section 34 of the DECLARATION, DECLARANT hereby assigns one (1) PROPERTY UNIT to each platted LOT for a total of thirty (34) PROPERTY UNITS assigned to the NEIGHBORHOOD.

2. CONFLICT

In the event of any conflict among the provisions of the DECLARATION and the provisions of this SUPPLEMENT, the DECLARANT reserves the right and the power to resolve any such conflict, and its decision shall be final.

3. AMENDMENT

The DECLARANT may, in its sole discretion, modify, amend, delete, waive or add to this SUPPLEMENT or any part thereof. The power of amendment, however, shall be limited to modification or enlargement of existing covenants which shall not substantially impair the general and uniform plan of development originally set forth herein.

4. SUPPLEMENT TO GENERAL COVENANTS RUNS WITH THE LAND

The covenants, conditions, restrictions and other provisions under the SUPPLEMENT shall run with the land and bind the property within the NEIGHBORHOOD and shall inure to the benefit of and be enforceable by the DECLARANT for a term of thirty (30) years from the date this SUPPLEMENT is recorded, after which time these provisions shall automatically be extended for successive periods of ten (10) years. Any time after the initial thirty (30) year period provided for in this Section, these provisions may be terminated or modified in whole or in part by the recordation of a written instrument providing for the termination or modifications executed by the OWNERS of two-thirds (2/3) of the DWELLING UNITS agreeing to the termination or modifications.

5. WAIVER

Any waiver by DECLARANT of any provision of this SUPPLEMENT or breach hereof must be in writing and shall not operate or be construed as a waiver of any other provision or subsequent breach.

6. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this AMENDED AND RESTATED SIXTH SUPPLEMENT TO THE DECLARATION AND GENERAL AND PROTECTIVE COVENANTS FOR LOTS 1 THROUGH 34, PELICAN LANDING (A REPLAT OF PELICAN LANDING UNIT SIX) is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portion thereof.

IN WITNESS WHEREOF, WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation, does hereby execute this AMENDED AND RESTATED SIXTH SUPPLEMENT TO THE DECLARATION AND GENERAL AND PROTECTIVE COVENANTS FOR LOTS 1 THROUGH 34, PELICAN LANDING (A REPLAT OF PELICAN LANDING UNIT SIX), in its name by its undersigned, authorized officers and affixes its corporate seal hereto, this 11 day of June, 1992, at Bonita Springs, Florida.

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WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation

WITNESSES:

Laurel Y. Stealy  
Virginia Duke

BY: [Signature]  
Samuel L. Crouch  
Executive Vice President

Joined by:

Laurel Y. Stealy  
Virginia Duke

WESTINGHOUSE COMMUNITIES OF NAPLES, INC., a Florida corporation

BY: [Signature]  
Louis H. Hoegsted  
Executive Vice President

Joined by:

Teri S. Wilson  
Margaret A. Miller

VNB DEVELOPMENT, INC., a Florida corporation

BY: [Signature]  
Joseph Boff, President

Carla Kroph

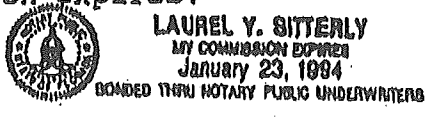
Joined by:  
U.S. HOMES CORPORATION, a Delaware corporation  
By: Maurice Hilmyer, Division Chairman

SIXTH SUPPLEMENT TO THE DECLARATION AND GENERAL PROTECTIVE COVENANTS FOR LOTS 1 THROUGH 34, PELICAN LANDING (A REPLAT OF PELICAN LANDING UNIT SIX)

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was acknowledged before me this 11th day of June, 1992, by Samuel L. Crouch, Executive Vice President, of WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

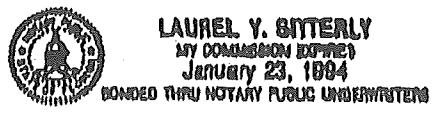
Laurel Y. Sitterly  
Notary Public  
Print Name: LAUREL Y. SITTERLY  
My Commission No: AA735446  
My Commission expires:



STATE OF FLORIDA )  
COUNTY OF COLLIER )

The foregoing instrument was acknowledged before me this 11th day of June, 1992, by Louis H. Hoegsted, Executive Vice President, of WESTINGHOUSE COMMUNITIES OF NAPLES, INC., a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Laurel Y. Sitterly  
Notary Public  
Print Name: LAUREL Y. SITTERLY  
My Commission No: AA735446  
My Commission expires:



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STATE OF FLORIDA )  
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this 3 day of June, 1992, by Joseph Boff, President, of VNB DEVELOPMENT, INC., a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Teri L. Wilson  
Notary Public  
Print Name: TERI L. WILSON  
My Commission No: CC 156875  
My Commission expires: OCT 21, 1995



OFFICIAL SEAL  
TERI L. WILSON  
My Commission Expires  
Oct. 31, 1995

STATE OF FLORIDA )  
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this 28th day of May, 1992, by Maurice Hilmeyer, Division Chairman, of U.S. HOMES CORPORATION, a Delaware corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Lori E. Zamniak  
Notary Public  
Print Name: Lori E. Zamniak  
My Commission No: CC 178234  
My Commission expires: February 6, 1996



OFFICIAL SEAL  
LORI E. ZAMNIAK  
My Commission Expires  
Feb. 6, 1996  
Comm. No. CC 178234

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CHARLIE GREEN LEE CITY FL  
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