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TWENTY-FIFTH SUPPLEMENT  
TO THE  
AMENDED AND RESTATED DECLARATION  
AND GENERAL PROTECTIVE COVENANTS  
FOR  
PELICAN LANDING  
(UNIT SEVENTEEN)

THIS SUPPLEMENT is made this 3 day of December, 1993, by WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation, which was Declarant of that particular AMENDED AND RESTATED DECLARATION AND GENERAL PROTECTIVE COVENANTS FOR PELICAN LANDING and is hereinafter referred to as DECLARANT.

WITNESSETH:

WHEREAS, DECLARANT has recorded the Amended and Restated Declaration and General Protective Covenants for Pelican Landing (hereinafter 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, all of Pelican Landing Unit Seventeen as recorded in Plat Book 53, Pages 50 through 53, inclusive, of the Public Records of Lee County, Florida is subjected to the DECLARATION by this SUPPLEMENT; and

WHEREAS, the DECLARATION provides in Article VIII, Section 1, thereof that "Declarant shall have the unilateral right, privilege and option, from time to time at any time until all property described on Exhibit "A" has been subjected to this DECLARATION or December 31, 2020, whichever is earlier, to subject to the provisions of this DECLARATION and the jurisdiction of the Association any portion of real property, including without limitation that described in Exhibit "A" attached hereto. Such annexation shall be accomplished by filing in the Public Records of Lee County, Florida, a Supplemental Declaration annexing such property"; and

WHEREAS, in accordance with the terms of the DECLARATION, DECLARANT desires to subject Pelican Landing Unit Seventeen as recorded in Plat Book 53, Pages 50 through 53, inclusive, of the Public Records of Lee County, Florida (hereinafter defined and referred to as the NEIGHBORHOOD) to the DECLARATION for those reasons set forth in the preamble to the DECLARATION; and

RETURN TO: WESTINGHOUSE COMMUNITY OF NAPLES, INC.  
801 Laurel Oak Drive, Suite 500  
Naples, FL 33963

RECORDED VERIFIED - CHARLIE GREEN, CLERK  
BY: G. SHERWOOD, D.C.

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WHEREAS, DECLARANT has determined that in order to create a quality development within the NEIGHBORHOOD, new provisions applicable to the NEIGHBORHOOD shall be imposed for the preservation of the property values of the owners' therein.

NOW THEREFORE, DECLARANT hereby declares that real property described as Pelican Landing Unit Seventeen shall be held, transferred, sold, conveyed and occupied subject to the DECLARATION, and the 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 DECLARATION.
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. "LOT" or "LOTS" shall mean any one of or all of those platted lots in the NEIGHBORHOOD.
6. "NEIGHBORHOOD" shall mean and refer to the real property, or any portion thereof, described as Pelican Landing Unit Seventeen, as recorded in Plat Book 53, Pages 50 through 53, inclusive, of the Public Records of Lee County, Florida.
7. "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.

8. "SUPPLEMENT" shall mean this Twenty-Fifth Supplement to the Amended and Restated Declaration and General Protective Covenants for Pelican Landing (Unit Seventeen).

ARTICLE II  
RESTRICTIONS

1. USE RESTRICTIONS

a. The NEIGHBORHOOD may be 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 written 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.

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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 readily visible from surrounding streets or LOTS or the 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. All vehicles shall be stored in the garage.

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 encroach in any easement nor be erected within the following building setback lines:

- 1). Front LOT line: 25 feet
- 2). Side LOT line: One-Story 10 feet  
Two-Story 12 feet
- 3). Rear LOT line: 20 feet, except where adjacent to man-made or natural water bodies, which must be 25 feet as measured from control elevation. Setback for screen enclosures may be reduced to 15 feet, except where adjacent to any man-made or natural water body, which must be 20 feet.

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 provided above, except that variations may be authorized by DECLARANT in writing 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 two thousand five hundred (2,500) square feet of living area. 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 for all LOTS. 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 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. 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. 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 UNIT 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.

e. Surface water runoff must be properly handled, and cause no ponding, erosion or unfavorable impact on adjacent LOTS and must conform to water management system criteria as permitted by the Bay Creek Community Development District or the Bayside Improvement Community Development District, their successors and assigns.

#### 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 first be approved in writing by DECLARANT.

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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, dark or neutral earth-tone 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, including original and future color changes proposed by OWNER, must be approved first by DECLARANT in writing. In addition, DECLARANT reserves the right to require that a color sample be painted by OWNER on the residence before written approval is granted.

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, plain concrete 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.

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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. Submittal of a vegetation survey prepared by a surveyor, which accurately locates existing trees 6" in diameter at breast height (DBH) or greater and significant shrub masses.
- b. Site-by-site review by OWNER or builder with DECLARANT of existing native vegetation.
- c. Review by DECLARANT of tree-clearing plans.
- d. Review by DECLARANT of building placement and construction technique so as to minimize disturbance and removal of existing native vegetation.
- e. Installation of protective barriers and identification of native vegetation before commencement of construction.
- f. Transplanting of suitable trees removed from construction areas.

15. BUFFER AREAS

a. Certain portions of the NEIGHBORHOOD are buffer areas as designated in Plat Book 53, Pages 50 through 53, inclusive, of the Public Records of Lee County, Florida ("Buffer Areas"). The Buffer Areas are located along the southern boundary property lines of Lots 9 through 12 of the NEIGHBORHOOD. The Buffer Areas do not include any areas designated as conservation areas on such plat. The Buffer Areas shall be placed under the control of the Pelican Landing Community Association, Inc., the Bay Creek Community Development District, or the Bayside Improvement Community Development District, as determined by DECLARANT in its sole and absolute discretion, by grant of an easement



over such Buffer Areas. Except as otherwise specifically provided in this Section 15, the South Florida Water Management District prohibits the following uses and practices in the Buffer Areas:

- 1). Construction or placing of buildings, roads, pilings, signs, billboards, utilities or other structures on or above the ground, except for any caution signs or educational displays as approved by the appropriate federal, state and/or local regulatory agencies;
- 2). Dumping or placing of soil or other substances or material as landfill, or dumping or placing of trash waste or unsightly or offensive materials;
- 3). Removal or destruction of native trees, shrubs, or other vegetation, except for trimming or removal of dead trees or removal of exotic nuisance vegetation as has been or may be permitted by the appropriate federal, state and/or local regulatory agencies;
- 4). Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substance;
- 5). Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition;
- 6). Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish or wildlife preservation; and
- 7). Acts or uses detrimental to the retention of the Buffer Areas in their natural condition.

b. Notwithstanding anything to the contrary above, DECLARANT reserves to itself, its designated successors and assigns, the following rights:

- 1). To install permanent, physical markers or signs designating the preserve status of these Buffer Areas ("Markers"), which Markers shall be placed at the intersection of the Buffer Areas and each Lot property line for Lots 9 through 12, inclusive, such Markers to be maintained and preserved in perpetuity as described in subparagraph c. below.
- 2). To engage in any and all habitat management activities as required by any state approved gopher tortoise habitat management plan; and
- 3). To engage in other activities on the Buffer Areas for conservation and/or preservation where required or approved by the requisite regulatory agencies.

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c. DECLARANT shall maintain and repair the Markers described in 15b(1) above until such time as they are conveyed and transfered by DECLARANT, in its sole discretion, to the Bay Creek Community Development District, the Bayside Improvement Community Development District, or the Pelican Landing Community Association, Inc., as the case may be, at which time, by acceptance of such conveyance, such entity, its successors and assigns, shall be obligated to preserve and maintain such Markers in perpetuity.

d. DECLARANT and/or OWNER, as the case may be, reserve for themselves, their successors or assigns, all rights as owner, including the right of ingress and egress and the right to engage in all uses of the property constituting the Buffer Areas, that are not expressly prohibited herein and are not inconsistent with the purposes of this Section 15.

e. The Buffer Areas shall be maintained and managed in perpetuity by the entity which is given control over such Buffer Areas as determined pursuant to Section 15 a. above, their successors and assigns.

16. GOPHER TORTOISE PRESERVE HABITAT

a. Certain areas adjacent to the NEIGHBORHOOD are gopher tortoise preserve areas.

b. The following rear LOT lines are adjacent to gopher tortoise preserve areas:

Lots 8 through 32, inclusive, and Lot 35

Gopher tortoise preserve areas also exist on the southern and western boundary of Lot 33 and on the northern and western boundary of Lot 34, the eastern boundary of Lot 1 and the northern boundary of Lot 7.

c. The gopher tortoise preserve areas are to be preserved in their natural condition and all acts or uses which are detrimental to the retention of these gopher tortoise preserve areas in their natural condition are prohibited.

d. DECLARANT reserves to itself, its successors and assigns, the right to install permanent, physical markers or signs designating the preserve status of these gopher tortoise preserve areas ("Gopher Markers"), which Gopher Markers shall be placed at the intersection of these gopher preserve areas and each rear LOT property line referenced in subparagraph b. above. DECLARANT shall maintain the Gopher Markers until such time as they are conveyed and transferred by DECLARANT, in its sole discretion, to the Bay Creek Community Development District, the Bayside Improvement Community Development District, or the Pelican Landing Community Association, as the case may be, at which time, by acceptance of such conveyance, such entity, its successors and assigns, shall be obligated to preserve, repair and maintain such Gopher Markers in perpetuity.

17. WATER MANAGEMENT AREAS

Surface water drainage and management, including but not limited to storm water storage and capacity, shall conform to the overall water management requirements of the South Florida Water Management District and meet with the approval of DECLARANT, and, where applicable, the Bay Creek Community Development District and the Bayside Improvement Community Development District.

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 forty-three (43) 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.

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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 SUPPLEMENT 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 SUPPLEMENT in its name by its undersigned, authorized officers and affixes its corporate seal hereto, this 3 day of December, 1993, at Bonita Springs, Florida.

WESTINGHOUSE BAYSIDE COMMUNITIES,  
INC., a Florida corporation

WITNESSES:

Vivian N. Hastings  
Print Name: Vivian N. Hastings

Virginia A. Tusler  
Print Name: VIRGINIA A. TUSLER

By:   
Jerry H. Schmoyer  
Executive Vice-President

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TWENTY-FIFTH SUPPLEMENT TO THE AMENDED AND RESTATED DECLARATION AND  
GENERAL PROTECTIVE COVENANTS FOR PELICAN LANDING (UNIT SEVENTEEN)

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was acknowledged before me this 3 day of December,  
1993, by Jerry H. Schmoyer, Executive Vice-President, of WESTINGHOUSE BAYSIDE  
COMMUNITIES, INC., a Florida corporation, on behalf of the corporation. He is personally  
known to me.



VIRGINIA A. TUSLER  
MY COMMISSION EXPIRES  
April 23, 1995  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Virginia A. Tusler  
Notary Public  
Print: VIRGINIA A. TUSLER  
My Comm. Expires: 4/23/95  
Comm.No.: CC090531

Prepared by:  
Vivien N. Hastings, Esq.  
801 Laurel Oak Drive, #500  
Naples, FL 33963

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CHARLE GREEN LEE CIV. PL.  
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