

Welcome to **The Anchor**

Please be respectful of our community, including:

- * Observe the **25 mph** speed limit for cars
15 mph for heavy trucks.
Speed may be monitored electronically.
- * **Put all garbage in proper receptacles.**
Do not leave garbage on empty lots or construction sites
No papers, bones, banana peels, drink containers or debris.
- * **Park off the road** so other vehicles can easily pass.
No parking on vacant lots without written authorization by
lot owner to Security.

Roadway must be clean at the end of each work day.

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Heavy Truck Guidelines

Any truck which can produce a certified weight slip with a gross weight not exceeding 16,000 lbs. per axle will be permitted entry. Two axle trucks = 32,000 lbs; Three axle trucks = 48,000 lbs.

All heavy trucks are limited to 15 miles per hour. Only one violation warning will be issued. Second offenders will be denied entry.

IF CERTIFIED WEIGHT SLIP CAN NOT BE PRODUCED, THE FOLLOWING CRITERIA WILL BE USED:

CONCRETE OR FILL TRUCKS: Limited to 7 cubic yards. Driver must show dispatch slip on demand. If driver can not produce a dispatch slip showing yardage, then a general rule of $\frac{1}{2}$ a load based on a visual inspection will be used

TILE, SOD OR BLOCK TRUCKS: Limited to 7 pallets. Any machine carried on a truck will be counted as 1 pallet

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ANCHOR CONTRACTORS & SERVICE PERSONNEL

Welcome to The Anchor!! The residents are quite proud of our community and wish to insure it remains the best "little community" in Florida.

However, speeding or reckless driving has been a continuing problem for our residents. Our speed limit is 25MPH MAXIMUM and we ask your full cooperation to honor this limit.

We use speed control devices to monitor all traffic and wish to advise you that if you are caught speeding or driving recklessly, your RIGHT TO WORK in the Anchor will be in jeopardy. Notice of violations will also be sent to all employers.

**The residents of The Anchor intend to keep our roads safe for everyone and ask for your full cooperation.
Many thanks.**

The Residents of The Anchor

Guests Of Anchor Residents

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We hope you will enjoy your visit to The Anchor and ask you to help us keep our roads safe for everyone. Many thanks.

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EXHIBIT "A"
AMENDMENTS TO GENERAL COVENANTS AND RESTRICTIONS

THE MOORINGS, UNIT #5 - THE ANCHOR

II

Permitted and Prohibited Uses:

- a. One lot, as shown on the plat of The Moorings, Unit 5 - The Anchor, shall be the minimum building area upon which a single family residence may be constructed. Garages shall be a minimum of two (2) cars, maximum three (3) cars, attached or detached from the residence but may not have entrances facing the street, unless approved in writing by the Anchor Architectural Committee. No garage shall be enclosed or converted to another use. No carports shall be permitted. All garage doors shall be compatible with exterior design.
- b. The premises shall not be used or occupied by other than a single family and family servants, and shall not be used for other than residential use. The ground floor area of the main dwelling shall not be less than 2,500 square feet for a one-story dwelling and 1,800 square feet for two stories with a total of not less than 2,500 square feet for both floors combined, exclusive of garage, covered walks and open porches. Living area is air conditioned space. The height of any building shall be not more than two (2) full stories above street level. The main roof of the dwelling shall have a pitch of not less than six (6) to twelve (12).
- c. When the construction of any building is begun, work thereon must be prosecuted diligently and must be completed within the time set forth in the construction schedule approved by the Anchor Architectural Committee.
- d. No outbuilding shall be used for rental purposes separately from the principal structure on the lot.
- e. No animals, birds or fowl shall be kept or maintained on any part of the property except dogs, cats and pet birds which may be kept thereon in reasonable numbers as pets for the pleasure and use of the occupants but not for any commercial use or purpose. All animals must be kept on a leash when they are outside the owner's premises and must not become a nuisance to other residents by barking or other acts.
- f. No portion of any lot shall be used as a drying or hanging area for laundry of any kind unless it is completely screened from adjoining properties, street and waterfront.
- g. No trailers or habitable motor vehicles of any nature shall be kept on or stored on any part of the property except within an enclosed garage, except for service companies using trucks in the normal course of their business, nor shall any maintenance or repair be performed upon any motor vehicle upon any lot except within an enclosed

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garage. No trucks of any nature shall be parked overnight on any lot except in an enclosed garage. No boats on or off trailers may be parked on any part of the property except in an enclosed garage. Boats may be maintained on davits affixed to the bulkhead at the waterfront line provided that approval first be obtained from the Architectural Committee for installation and maintenance of the same.

h. No boat houses shall be permitted. All boat docks and lifts must be approved by the Architectural Committee or by the Association before construction is begun.

i. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any part of the property and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon, including vacant lots. Each vacant lot must be mowed or underbrushed, regularly, and at no time may growth thereon, exclusive of trees, exceed six (6) inches in height. Should there be a failure to comply with this requirement, then Association may clean and mow any lot and the cost of the work shall be paid by the lot owner and payment secured by a lien on the owner's lot enforceable in the manner provided by law for the enforcement of construction liens.

j. All lots must have underground sprinkling for watering purposes.

k. All aerials, antennas and satellite dishes must be of the concealed type and must be specifically approved in writing by the Anchor Architectural Committee.

l. All plans for any and all building and any additions to existing structures, walls, fences, hedges used as walls, pools and pool enclosures, or any other improvements, and all exterior finish colors and materials, must be presented to and approved by the Architectural Committee or Association, in writing, prior to the start of any construction. All plans and specifications shall be evaluated as to harmony of external design, color and location in relation to other structures in the subdivision. All plans of residences are to be drawn and stamped by a registered Florida Architect. All building contractors must be quality home builders, licensed to build in Indian River county. No successor in title to any Owner of a lot in the subdivision who acquires the property of such Owner when the same is improved with a single family dwelling and accessory structures at the time of acquisition of title need make inquiry as to compliance by any predecessor in title with this covenant and restriction, and this covenant and restriction shall have no application to a successor in title of any Owner who acquires title when the property conveyed to such Owner has been improved, at the time of acquisition of title by such successor in title, by a single family residence together with appurtenant structures, in which case any failure to comply with this covenant shall not affect the validity of any conveyance to such successor in title and no person shall have a cause of action for failure to comply with this covenant.

m. No land clearing, filling, grading, shrub or tree removal or pruning or any landscaping or other work shall be done until the Owner of a lot in the subdivision, his

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heirs, successors or assigns shall have submitted to the Architectural Committee or Association, detailed plans for the landscaping of any lot upon which such work is proposed to be done and shall have received from the Architectural Committee, or Association, written approval of any proposed landscaping work; when construction is proposed on any lot, landscaping plans must be submitted for written approval prior to commencement of construction and the Architectural Committee, or Association, may require a minimum expenditure for landscaping of five percent (5%) of estimated construction cost, as determined by the said Committee or Association. Landscaping according to the approved plan must be completed within thirty (30) days of substantial completion of a home.

n. Approved walls or fences may be no higher than four (4) feet except in the case of privacy walls for bathrooms, and these shall not exceed six (6) feet in height. Chain link fences are prohibited.

o. No sign of any kind shall be displayed to the public view on any lot in the subdivision except a sign displaying the owner's name, no greater in area than one (1) square foot.

p. Each home shall have a impervious hard surface drive with no less than twelve (12) feet in width, the comparison and design of which shall be submitted with house plans for approval. Asphalt or plain concrete driveways are not permitted. Brick, brick paver designs or concrete with brick borders compatible with the main structure are permitted.

q. All mailboxes or newspaper boxes within the subdivision are to be constructed in accordance with one of the two designs which have been adopted by the Association and must be approved by the Architectural Committee or by the Association prior to installation.

r. No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any lot.

IV

Assessment for Maintenance of Roads, Streets and Other Public Services:

The Owner of each lot in the subdivision, for himself, his heirs, legal representatives, executors and assigns, covenants and agrees to pay annually his prorata share of the cost of security services, maintenance of cul de sacs, rights-of-way and other common areas and the cost of providing other reasonable and necessary public services within The Anchor and throughout the Moorings development, all as determined by the Board of Directors of Association. Each Owner's assessment in this regard shall be paid promptly