

DEED RESTRICTIONS

CHARLOTTE SHORES ONE PROPERTY OWNERS' ASSOCIATION, INC.

OR Book 236 pages 618-620; 339151

As amended at a special meeting on April 2, 2005

KNOW ALL MEN BY THESE PRESENTS, That whereas the undersigned, PINE ISLAND REALTY COMPANY, INC., a Florida Corporation, is the owner in fee simple of the following real estate in Lee County, Florida:

All that tract of land known as CHARLOTTE SHORES ONE, Pine Island, Lee County, Florida, as shown on plat recorded in Plat Book 17, pages 163 and 164 of the public records of Lee County, Florida. WHEREAS, the said owner is desirous of placing certain covenants and restrictions upon the use of the aforementioned property, said covenants and restrictions are to run with the title to said lots.

NOW, THEREFORE, for and in consideration of the premises and mutual promises herein made, and other valuable consideration, the said owner for itself, its successors, legal representatives and assigns, hereby restricts the use, as hereinafter provided, of all the hereinabove described property as follows, to wit:

1. **DURATION OF RESTRICTIONS:** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 15th, 2015, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless a majority (50% plus 1) of the voting members present and voting agree to change said covenants in whole or in part.
2. **INVALIDITY:** Invalidation of any one of these covenants by judgment or court order, shall in no wise affect any of the other provisions, which shall remain in full force and effect.
3. **LIVESTOCK:** No animals, livestock or poultry of any kind shall be raised, bred or kept on any parcel, except that dogs, cats or other household pets, excluding Vietnamese Pot-Bellied pigs, may be kept, provided that they are not kept, bred or maintained for any commercial purpose. (Sec. 34-1293)

4. MARINA: Lot 11, block 6 and lots 31 and 32, block 7, are for the sole recreational use of the members of the Association and only members who have paid their annual dues may use the boat ramp.
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This document will become effective when entered into the public records of Lee County, Florida.