

**LONG LAKE RIDGE
COVENANTS AND RESTRICTIONS AS AMENDED ON JUNE 19, 2023**

1. All lots shall be used for residential purposes only and no buildings situated on any of said lots shall at any time be used for business, commercial amusement, charitable, or manufacturing purposes.
2. No buildings or other structures shall be located on any lot nearer the road right-of-way than sixty (60) feet, no building or structure be located within fifteen (15) feet of a side lot line or within eighty (80) feet of the high-water lake shoreline.
3. Residences shall have a minimum of 800 sq feet exclusive of carports, porches, and garages and shall be complete within one year of permitting. Only one family dwelling shall be built on said property or lot. No mobile homes, manufactured homes or modular homes permitted. All homes must be built, not assembled, on site. (2021)
4. Long term rental of primary residences is allowed. (Minimum: 2 months)
Homeowners are responsible to ensure the renters comply with all covenants and will be held accountable by the Board of Directors in occasions of complaints or non-compliance. No short term rentals are allowed, no vacation rental, no VBRO, no AirBNB or comparable short term platforms. (2021) REQUIREMENTS:
 1. OBTAIN POTENTIAL TENANT(S) BACKGROUND CHECK.
 2. OBTAIN POTENTIAL TENANT(S) CREDIT CHECK.
 3. OBTAIN SIGNED ACKNOWLEDGEMENT FROM TENANT THAT ALL COVENANTS AND RESTRICTIONS OF LONG LAKE RIDGE HAVE BEEN REVIEWED AND AGREED UPON. THE HOMEOWNER WILL BE RESPONSIBLE TO ENFORCE ALL RESTRICTIONS.
5. All structures and building plans must be submitted to the Board of Directors for architectural review to ensure all setbacks and building requirements are met prior to commencement of construction. (2014)
6. No billboard or other advertising signs may be erected or displayed thereon except such signs as may be reasonably required for sale purposes.
7. No temporary building for housing shall be erected on any of the said lots. No house/dwelling built elsewhere shall be moved onto any lot.

8. No personal watercraft will be permitted on the lake. This includes but is not limited to Jet skis and wave runners.
9. It is the responsibility and duty of every lot owner to insure and protect the quality of Long Lake. This includes but is not limited to: no littering or disposing of cans, paper, or plastic material, etc. in the lake and its shoreline. No dumping of fuel, oil in the lake or washing of containers that have stored fuels, chemicals or other non-natural products. No use of motors or boats that contribute to other types of lake pollution/contaminates. The various grasses growing in the lake provide food and protection for the fish. Damage to these areas is to be avoided by boaters and skiers. Irrigation from Long Lake by property owners is prohibited.
10. Docks are permitted to extend from the high-water line (marked by the official survey of the lot) up to **FIFTY-SIX (56)** feet with the understanding that no dock may impede a boat passage into any canal or sleuth. No docks may cross property lines that may lie in the lakebed. Parcel owners may have floating platforms of less than 300 square feet. These platforms must have an attendant while away from shore. Platforms must be secured at shore at night or when unattended. (2005)
11. No obnoxious or offensive activities will be permitted. No junk autos, no lean-tos, no junk trailers, no junk buses, or unlicensed vehicles. No unsightly outbuildings, garages, storage building, or workshops. These structures must conform to décor, scheme, and construction materials of other lake housing. Split rail fencing, rough saw cedar and saw cypress as utilized for lake front and beachfront housing is recommended. No chain link fencing will be allowed.
12. A camper/travel trailer may be used while a landowner is "under construction" of a residential structure. If a landowner wishes to place a camper/travel trailer on their property for extended use during residential construction, the following steps must occur prior to placement of the camper.
- A. The landowner must obtain a building permit.
 - B. The building permit must be presented to the Board of Directors and request in writing approval from the board for placement of camper/travel trailer.
 - C. The Board will review the request and will issue a written response of approval or disapproval of the request and specify a length of time placement of camper will be allowed. A specific ending date of the camper placement will be listed on the Board's written response. The maximum amount of time is one year, in accordance with the county's one year expiration date on building permits. Progress on building must be continuing throughout the one-year period.

- D. A copy of this response from the Board of Directors must be signed and notarized by the requesting party and returned to the Board of Directors **BEFORE THE OWNER CAN BEGIN PLACEMENT OF THE TEMPORARY UNIT(CAMPER).**
- E. If the landowner fails to complete the above procedures or fails to remove the camper/travel trailer by the specified date, the unit may be removed from the parcel by direction of the Board of Directors and placed in the nearest available storage facility at the **EXPENSE OF THE LANDOWNER.** (2006 modified)

13. OCCUPIED recreational use of campers are permitted for weekend camping or vacationing, no longer than one week. **UNOCCUPIED** parking of campers on vacant lots are not allowed. Special circumstances for unoccupied parking of campers/travel trailers can be considered by the board on a case by case basis and this must be requested in writing. County codes mandating use of campers, electrical hookups and management of waste become priority to any covenants listed here. The covenant restrictions are in addition to the county regulations on the use of campers. (2006 modified)

14.No littering or dumping in any areas. All grounds shall be maintained in a proper manner and no lot shall be used to raise/breed pigs, foul, or livestock. Up to 3 horses per lot shall be permitted. A chicken coup/house/pen is allowed if it is built and maintained neatly and in the same décor/scheme and construction materials of other housing on premises. (2014)

15.No garbage, refuse, junk or rubbish shall be deposited or kept on any lot or building site except in a suitable container. All such containers shall be kept at the rear of the home.

16.The developer, Long Lake Land Company, reserves the right to make any modifications or additions to these covenants for a period of 3 years or until 51% of all building sites are sold, whichever occurs first.

17.Although it is anticipated the Public Utilities will be located in the road right of ways, the Developer hereby reserves unto itself perpetual, alienable and releasable privilege and right on, over and under ground to construct, erect, maintain, and use electric/telephone poles, wires, cables and conduits, water mains, drainage catch basins, maintain drainage flows and other equipment for the conveyance and use utilities or other public conveniences and drainage. Utilities will be maintained over a five-foot-wide strip along each side of each lot line, with exception of drain flows that are dictated by elevation. The Developer shall have the unrestricted right and power of use thereof and unrestricted right and power to permit others to use and cancel the same at its discretion.

18. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants wither to restrain violation or to recover damages. The party bring the action or suit shall be entitled to recover reasonable attorney's fee in addition to cost and expenses allowed by law.

These restrictive covenants apply to the following described land, situate, lying and being in Washington County, FL as follows:

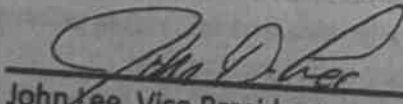
PARCEL A: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 14 WEST, WASHINGTON COUNTY, FLORIDA. THENCE NORTH 00°54'10" EAST ALONG THE EAST LINE OF SAID SECTION 22 FOR 1814.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30°49'15" WEST FOR 61.54 FEET TO THE BEGINNING OF A CURVE CONVEGE TO THE NORTHWEST AND HAVING A RADIUS OF 298.49 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 258.68 FEET; THE CHORD OF SAID ARC BEARS SOUTH 49°25'56" WEST FOR 254.35 FEET; THENCE SOUTH 64°02'37" WEST FOR 395.17 FEET; THENCE SOUTH 76°19'02" WEST FOR 750.92 FEET TO THE BEGINNING OF A CURVE CONVEGE TO THE SOUTH AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 100.14 FEET; THE CHORD OF SAID ARC BEARS SOUTH 67°01'28" WEST FOR 161.43 FEET; THENCE NORTH 02°13'29" EAST FOR 765.13 FEET; THENCE NORTH 07°46'34" WEST FOR 189.83 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 22; THENCE NORTH 00°35'39" EAST ALONG SAID WEST LINE FOR 2894.50 FEET; THENCE SOUTH 09°24'04" EAST FOR 1138.35 FEET; THENCE SOUTH 39°03'46" EAST FOR 1134.27 FEET; THENCE SOUTH 39°55'47" EAST FOR 920.28 FEET TO THE BEGINNING OF A CURVE CONVEGE TO THE SOUTHWEST AND HAVING A RADIUS OF 1023.76 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 195.29 FEET; THE CHORD OF SAID ARC BEARS SOUTH 36°51'43" EAST FOR 195.19 FEET; THENCE SOUTH 33°47'40" EAST FOR 400.12 FEET TO THE BEGINNING OF A CURVE CONVEGE TO THE WEST AND HAVING A RADIUS OF 231.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 261.15 FEET; THE CHORD OF SAID ARC BEARS SOUTH 01°29'13" EAST FOR 247.94 FEET; THENCE SOUTH 30°49'15" WEST FOR 336.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS APPROXIMATELY 167 ACRES IN SECTION 22 AND APPROXIMATELY 4 ACRES IN SECTION 23.

In validation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect. *Please note the "developer" in now replaced by the Long Lake Ridge Owners Association as of the April 19, 2004 date of incorporation. Amended covenants noted on this document, June 19, 2023 as discussed, voted, and amended by meeting minutes and ballots in 2005, 2005, 2014, 2021.

Signed:


Benita Crittendon, President

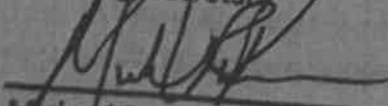
4/21/24
Date


John Lee, Vice President

4/21/24
Date


Lisa King, Secretary

4/27/2024
Date


Michael Reeves, Treasurer

4/21/24
Date