KINGSWAY GOLF VILLAS PROPERTY OWNERS ASSOCIATION, INC
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Rules & Regulations under covenants & Bylaws dated January 1, 2020

1. **Land Use** No Lot or residence may be used for business purposes or for any commercial purpose whatsoever. This includes garage, ~~estate~~ [amended this in 2023], and internet sales. Additionally, advertising in local media can bring undesirable guests that can survey villas properties for subsequent illegal activities plus the lack of sufficient parking can cause nuisance and damage to homeowners (June 2016)

2. **Nuisances.** No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

3. **Temporary Structures**. No structure of a temporary character, or trailer, tent, mobile home, boat or recreational vehicle shall be permitted on any Lot at any time or used on any Lot at any time as a residence, either temporarily or permanently, except as permitted in this Article II. No gas tank, gas container, or gas cylinder shall be permitted to be placed on or about the outside of any residential structures built on this property or any ancillary buildings, and all gas tanks, gas containers and gas cylinders shall be installed underground in every instance where gas is used. In the alternative, gas containers may be placed above ground if enclosed on all sides by a decorative wall approved by the Architectural Control Committee referred to in Article VI of this Declaration.

4. **Commercial Trucks, Trailers, Campers and Boats**. No trucks and no commercial vehicles, including vans used for commercial purposes, campers, mobile homes, motor homes, boats, house trailers, or trailers of any other description shall be permitted to be parked or to be stored at any place on any lot in this property, except only during the periods of approved construction on said lot and except that they may be stored within garages.

   This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery and other commercial services. Non-commercial vans used for personal purposes shall not be prohibited but must be parked off street in a garage or on a driveway. Parking on grass, curbs or sidewalks is prohibited. Parking on the street overnight is prohibited (2018).

5. **Fences.** No fence, wall or other structure shall be erected in the front yard, back yard or side yard setback areas, except those originally installed by Developer or its assignee, unless it is approved prior to construction by the Architectural Control Committee.

6. **Cooking grills.** Cooking grills may be used outside of any villa. Grills must be stored in screened lanais or in garages after use. It is unlawful to fire up a grill in a screened lanai or in a garage.

7. **Garbage and Trash Disposal**. No garbage, refuse, trash or rubbish shall be deposited on any Lot except in areas designated for such purpose; provided, however, that the requirements from time to time of DeSoto County or any other governmental authority for disposal or collection of same shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.

8. **Drying Clothes.** No clothing, laundry or wash shall be aired or dried on any portion of any Lot or roadway.

9. **Window Treatment.** No windows may be tinted or covered with reflective materials without the consent of the Architectural Control Committee.

10. **Animals.** No animals, livestock or poultry shall be raised, bred or kept anywhere within the properties, except that one dog (no pit bulls) not to exceed approximately twenty-five (25) pounds in weight at maturity, one cat or other customary household pet may be kept subject to any rules and regulations adopted by the Association; provided such animals are not kept, bred or maintained for any commercial purpose. At no time shall any dog, cat or other animal be allowed to roam freely on the property; such pet shall be restricted by a leash when being walked by owner or designated party. Pet droppings must be policed up immediately by pet owner and disposed of within the owner's own unit. Pet droppings shall not be thrown into the streets, waterways or drainage facilities.

11. **Leasing Restrictions**. With respect to any Lot or unit, every lease or rental agreement shall be in writing and be subject to the requirements of the constituent documents and the Association; a duplicate fully executed original of same must be filed with the Association prior to occupancy of a unit by a tenant. Every owner and tenant shall be required to furnish to the Association such information as it may reasonably request, including names, number and relationship of all occupants and such other information as may be necessary for the proper administration of the Association and the enforcement of the development documents. No unit may be leased or rented for less than ninety (90) days nor more than twice in any calendar year. The Association may charge a reasonable fee for approving, investigating and processing any lease, and for maintaining and updating the Association files and records with respect thereto.

12. **Obstructions**. There shall be no obstruction of the common area nor shall anything be kept or stored on the common area.

13. **Alterations**. Nothing shall be altered on, constructed upon or removed from the common area.

14. **Activities.** No activity shall be permitted in or upon the common area except that members may use the pool and cabana in accordance with the rules and regulations promulgated by the Association.

15. **Signs**. No sign of any kind shall be displayed to the public view within the properties except those as may be allowed upon application to and approval of the Architectural Control Committee.

16. **Antennas**. Covered in section 2.11 of the Covenants.

17. **Noise Abatement.** Covered in article 1X.G. of the Bylaws