

Community Declaration of Restrictions for Homesites at Jacksonville Ranch Club I

Clarification of Terms in JRC's CDR

Purpose of the Association is to insure all members of a continuing program of maintenance and management of the Common areas and to establish, protect and preserve the quality and value of Properties in the community.

Compliance Review Process:

1. At a minimum, on a monthly basis, the Property Management Company for Jacksonville Ranch Club I, will perform an onsite inspection of the community for the purpose of determining that properties in the community are in compliance with the Community Declaration of Restriction for Homesites Document.
2. The Board or any property owner may also initiate a request for validation of non-compliance issues to the Property Management Representative outside of the normal monthly inspection process.
3. A list of all violations will be recorded and appropriate follow up action in accordance with JRC CDR Articles XII and XIII, will be initiated.

CDR Article IV

- **Section 9.**
 - “rear of the dwelling” is identified as an imaginary line running parallel to the street from a rear corner of the home as viewed from the street address
 - “ front of the dwelling” is identified as an imaginary line running parallel to the street from a front corner of the home as viewed from the street address
- **Section 11.**
 - “ completion of construction or reconstruction” - When a dwelling is occupied and has received its final inspection action from the local regulatory agency; typically this is the Certificate of Occupancy or CO for new construction.
 - “lawn area of a home site” is a fifty (50) foot area around the home as described in the JRC Standards and Criteria document Section 4.15
- **Section 14.**
 - “commercial vehicle” any vehicle that contains commercial lettering, or signs or equipment that can be used in commerce activities. FL Statute 320.01 defines a commercial motor vehicle as: any vehicle which is not owned or operated by a governmental entity, which uses special fuel or motor fuel on the public highways, and which has a gross vehicle weight of 26,001 pounds or more, or has three or more axles regardless of weight, or is used in combination when the weight of such combination exceeds 26,001 pounds gross vehicle weight.

- “visible from the street” means parked or stored outside and is visible to an observer standing at the street facing the front door as positioned by the street address.
- **Section 19.**
 - “visible from the street” means parked or stored outside and is visible to an observer standing at the street facing the front door as positioned by the street address.

CRD Article V

- **Section 2.**
 - “refuse piles or unsightly objects” - Any collection of items being continuously stored and kept outdoors in view of property owners in a manner that is not conducive to maintaining a home site in good appearance as evaluated by the Association.
 - “maintained home site” - Hedges, plants, lawns and shrubs consistently trimmed and maintained in a neat and orderly manner as evaluated by the Association.

JRC Standards & Criteria for New Construction

- **Section 4.09**
 - “Culverts” - Concrete Reinforced Pipe 15”-24” with Concrete Mitered Sidewalls and a concrete head wall