

EXHIBIT E

1. **Building Type.** No building shall be erected, altered, placed or permitted to remain on any Lot other than one single-family residence containing not less than Two Thousand (2,000) square feet of livable enclosed floor area (exclusive of open or screen porches, patios, terraces, not to exceed thirty feet [30'] in height). Unless approved by the Committee as to use, location and architectural design, no garage, tool or storage room may be constructed separate and apart from the residential dwelling, nor can any such structure(s) be constructed prior to construction of the main residential dwelling.
2. **Layout and Grading.** No foundation for a building shall be poured, nor shall construction commence in any manner or respect, until the layout and floor elevations for the building are approved by the Committee. It is the purpose of this approval to assure that no trees are unnecessarily disturbed and that the home is placed on the Lot in its most advantageous position. Floor elevations must conform to Collier County requirements. Lot grading shall conform to the overall drainage plan and will be done so as not to create a problem (either drainage or aesthetic) for adjacent lots, amenities or structures.
3. **Exterior Color Plan.** The Committee shall have final approval of all exterior color plans and each Owner must submit to the Committee prior to initial construction upon any lot or preceding any repainting, a color plan showing the color of the roof, exterior walls, shutters, trims, etc.
4. **Roofs.** Flat roofs shall not be permitted unless approved by the Committee. Such areas where flat roofs may be permitted are Florida rooms, porches, and patios. There shall be no flat roofs on the entire main body of a building; provided that the Committee shall have discretion to approve such roofs on part of the main body of a building, particularly if modern or contemporary in design. Minimum pitch of a roof will be 5/12. Mansard roofs will not be permitted. The composition of all pitched roofs shall be tile or cedar shake shingle, or other composition approved by the Committee.
5. **Elevations.** Similar elevations shall not be built directly adjacent, diagonally or across from each other. The same model can be repeated, but different elevations are required.
6. **Garages.** In addition to the requirements stated in Paragraph 1 hereinabove, all garages shall have a minimum square footage of four hundred eighty-four (484) square feet as measured from the inside wall of the garage. All garages must have either a single overhead door with a minimum door width of sixteen feet (16') for a two-car garage, or two (2) nine foot (9') doors. No carports will be permitted.
7. **Driveway Construction.** All dwellings shall have a paved driveway of stable and permanent construction of at least sixteen feet (16') in width at the entrance to the garage. All driveways must be constructed with concrete or a comparable material approved by the Committee. Where curbs are required to be broken for driveway entrances, the curb shall be repaired in a neat and orderly fashion acceptable to the Committee.
8. **Dwelling Quality.** The Committee shall have final approval of all exterior building materials. Exposed concrete block shall not be permitted on the exterior of any building. The Committee shall discourage the use of imitation materials for facades and encourage the use of front materials such as brick, stone, wood, and stucco, or a combination of the foregoing.

9. Signs. No sign of any kind shall be displayed to the public view on any Lot except the following:

A. The exclusive sales agent for a single-family residence on any lot(s) may place one professional sign advertising the property for sale.

B. Homeowners shall not display or place any sign of any character except "for rent" or "for sale" not to exceed five (5) square feet on the property.

The size and design of all signs shall be subject to approval by the Committee.

10. Games and Play Structures. All basketball backboards, tennis courts and play structures shall be located at the rear of the dwelling, or on the inside portion of corner Lots within the setback lines. No playform, doghouse, tennis court, playhouse or structure of similar kind or nature shall be constructed on any part of a Lot located in front of the rear line of the Residence constructed thereon, and any such structure must have prior approval of the Committee and include sufficient landscaping treatment acceptable to the Committee.

11. Fences and Walls. Fences are discouraged, and when a barrier is desired, landscaping is suggested as a substitute. The composition, location and height of any fence or wall to be constructed on any Lot shall be subject to the approval of the Committee. The Committee shall require the composition of any fence or wall to be consistent with the material used in the surrounding homes and other fences, if any. Fences will not be permitted on Lot lines where any adjacent view is obstructed or on the rear Lot lines which border a water body. Pool fencing must be accomplished directly adjacent to pool decking unless otherwise approved by the Committee.

12. Landscaping. A basic landscaping plan for each Lot must be submitted to and approved by the Committee at the time of initial construction and development thereof. A budget of \$6,000 is required for initial plant material and trees, excluding sodding and irrigation. The entire Lot, including that portion of the Lot between the street pavement and right-of-way line, shall be maintained. It shall be the goal of the Committee in the approval of any landscape plan and layout plan to preserve all existing trees where possible.

The Developer shall supply criteria for material appropriate for landscaping in The Lodgings and a designation of the number of required trees and shrubs to be planted upon each Lot in The Lodgings based upon such criteria.

13. Swimming Pools and Tennis Courts. Any swimming pool or tennis court to be constructed on any Lot shall be subject to the requirements of the Committee which include, but are not limited to the following.

A. Composition to be of material thoroughly tested and accepted by the industry for such construction;

B. The outside edge of any pool wall may not be closer than four (4) feet to a line extended and aligned with the side walls for the dwelling;

C. No screening of pool area may stand beyond a line extended and aligned with the side walls of the dwelling unless approved by the Committee;

D. Pool screening may not be visible from the street in front of the dwelling;

E. Location and construction of tennis or badminton courts must be approved by the Committee;

F. Any lighting of a pool or other recreation area shall be designed so as to buffer the surrounding residences from the lighting.

G. Tennis court lighting shall not be permitted.

If one owner elects to purchase two (2) adjoining Lots and use one for recreation purposes, the Lot used for recreation purposes must be adequately screened by landscaping and/or walls or fences on both the front and side as required by the Committee. It shall be the intent of the Committee to screen any such use from public view.

14. Garbage and Trash Containers. No Lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in sanitary containers and, during pickup, if required, are to be placed at the curb. All Lots shall be maintained during construction in a neat and nuisance-free condition.

15. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any Lot at any time as a residence either temporarily or permanently, except that the Lot may be used as a sales office during the development of The Lodgings, or other developments by Developer in the same area. A construction trailer may be parked during the construction phase only with the express written consent of Developer on certain designated Lots if they are available and determined by the Developer to be appropriate.

16. Removal of Trees. In reviewing building plans the Committee shall take into account the natural landscaping such as trees, shrubs and palmettos, and encourage the Owner to incorporate them in his landscaping plan. As a result a tree survey will be required clearly indicating which trees will be removed and which trees will remain. No trees of two inches (2") in diameter at one foot (1') above natural grade shall be cut or removed without approval of the Committee, which approval may be given when such removal is necessary for the construction of a dwelling or other improvement.

17. Window Air Conditioning Units. No window or wall air conditioning units shall be permitted.

18. Mailboxes. No mailbox or paperbox or other receptacle of any kind for use in the delivery of mail shall be erected on any Lot other than that supplied by the Developer.

19. Sight Distance at Intersection. No fence, wall, hedge, or shrub planting which obstructs sight lines and elevations between two feet (2') and six feet (6') above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at a point twenty-five feet (25') from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to present obstruction of such sight-line.

20. Utility Connections. Building connections for all utilities, including, but not limited to, water, electricity, telephone and television shall be run underground from the proper connecting points to the building structure in such a manner to be acceptable to the governing utility authority.