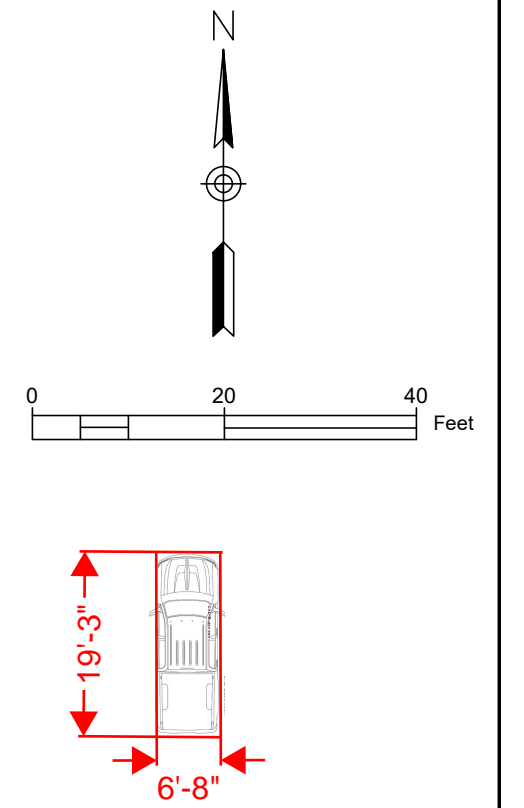


THIS PLAN INCLUDES THE FOLLOWING DEVIATIONS

RESIDENTIAL (SINGLE FAMILY DETACHED LOTS)

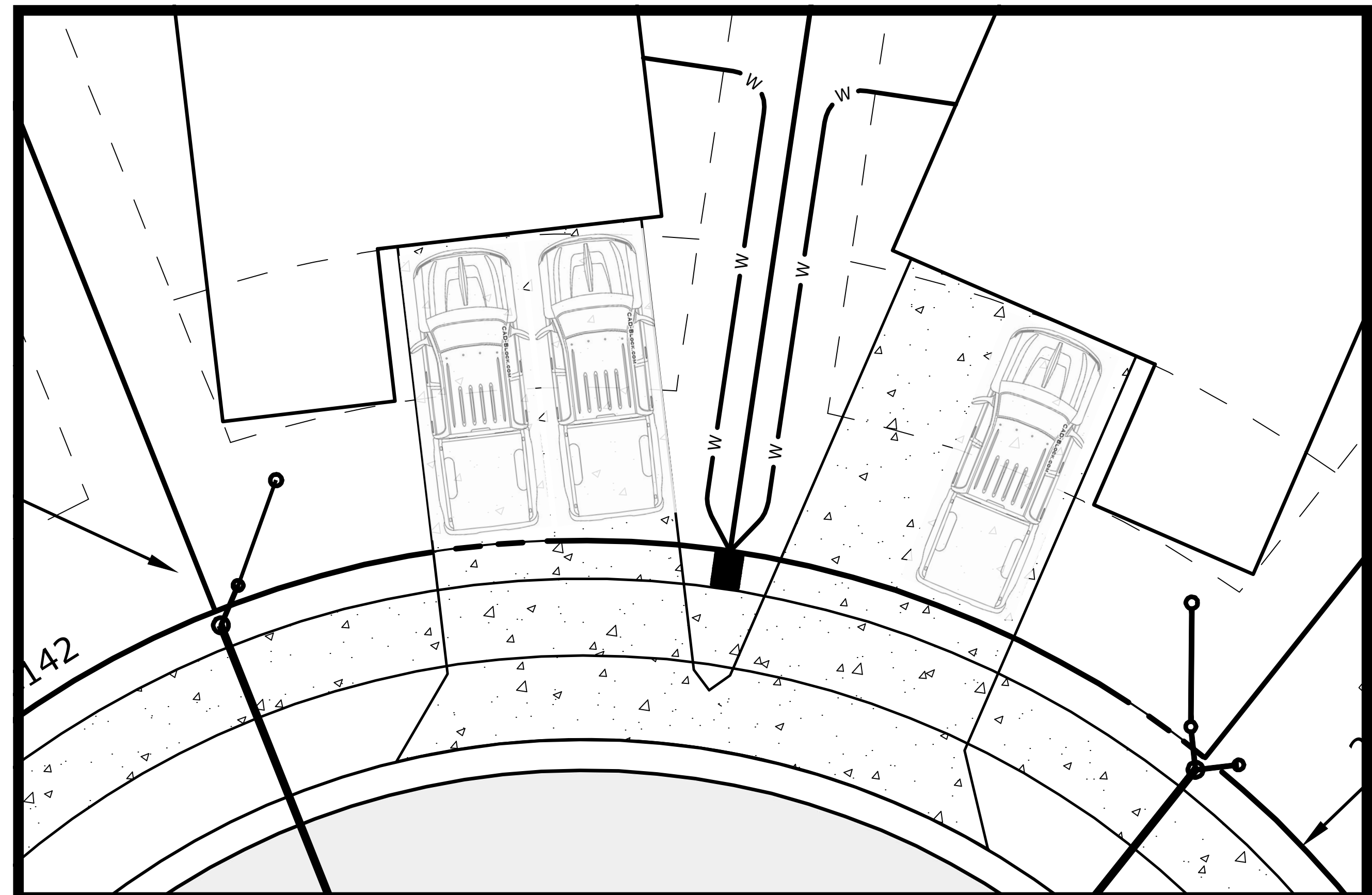
SETBACKS

- * FRONT (PRIMARY STRUCTURE): 10' (DEVIATION FROM 25')
- ** FRONT (GARAGE DOOR): 20'
- SIDE: 5' (DEVIATION FROM 10')
- REAR (PRIMARY STRUCTURE): 15' (DEVIATION FROM 20')
- REAR (ACCESSORY STRUCTURE): 5' (REAR AND SIDE MUST MEET FRONT SETBACK FOR SECONDARY YARDS ON A CORNER LOT)
- MINIMUM LOT SIZE: 4,000 SF (DEVIATION FROM 6,000 SF)
- SMALLEST LOT SIZE SHOWN: LARGEST LOT SIZE SHOWN:
- MINIMUM LOT WIDTH: 40' (DEVIATION FROM 60')
- MINIMUM LOT WIDTH ON CUL-DE-SAC: 30' - PER CODE
- MINIMUM LOT WIDTH ON CURVILINEAR ROAD: DEFINE MINIMUM LOT FRONTAGE BASED ON RANGE OF RADIUS
- MAXIMUM LOT COVERAGE (PRIMARY STRUCTURE): 75% (DEVIATION FROM 35%)
- MAXIMUM LOT COVERAGE (ACCESSORY STRUCTURE): 15%
- MAXIMUM BUILDING HEIGHT: 35'

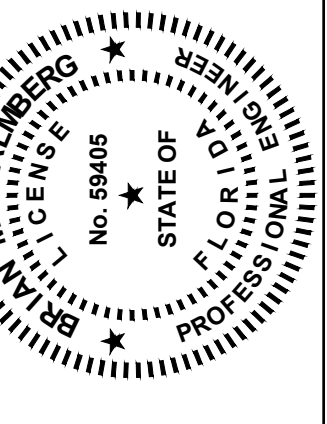


ENFORCEMENT OF STREET PARKING BY HOA

1. INCLUDE IN ORIGINAL HOA DOCUMENTS OR WITH RESOLUTION THAT THE CDD APPROVED.
2. AGREEMENT WITH THE TARGET TOWING COMPANY.
3. WRITTEN AND POSTED NOTICE TO HOMEOWNER ABOUT TOWING AGREEMENT.



40' LOT EXHIBIT

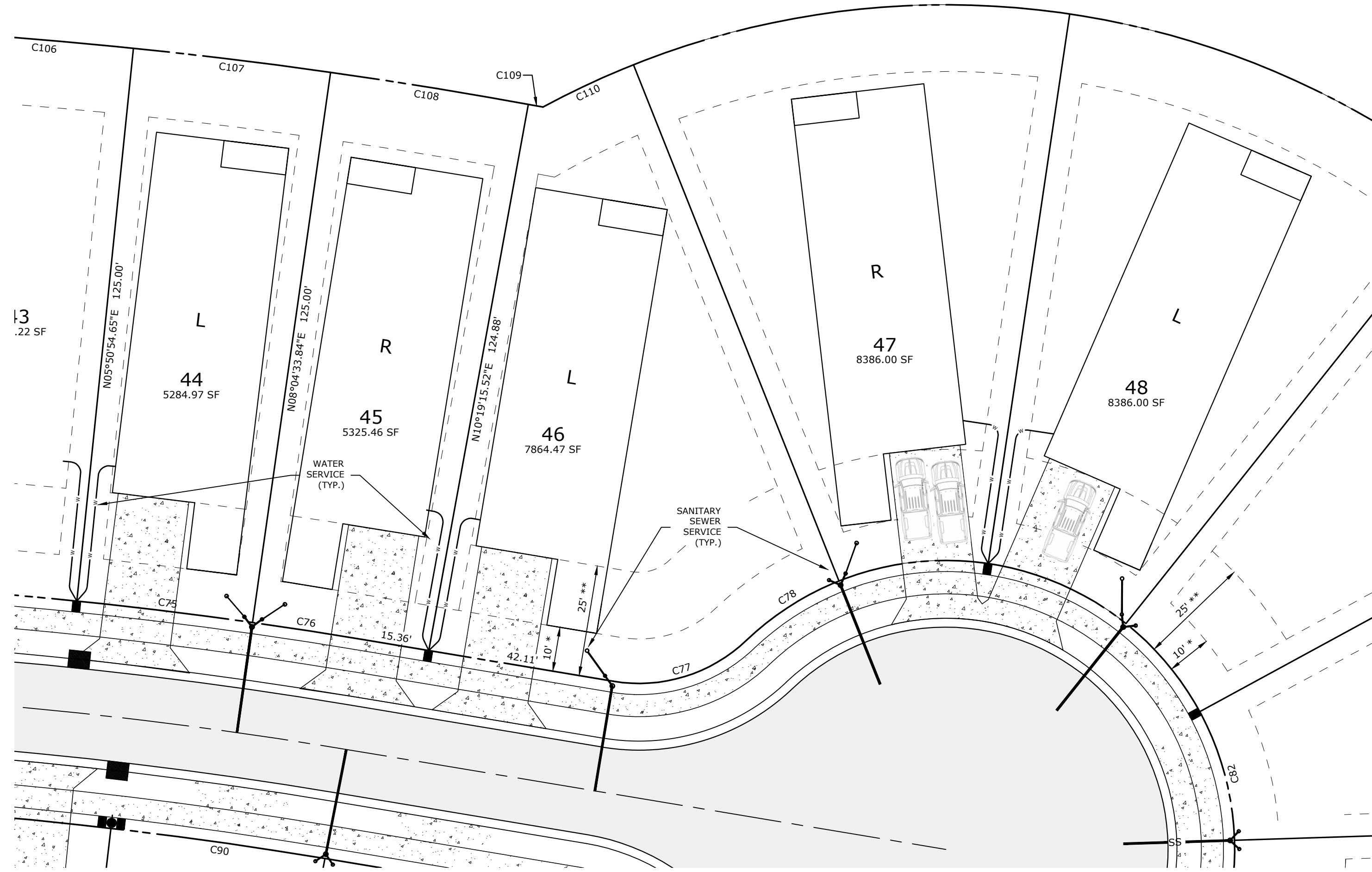


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EX-1



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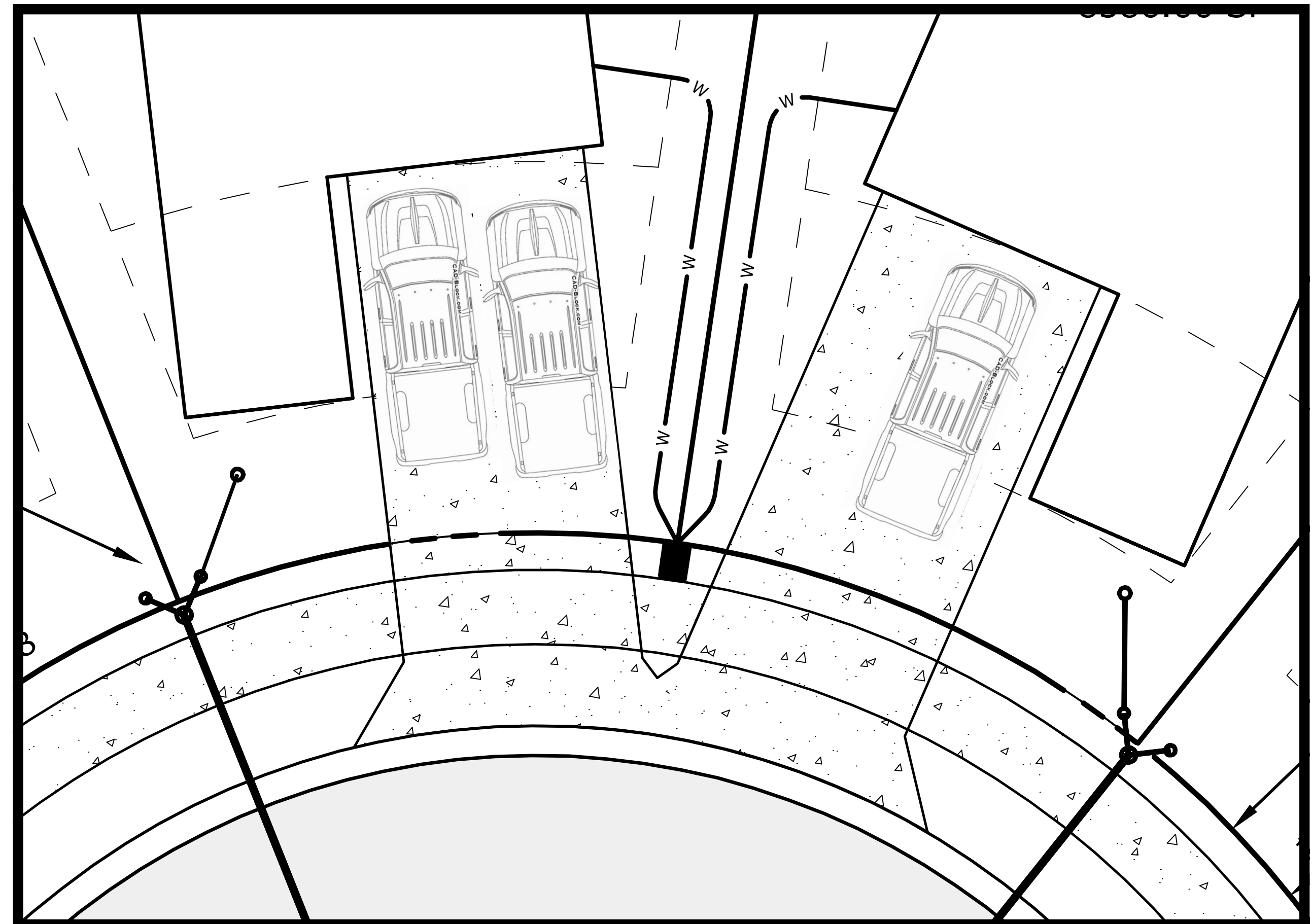
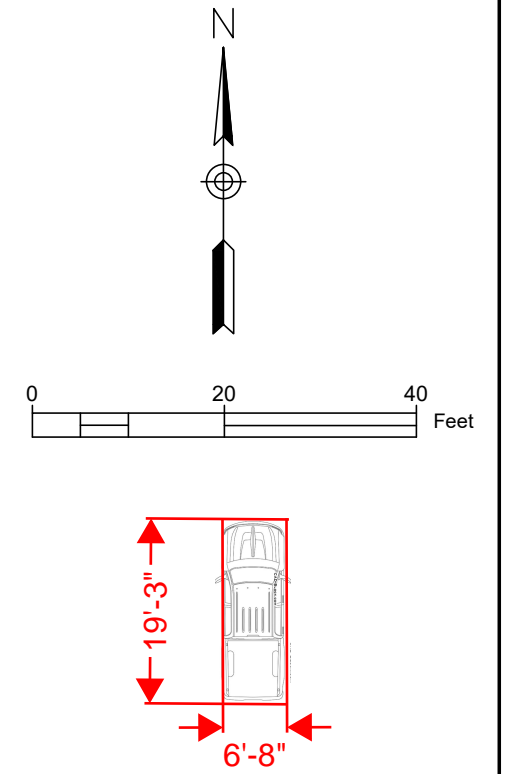
RESIDENTIAL (SINGLE FAMILY DETACHED LOTS)

SETBACKS

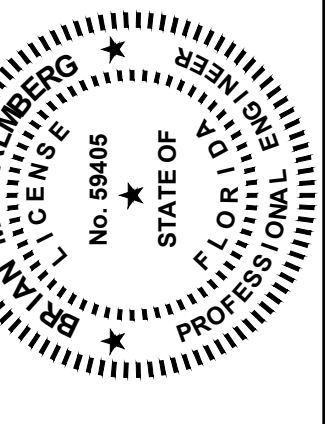
- * FRONT (PRIMARY STRUCTURE): 10' (DEVIATION FROM 25')
- ** FRONT (GARAGE DOOR): 25'
- SIDE: 5' (DEVIATION FROM 10')
- REAR (PRIMARY STRUCTURE): 15' (DEVIATION FROM 20')
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40' LOT EXHIBIT



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EX-2

2020

PATROL ENFORCEMENT AGREEMENT

Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property described on page 1 of the contract.

C= Property calls in P= Towing company patrols T= Towing company tags N/A= Not applicable

1. N/A No valid permit, no valid residents, tenant, or visitor permit.
2. T Tow away zone, sign posted and or pavement drawings
3. T Abandonment/ inoperable vehicles. Flat tires, vehicles on jacks, blocks, missing wheels, major parts, remain parked in same locations longer than 48 hours, expired inspection or license plates. If tagging rules apply, please state length of warning.
4. T Fire lanes, vehicles parked in a designated fire lane.
5. ? Security office may call to have vehicle removed.
6. C Management requests an abandoned vehicle removal.
7. T,C Vehicle wrecked or obviously inoperable.
8. N/A No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. T Vehicles parked on grass, off pavement or on landscaping.
10. N/A Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. N/A Vehicle blocking or in isle or roadway.
12. P,T No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking).
13. N/A Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14. N/A "For Sale" vehicle. Vehicle is parked out front displaying a for sale sign. Tow immediately.
15. N/A Vehicle parked in a reserved/ assigned/ designated space
16. N/A Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. P,T No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18. N/A Non-Customer. Vehicle operator is not a customer of this business located on the property
19. T Vehicle is parked on the sidewalk
20. N/A Double parked behind another vehicle
21. N/A Vehicle parked in Manager's or Maintenance space.

Can residents/tenants call to have vehicles removed from their assigned spaces?

(Yes or No) NO

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold TARGET RECOVERY & TOWING INC or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by:  Michael Lannoy, Secretary 3-16-22
Southshore Bay Homeowners Association, Inc (Printed name) (Date)

TARGET RECOVERY & TOWING INC. PH:813-221-6800
3800 N. FLORIDA AVE. TAMPA, FL 33603
11954 US Hwy 41 S Gibsonton, FL 33534

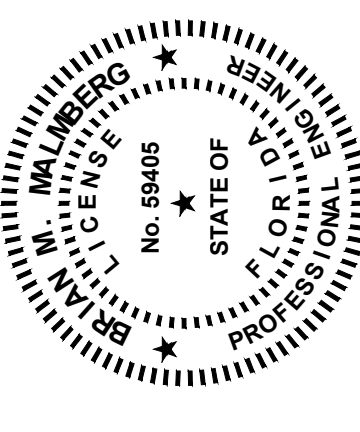




Implementation of 40' wide lots within the single-family detached pods shall be limited by, and subject to, the satisfaction of the following criteria for such 40' wide lots:

- 1) Monotony Control: Single-family detached homes built-for-sale on 40' lots shall be required to address the following requirements to avoid architectural monotony:
 - I. A proposed home shall have two different architectural features (as defined below) from the two houses on either side of it that face the same street.
 - II. A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).

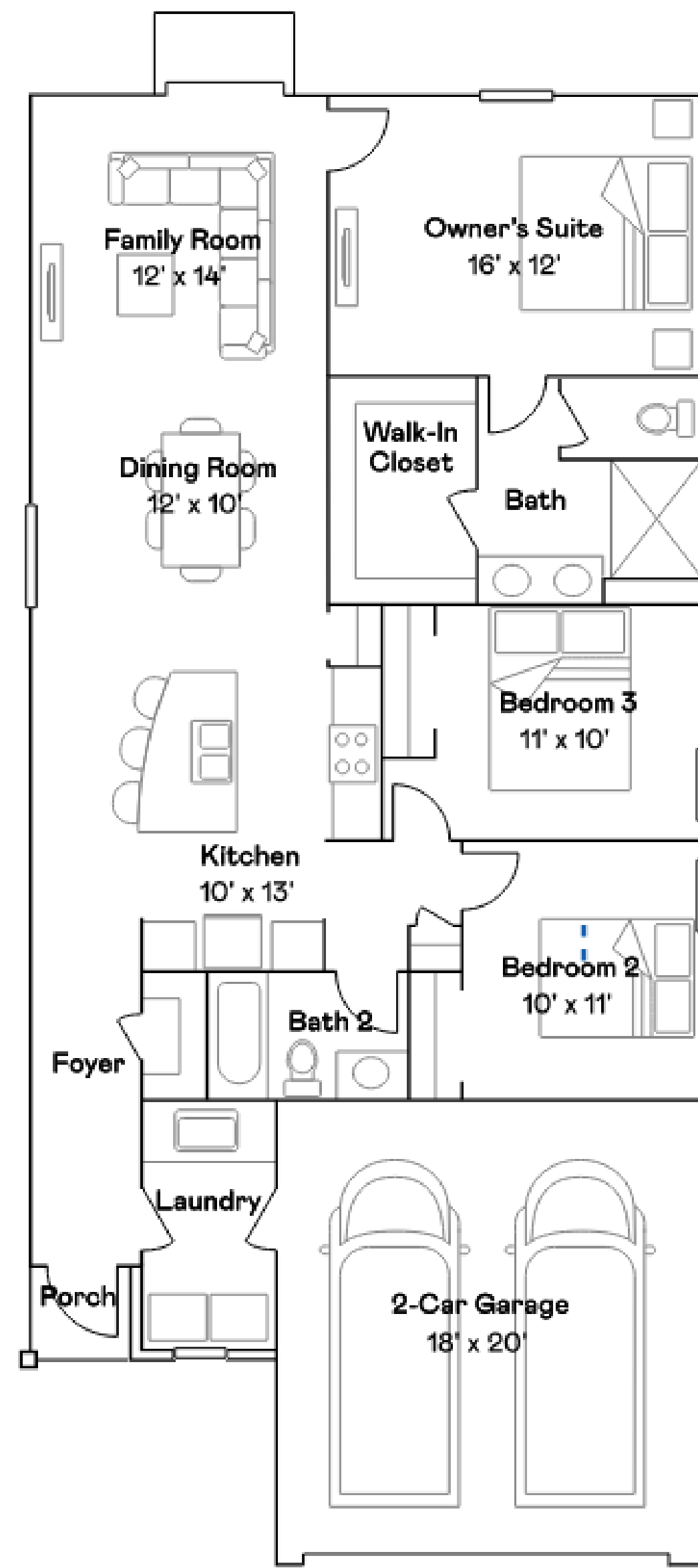
- 2) Architectural Features: To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of two (2) architectural features shall differ on such same models built-for-sale on 40-foot lots. These features may include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.), porches, porticos, dormers, location of garage (left, right, or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters, etc., and color or material of rooftops (e.g., shingles, tiles, etc.). If different models of homes are adjacent to or across from each other, monotony is avoided. In addition:
 - I. For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.
 - II. No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single-family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.



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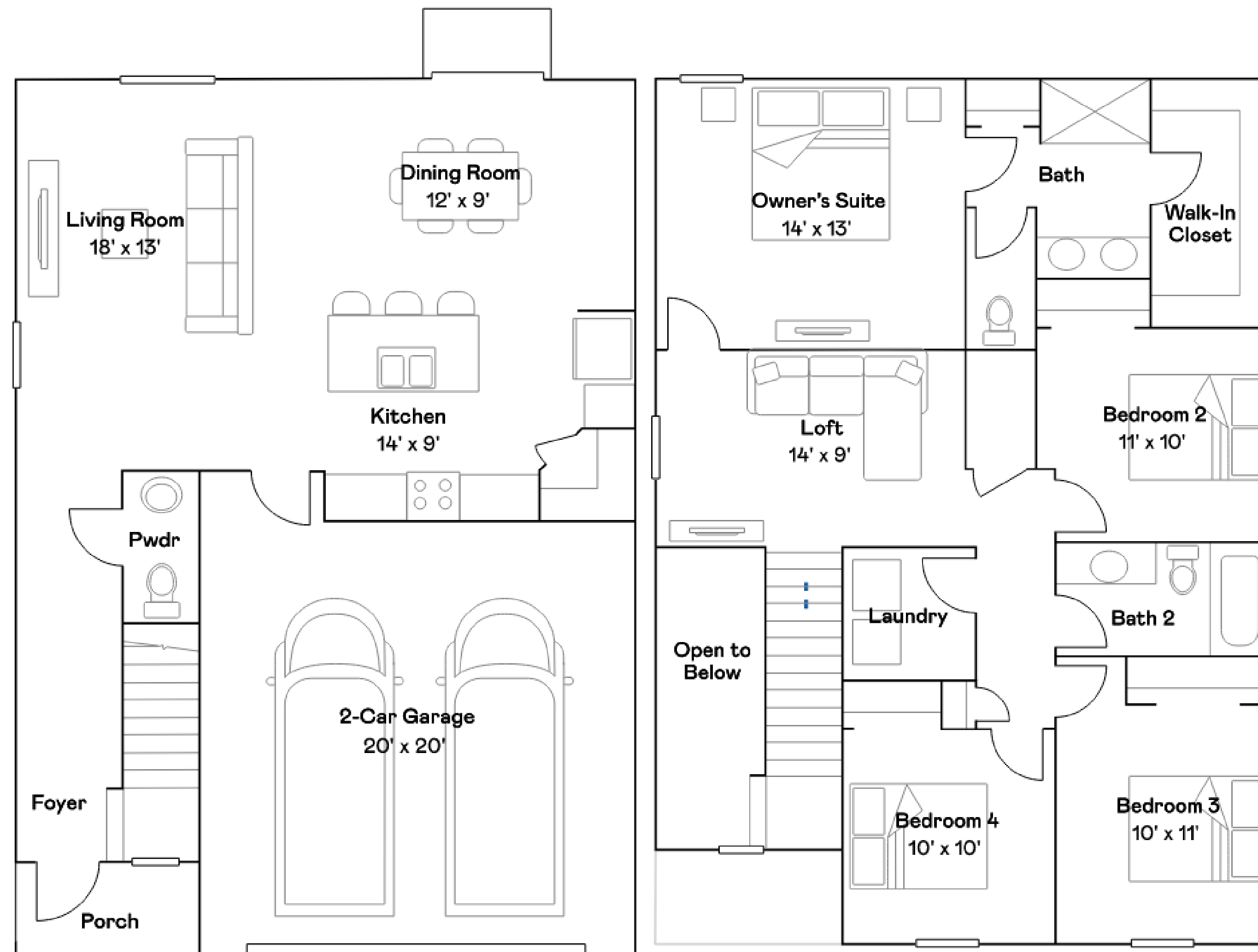
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General Example of a 30' Product on a 40' Lot - Single Story

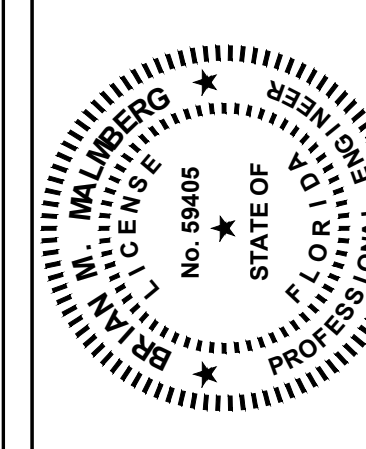


General Example of a 30' Product on a 40' Lot - Two Story



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40' LOT EXHIBIT

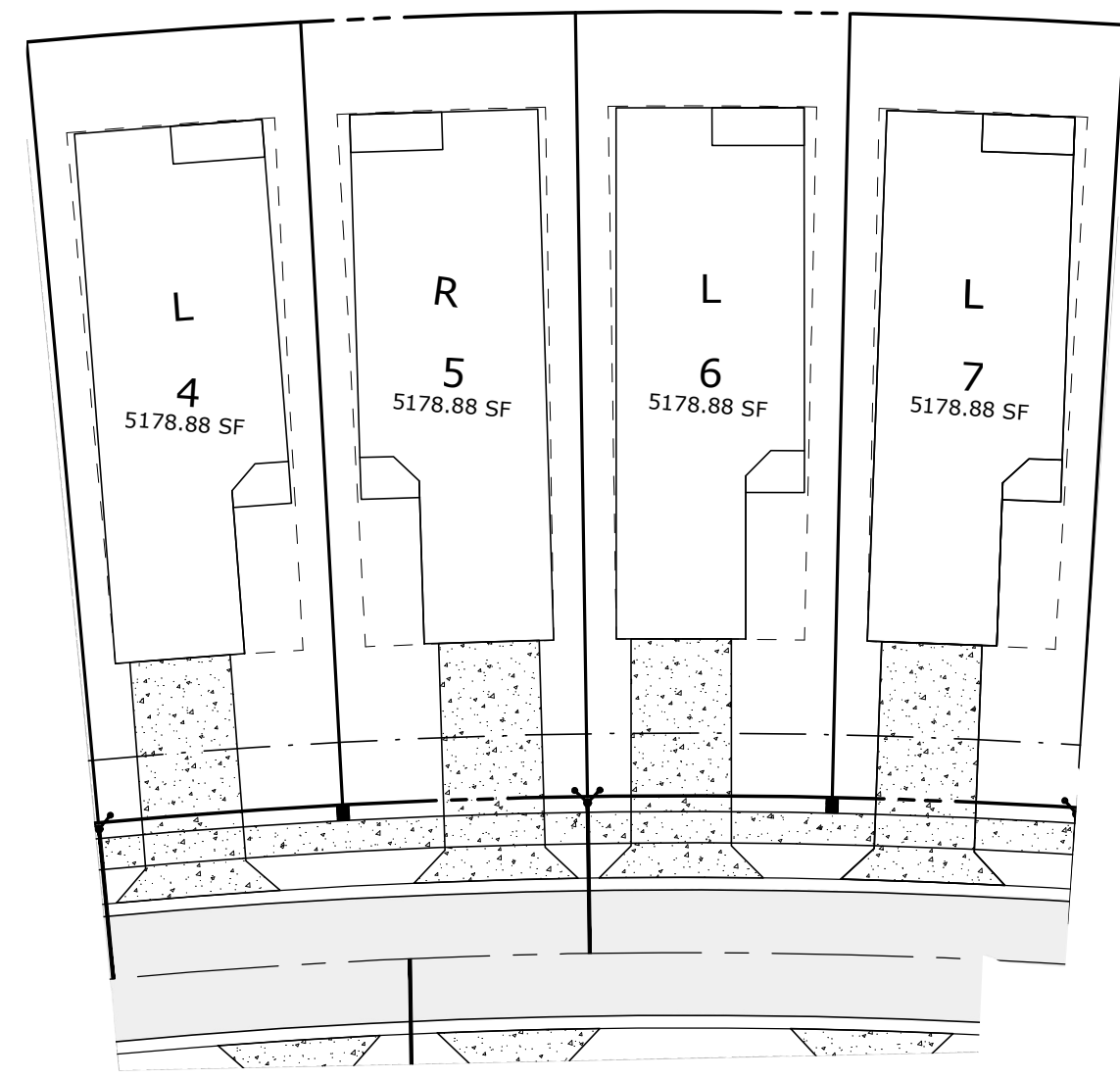
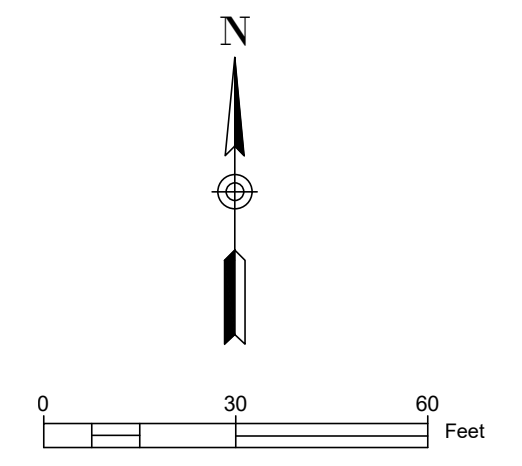


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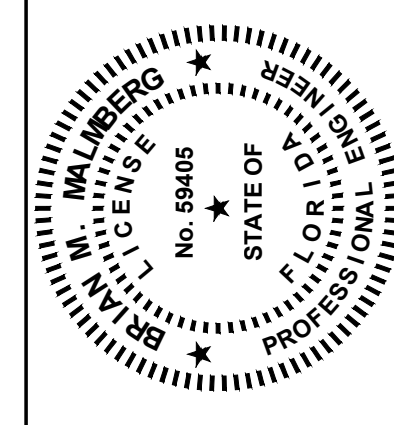
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