DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SEA

Recorded in the Official Records of Collier County, Florida.

ARTICLE I. DEFINITIONS

1.1 'Association' means Seaside Pointe Homeowners Association, Inc., a Florida not-for-profit corporation.

1.2 'Lot' means each of the 24 residential lots shown on the plat of Seaside Pointe.

1.3 'Common Area' means the pool, clubhouse, entry gate, roads and retention ponds owned by the Association.

ARTICLE II. ASSESSMENTS

2.1 Each owner covenants to pay annual and special assessments levied by the Board.

2.2 Assessments are due quarterly on January 1, April 1, July 1 and October 1.

2.3 Assessments not paid within 30 days are delinquent and bear interest and a late fee as allowed by Chapter 720.

ARTICLE III. ARCHITECTURAL CONTROL

3.1 No exterior change, fence, pool or paint color may be made without written approval of the Architectural Review Committee.

ARTICLE IV. USE RESTRICTIONS

4.1 Lots are for single-family residential use. Leases must be at least seven months.

4.2 Pets are limited to two per lot.