

Panther Ridge II Homeowners' Association, Inc.
Standards, Rules & Regulations as of 5/29/24

Panther Ridge II HOA is governed by a Declaration of Covenants and By-Laws, and the Board has the legal authority to adopt, amend and rescind reasonable Standards, Rules & Regulations further to sections 3.01, 8.13(d), and 8.13(g) of the Declaration of Covenants. Standards, Rules & Regulations approved by the HOA Board but not specifically noted in the Declaration of Covenants nor the By-Laws are as follows:

1. "Temporary" as that term is used in Articles 8.02 and 8.03 of the Declaration of Protective Covenants means not to exceed a 48 hour period, regardless of whether a vehicle is moved and returned during the 48 hour period. The definition applies to all owners, occupants, tenants and guests. Owners are responsible for compliance with this provision by their family, tenants, guests and invitees. (March 28, 2013)
2. There shall be a fee of \$250 for providing an estoppel letter (October 4, 2021)
3. Up to two "construction entrance" signs may be used for approved improvements during the period of construction. (December 28, 2021)
4. Building Review approval letters issued for fence applications shall indicate that the approval is subject to the requirement that the fence is installed within the boundary of the Tract. (December 28, 2021)
5. New Member Fee Capital Contribution of \$900 is payable to the HOA by purchasers of any tract within the HOA. Payment shall be due at settlement for any qualified transaction. Purchasers who are already HOA members are exempt from the New Member Fee. The New Member Fee Capital Contribution shall be billed and collected at the next annual assessment if not paid upon settlement. (December 28, 2021)
6. Fees for Building Review shall be \$100 for new principal Structures, \$50 for accessory Structures and/or additions, and \$0 for other improvements (February 10, 2022)
7. Fines for violations are \$100 per day per violation (July 19, 2022)
8. When a fine is levied for a continuing violation over multiple days in succession, there shall be no aggregate limit to the fine. (October 3, 2022)
9. Annual Assessments are due in advance on December 31st of the prior year. When an annual assessment is not paid by January 31, an officer or agent of the HOA may assess a late fee of \$35 plus interest of 18% beginning February 1. (October 3, 2022)
10. When an annual assessment is not paid by May 15, an officer or agent of the HOA may undertake collection and/or lien recordation and/or foreclosure proceedings either directly or via legal counsel. (October 3, 2022)
11. Water systems shall be governed by the same rules as air conditioning units, oil and fuel tanks as noted in 8.12 (e) of the Declaration of Covenants. (October 3, 2022)
12. A "qualified transaction to a new Owner" for purposes of determining applicability of the Declaration of Covenants' Section 5.15 Capital Contribution includes any transfer where the transferor retains no interest in the tract. (December 14, 2022)
13. Equestrian Trails – The Equestrian Trails are for equestrian, pedestrian, and non-motorized bicycle uses. They shall not be used by any motorized vehicles except emergency vehicles carrying out official duties or those authorized by the Board for maintenance, construction, or inspection thereof. (December 14, 2022)

14. When formalities are waived for a Construction Review decision pursuant to section 8.13(a) of the Declaration, the decisions shall be noted in the minutes of the subsequent Board meeting. (December 14, 2022)
15. When a violation letter is issued as an administrative action between Board meetings, it shall be noted in the minutes of the next Board meeting. (December 14, 2022)
16. Estoppel Certificate Fees – If a delinquent amount is owed, a fee of \$150 in addition to the \$250 standard estoppel certificate fee shall be assessed. An additional fee of \$100 may be assessed for expedited service within three business days. (March 4, 2023)
17. Accessory Structures – Accessory Structures must present a consistent or complementary appearance to the primary dwelling. (March 4, 2023)
18. Pickleball & Padel Tennis Courts – The installation of new pickleball and padel tennis courts in the subdivision may not exceed one court per sport per Tract. A sport or tennis court may only be rearranged for pickleball if there is no pickleball court on the Tract and no other sport court rearranged for pickleball on the Tract. No sport or tennis court may be used by multiple groups to play multiple pickleball games simultaneously on the court. All sport courts are subject to Construction Review. Due to noise, pickleball play within Panther Ridge II must be with a paddle from the [Sun City Grand Pickleball Paddle Sound Study Green List](#). (May 29, 2024)
19. Generators – New generators shall be governed by the same rules as air conditioning units and oil and fuel tanks as noted in 8.12 (e) of the Declaration of Covenants. (March 4, 2023)
20. Renting of Pools – The renting of pools is prohibited. (March 4, 2023)
21. Recreational Vehicles (May 29, 2024)
 - a. The quantity of RVs with living quarters which may be stored outside an enclosed Structure on a single Tract is limited to three. This rule applies to automotive RVs, non-automotive RVs, and horse trailers which have living quarters. The quantity of boat and personal watercraft Trailers which may be stored outside an enclosed Structure on a single Tract is limited to two.
 - b. All recreational vehicles (RVs), including automotive RVs, Trailer RVs, horse Trailers with living quarters, boats, boat Trailers, personal watercraft (PWC), and PWC Trailers, must be parked or stored “to the rear of a Structure” on the Tract, per Section 8.03 of the Declaration of Covenants.
 - c. “To the rear of a Structure” is hereby defined as including the following:
 - i. The area extending from the Structure's footprint perpendicularly toward the Rear Boundary Line.
 - ii. For all buildings existing as of the effective date of this rule plus all proposed buildings not situated within a Front Yard, the area extending from the building's footprint perpendicularly toward any one additional boundary line satisfying all of the following conditions:
 1. The additional boundary line is not the Front Boundary Line.
 2. The additional boundary line does not touch the Front Access Corner.
 3. The additional boundary line has no Road running alongside it.
 4. The additional boundary line is within 300 ft of the Structure
 - iii. The area between the two perpendicular areas described in 21(c)i. and 21(c)ii. Notwithstanding the foregoing, the area utilized may not be within 60 feet of any boundary line.
 - d. RVs may only be stored on Tracts which have a substantially completed principal dwelling on the Tract or on an adjoining Tract with the same owner in which case the same rules will apply as if the Tracts were merged.

22. Trailers -- Trailers for commercial use are governed under Declaration Section 8.02(b) in the same manner as commercial vehicles. Trailers which are not for commercial use, not for boats, not for personal watercraft, and which contain no living quarters are not within the definition of RVs, but they may be stored to the rear of a Structure in the same manner as RVs. A single Trailer may also be stored on either side of a Structure, provided they are placed within 30 feet of the Structure. Storing multiple Trailers on either side of the Structure is also allowed if all of them are stored in a single straight line, parallel to the wall of the Structure, and kept within 15 feet of the Structure. No part of any Trailer may be stored closer to the Front Boundary Line or Front Access Corner of the Tract than the Structure. The total quantity of Trailers as defined in this rule which may be stored outside an enclosed Structure on a single Tract is limited to three. Trailers may only be stored on Tracts which have a substantially completed principal dwelling on the Tract or on an adjoining Tract with the same owner, in which case the same rules will apply as if the Tracts were merged. (May 29, 2024)
23. Total Quantity of RVs, Trailers, Personal Watercraft Trailers, and Boat Trailers – The sum total of Trailers, boat Trailers, personal watercraft Trailers, automotive RVs, and non-automotive RVs which may be stored outside an enclosed Structure on a single Tract is limited to five. (May 29,2024)
24. Structure Definition – A Structure is a principal dwelling, outbuilding, barn, shop, detached garage, custom shed, opaque fence, or wall. (May 29, 2024)
25. Front Access Corner, Front and Rear Boundary Line Definitions – For Tracts with no Roads running alongside them, the Front Access Corner is where the Tract meets the Road. For Tracts with one Road running alongside them or substantially alongside them, the Front Boundary Line is defined as the boundary line adjacent to the Road. For Tracts with more than one Road running alongside them, the Front Boundary Line is defined as the boundary line adjacent to the Road more highly trafficked by members of the Association. For Tracts with no Roads running alongside them, the Front Boundary Line is perpendicular to the Road approaching the Front Access Corner which is more highly trafficked by members of the Association. The Rear Boundary Line is defined as opposite the Front Boundary Line. (May 29, 2024)
26. Front Yard Definition and Restrictions — For Tracts with one or more Roads running alongside them, the Front Yard extends the full width of the Tract from the Front Boundary Line and is measured to a parallel line placed at the point on the principal dwelling Structure closest to the Front Boundary Line. For Tracts with no Roads running alongside them, the front yard is a triangular area extending from the Front Access Corner and measured to a line at a 45-degree angle to the nearby boundary lines which touches the principal dwelling at the point closest to the Front Access Corner. No new walled outbuilding, sport court, pool, or lanai cage may be placed in the Front Yard of a Tract unless it is to replace an existing, approved, like-kind improvement within substantially the same footprint. Detached passenger vehicle garages, additional dwelling Structures (e.g. guest houses), and pole barns are excluded from this restriction but are subject to Construction Review. Variances may be granted by the BRB in cases where proposed improvements are substantially concealed or hidden from eye-level view from any Road, where an adjoining Tract has the same owner, or where the topography of the Tract are such that compliance with this rule presents an unreasonable burden. (May 29, 2024)
27. Rear Yard Definition: For Tracts with one or more Roads running alongside them, the Rear Yard extends the full width of the Tract from the Rear Boundary Line and is measured to a parallel line placed at the midpoint of the depth of the principal dwelling. For Tracts with no Roads running alongside them, the Rear Yard is a triangular area extending from the corner opposite the Front

Access Corner and is measured to a line at a 45-degree angle to the nearby boundary lines and at the midpoint of the depth of the principal dwelling. (May 29, 2024)

28. Orientation of Proposed Principal Dwellings – For Tracts with one or more Roads running alongside them, the side of a proposed principal dwelling with the most special architectural treatment (Façade) shall parallel the Front Boundary Line plus or minus no more than 45 degrees. For Tracts with no Roads running alongside them, the Façade shall directly face the Front Access Corner plus or minus no more than 45 degrees. The BRB may grant variances to this rule if the topography of the Tract is such that compliance with it presents an unreasonable burden. (May 29, 2024)
29. Buildings – Construction or installation of buildings which are not a principal dwelling may not commence prior to the placing of substantial construction materials in permanent position for the principal dwelling upon the Tract or upon an adjoining Tract with the same owner. Upon completion and use of a new outbuilding which was previously approved at the same time as a new principal dwelling, the new principal dwelling must be substantially completed within one year. (May 29, 2024)
30. Culverts – A culvert beneath a principal driveway outside the boundary line of a Tract shall be concrete with mitered ends with a concrete apron above it as per page 27 of the Panther Ridge Land Planning Guidebook and Manatee County requirements. As of 2024 the County will only address culvert maintenance deficiencies which impact storm water drainage. Owners shall be responsible for the maintenance of those culverts adjacent to their tracts which do not go underneath the Roads if the County fails to maintain them in a good condition and state of repair. (May 29, 2024)
31. Driveway Apron – Owners shall be responsible for the installation and maintenance of a minimum 50' concrete driveway apron providing access from the Road to the principal driveway of each Tract as per section 8.12(i) of the Declaration of Covenants. Principal driveway aprons made of asphalt and aggregate materials are a significant departure from existing improvements, likely to have an adverse impact on the attractiveness of nearby tracts, and are disallowed. The BRB may allow other materials including stone masonry for a driveway apron. (May 29, 2024)
32. Driveway Maintenance – A principal driveway made of aggregate materials which has excessive growth of vegetation from below is a violation of the Declaration Section 8.14 Maintenance of Tracts. (May 29, 2024)
33. Sheds – Sheds may not be placed on a Tract prior to the placing of substantial construction materials in permanent position for the principal dwelling upon the Tract or an adjoining Tract with the same owner. Custom sheds are improvements subject to Declaration Section 8.12 Improvement Standards and 8.13 Construction Review. Prefabricated sheds are personal property subject to Declaration Section 8.11 Miscellaneous Visual Restrictions and must be kept to the rear of a Structure and not within 70 feet of a boundary line. The quantity of sheds per platted Tract is limited to three. (May 29, 2024)
34. Vehicular Entries – For Tracts with one or more Roads running alongside them, proposed buildings with vehicular entries facing the Front Boundary Line are disallowed. For Tracts with no Roads running alongside them, proposed buildings with vehicular entries facing the Front Access Corner are disallowed. The BRB may grant variances to this rule for buildings to be constructed substantially within the footprint of an existing building with vehicular entries in a disallowed location, outbuildings proposed to be situated within the Rear Yard provided the vehicular entries are substantially concealed or hidden from eye-level view from the Front Boundary Line/Front Access Corner, and in cases where the topography of the Tract is such that compliance with the rule presents an unreasonable burden. (May 29, 2024)

35. Landscaping
 - a. The minimum landscape requirements are as promulgated in the original Panther Ridge Land Planning Guidebook:
 - i. Three shade trees 8' high X 4' spread
 - ii. 100 sq ft of shrubs or ground cover (1 gallon size minimum) per 1,000 sq. Ft. Of residence
 - iii. Sod: 50' from front 25' from remaining sides, and 10' from all other buildings
 - b. Each Owner is responsible for the maintenance of landscaping situated between their Tract boundary and any adjacent paved Road. (May 29, 2024)
36. Fenced Yard – A “fenced or walled-in yard” as referenced in Section 8.11 Miscellaneous Visual Restrictions of the Declaration of Covenants is defined as a yard surrounded by an opaque decorative fence or wall. (May 29, 2024)
37. Chain Link Fences – Proposed new fences may not be chain link material except for black chain link fences for approved sport courts. (May 29, 2024)
38. Vehicles – Operative passenger vehicles allowed under Section 8.02 of the Declaration of Covenants may only be stored on Tracts which have a substantially completed principal dwelling. They may be stored only in an enclosed garage, a driveway, or within 30 feet of a substantially completed building. They may not be stored within 70 feet of any boundary line. (May 29, 2024)
39. Personal Watercraft – Personal watercraft are governed by the rules for boats in Declaration Section 8.03 and must be stored be on trailers. (May 29, 2024)
40. Construction Review – Removal of existing Structures, excavation for new construction, and the placement of substantial construction materials upon a Tract requires BRB approval further to Declaration Section 8.13(a) Construction Review. (May 29, 2024)
41. Merged Tracts – Owners of multiple Tracts who elect to merge them into one Tract will be required to pay assessments as if the Tracts and memberships had remained separate. (May 29, 2024)
42. No Selective Enforcement -- When an alleged violation of an Association covenant, standard, rule, or regulation is presented or submitted by a Member requesting enforcement and the allegation is found to be valid, the HOA has an obligation to enforce the applicable deed restriction upon the Tract. To avoid selective enforcement, Tracts known to have substantially the same violation of the same deed restriction should also be enforced upon at the same time. Tracts known to have violations of the same deed restriction but which are causing substantially less adverse impact than the Tract receiving the complaint may be excluded from immediate enforcement. (May 29, 2024)