

Amended and Restated Notice of Restrictions on Real Estate

12/13/2019

3. **Garages and Driveways:** In addition to the requirements stated in paragraph 1 above, all garages must comply with the following requirements: If the garage has a single door, then it must have a minimum width of twenty-two (22) feet measured from the inside walls of the garage and the door must be an overhead door with a minimum width of sixteen (16) feet. If the garage is to have two (2) single doors, then it must have a minimum width of twenty-four (24) feet measured from the inside walls of the garage and the doors must be overhead doors with a minimum width of eight (8) feet for each door. If the garage is to be a three (3) car garage, it must have three (3) single doors, it must have a minimum of thirty-six (36) feet measured from the inside walls of the garage and the doors must be overhead doors with a minimum width of eight (8) feet for each door. It must also have a service door, said service door to fact face to either the side or the rear of the lot. Garage doors made of fiberglass or plastic-type material may only be used on garage openings that face the rear of a lot. All dwellings shall be served with a paved driveway of concrete construction, concrete pavers, brick pavers, or composed of other materials acceptable to the ACC. The use of materials other than solid concrete construction may not extend past the edge of the driveway that is even with the sidewalk boundary nearest to the dwelling structure. The driveway must be of at least eighteen(18) feet in width at the entrance to the garage and any portion of said driveway that is constructed on and across any part of the adjacent street right-of-way must be constructed in accordance with the provisions of "Exhibit A" attached to the original Restrictions recorded in O.R. Book 937, Page 291, Public Records of Seminole County, Florida, andby reference there to made a part of this paragraph.