

approval granted by Charlotte County. This does not apply to lots 1 through 9 inclusive of the Plats.

(k) No Dwelling or other Improvement constructed on a Lot/Tract zoned for multifamily residential use (i.e. located within a multifamily (RMF) districts), regardless of the intended use, may have a more than a maximum of two (2) floors, inclusive of habitable and non-habitable floors, nor may it exceed a total of thirty five feet (35') in height, measured from the FEMA flood zone base flood elevation, regardless of habitability, to the highest point of the roof structure based on a minimum roof pitch of no less than 5/12. Flat roofs are prohibited. This restriction on number of floors and total maximum height shall apply regardless of the applicable development standard found in the Charlotte County Code of Ordinances and irrespective of any variance, special exception or other approval granted by Charlotte County. This does not apply to lots 1 through 9 exclusive of the Plats.

(l) All Dwellings or other Improvements constructed on or after the date of recording of these Restrictions in the Public Records of Charlotte County, Florida shall comply with the restrictions as to number of floors and total maximum height set forth in this Section 11.

Section 12. SIDEWALKS: When needed in the high density multiple dwelling, commercial, and school areas, the Grantor/Developer at its sole discretion shall require Lot/Tract Owners, at the Lot/Tract Owners own expense, to construct sidewalks to County specifications along the right-of-way abutting the respective Lot(s)/Tract(s) and such construction will be required only in conjunction with construction of buildings on the respective Lot(s)/Tract(s). In the event a separation of not in excess of 400 feet shall occur between sections of sidewalk, the Association may construct a sidewalk to join the existing sections of sidewalk, assessing the cost of construction to the abutting Lot/Tract Owners.

Section 13. FLAGS, FLAG POLES, ANTENNAS AND RECEPTION OR TRANSMISSION DEVICES:

- (a) Flag poles may be installed on any property with the approval by the Association, however, flag poles cannot exceed twenty (20) feet in height on any Lots/Tracts zoned for single- family or multifamily use. Flag poles cannot exceed thirty (30) feet in height on any Lot/Tract zoned for commercial use. A flag is a United States flag or official flag of the State of Florida or a flag which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, Space Force, or a POW-MIA flag. All flags shall not be larger than 4 1/2 feet by 6 feet. A lot/tract owner may display one portable, freestanding removable United States flag or official flag of the State of Florida, and one portable, removable official flag, which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, Space Force, or a POW-MIA flag. All flags shall be displayed in accordance with United States Code: Title 4: Chapter 1. A lot/tract owner may display, on an approved flagpole, one United States flag and one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, Coast Guard, Space Force, or a POW-MIA flag. All flags shall be displayed in accordance with United States Code: Title 4: Chapter 1. A maximum of two flags may be displayed on a flagpole and a maximum of two freestanding flags may be displayed on a lot/tract.