

~~Common Area in accordance with such plans and Section 10.6.1 above, within thirty (30) days following the issuance of a Certificate of Occupancy or similar final approval for the residence constructed on the Lot by the Building Department of City of Jacksonville, Duval County, Florida or other governmental authority having jurisdiction. In the event the landscaping is not completed as provided herein, the Association shall have the right to enter the Lot and complete said landscaping in accordance with the approved plans, in the same manner as exterior maintenance may be performed by the Association pursuant to Article VIII of the Declaration. The Association shall be entitled to a lien against the Lot in an amount equal to one hundred ten percent (110%) of the cost to complete landscaping on such Lot and Limited Common Area, which sum may be collected as provided in Article VII hereof.~~

This section has been removed as the neighborhood is built out and this section no longer applies.

10.10 Antenna. ~~The installation of all aerials and antennae shall be prohibited except satellite dishes (max 24" in diameter) that meet~~ be installed in a manner that meets Federal and State guidelines and exists in accordance with all applicable rules and regulations of the Federal Communications Commission or other governmental authorities having jurisdiction. The installation of such satellite dishes and antennae shall be subject to the approval of the ARB in accordance with architectural criteria imposed by the Developer or the Association from time to time and placed in a location that is least viewable while allowing proper operation.

10.19 Fences. ~~Side and street-facing F~~ fences shall be four (4) to six (6) feet in height and shall not be built beyond the imaginary line extending from (10)five (5) feet behind the front of the House to the side Lot lines. Fences shall be wrought iron style of aluminum or wrought iron construction, premium vinyl approved by the architectural committee or shadow box style of wood construction. No chain link or wire fence shall be allowed on any Lot. For corner lots, no fence shall extend into the street side, side yard beyond the rear corner of the House. Fences on lakefront lots shall be of aluminum or wrought iron construction and shall not exceed four (4) feet in height, or the height required by the Clay County Building Department for swimming pool construction adhere to the same restrictions as non-lakefront lots, but the rear fence must be between four (4) and six (6) feet in height and constructed of wrought iron or aluminum in the wrought iron style. The fence on the rear lot line of each lot, with the exception of the lake front lots, shall be between six (6) and eight (8) feet high in height. of wood shadow box construction, to give a uniform perimeter boundary fence. In the event of a height mismatch, the final section shall be graduated to ensure matching height at the fence junction.

IN WITNESS THEREOF, Oakwood Plantation Homeowners Association, Inc. has caused this Certificate to be executed in its name on June 5, 2020.