

Exhibit “K”

b. Site Development Regulations

ESTATES AT ENTRADA RPD/CPD PROPERTY DEVELOPMENT REGULATIONS												
LAND USE	Minimum Lot Area sq. ft.	Minimum sq ft per unit	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Lot Coverage %	Minimum Setbacks (ft)					Max. Height (ft)	Stories
						Street	Side	Rear	Water	Preserve		
RESIDENTIAL												
Townhouse (Tract #3)	1,040	1,100	16	65	65	20 ⁽⁶⁾⁽⁸⁾	5 ⁽³⁾ /0 ⁽²⁾	20/12 ⁽⁷⁾ & 5 ⁽¹⁾	20/10 ⁽¹⁾	20 ⁽⁴⁾	35	3
Multiple-family (Tract #1)	10,000	2,000	100	100	45	20 ⁽⁶⁾	15	20/5 ⁽¹⁾	20/10 ⁽¹⁾	20 ⁽⁴⁾	50 ⁽⁶⁾	5
Single-family	4,000	----	40	100	55	20 ⁽⁶⁾	5	15/5 ⁽¹⁾	20/0 ⁽¹⁾	20 ⁽⁴⁾	35	3
Single-family	6,500		65	100	45	20 ⁽⁶⁾	5	15/5 ⁽¹⁾	20/0 ⁽¹⁾	20 ⁽⁴⁾	35	3
COMMERCIAL												
CPD Tract	20,000	----	100	100	45	20 ⁽⁶⁾	10/0 ⁽²⁾	20/5 ⁽¹⁾	----	20 ⁽⁴⁾	35	3
RECREATIONAL FACILITIES												
Recreational Facilities, Private On-site (Amenity area)	10,000	----	80	90	45	20 ⁽⁶⁾	5	5	10 ⁽¹⁾	20 ⁽⁴⁾	35	3

Footnotes:

- (1) Accessory structures – No accessory structures may be located in a buffer. Lakes will include a 20’ Lake Maintenance easement, as measured from the control elevation of the lake outside of individual residential parcels.
- (2) Interior side only
- (3) Exterior side only, with minimum building separation of 10 feet
- (4) Preserve Setbacks: Principal and accessory structures must be setback a minimum of 20 feet from the preserves.
- (5) Multiple-family dwelling units located on multiple-family Tract #1, within 75 feet of Leesure Village Recreational Vehicle park and Leesure Village Mobile home Park, will be limited to a maximum height of 35 feet.
- (6) All other streets in accordance with Section 34-2192(a) of the Land Development Code
- (7) For those lots in Townhouse Tract #3, abutting the canal on the west, the minimum rear setback will be 12 feet, as shown on a sketch

attached hereto as EXHIBIT I.

- (8) For those lots in Townhouse Tract #3, the minimum front setback will be 20 feet, as shown on a sketch attached hereto as EXHIBIT I.