

ROTONDA SANDS CONSERVATION ASSOCIATION  
Stand-Alone Structures such as Tiki Huts, Pergolas, and Pavilions

**Stand-Alone Structures such as Tiki Huts, Pergolas and Pavilions**

Reference: Document Library, [www.rotondasandsfl.com](http://www.rotondasandsfl.com)

March 2020, Restatement of Covenants and Restrictions for Rotonda Sands.

**Guideline Updated and Approved: August 14, 2024**

Article 9. Use Restrictions, Section 5. Accessory Structures.

Article 9. Use Restrictions, Section 2. Structures.

**Purpose for All Stand-Alone Structure Guidelines:**

Per the Restatement of Covenants and Restrictions for Rotonda Sands. Article 9. Use restrictions Section 5. Accessory Structures are strictly prohibited. Accessory Structures include buildings with solid walls such garages, sheds, and barns. Pursuant to Article 9. Use restrictions, Section 2, Structures all other structures must be erected in compliance with the declaration. Other structures may include, but are not limited to, Pergolas, Tiki Huts, Pavilions, and other structures made of wood and/or metal and having no solid walls. Anything other than a screen will be considered a solid wall.

In certain instances, these structures may be allowed provided they meet the requirements set forth in the following manor outlined below and are approved in writing by the Association.

All plans for any of the above-mentioned structures must be submitted to the **Association Management** in accordance with the governing documents for approval prior to construction. Installation of any structures without prior approval by the **current sitting Board of Directors** will be deemed a violation of the governing documents and will be addressed accordingly.

**LOCATION:**

**Rear of property adjoining the dwelling:** The structure must be part of the continuous flow of a back Lanai, this flow may be either a continuation of Lanai deck or attached patio not to exceed the furthest extension of dwelling right or left from street view.

The structure may not be of such a solid nature as to give the appearance of a solid wall or obstruct a neighbor's view of lakes or waterways.

The structure cannot exceed beyond the furthest back extension of the Lanai from the dwelling.

Structure height cannot exceed the lowest height point of the dwelling. This includes the Lanai cage, pool cage and the lowest point of the dwellings roof, whichever is the lowest height.

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**Side Yard/Backyard away from dwellings:** The structure should be placed in such a manner that will not block a neighbor's view of lakes and waterways.

The height may not be taller than a single-story home standard height. All support posts must be firmly cemented into the ground.

Appropriate landscaping must be placed around to give a pleasing appearance to the community.

**Notes:**

Consideration should be given when erecting a structure to the possibility of it having Damage and/or flying or floating debris from tropical storms, hurricane force winds or Flooding.

After proper notice, the property management representative has the authority to Inspect the property for proper structure construction and placement if an infraction Is suspected.

Approval or denial of these structures is at the sole discretion of the **Board of Directors**.