



In accordance with Section 5.1.2 d. of the Second Amendment to Amended and Restated Declaration of Covenants and Restrictions for Irish Acres, Irish Acres Acquisitions, LLC ARB hereby approves and establishes the following guideline and standard for:

**Maximum Square Footage Allowable for  
Detached Garage or Garage Apartment**

5.3.10 Subdivision- Multi-Units states "Only one Dwelling Unit may be erected on each Lot although an additional detached garage apartment may be permitted by the ARB. No Lot may be subdivided, except to increase the size of an owner's property upon which no more than one (1) Dwelling Unit is constructed".

In regards to a Detached Garage or Garage Apartment permitted in Section 5.3.10 above the following are the guideline and standard that outlines the maximum square footage allowable for a Detached Garage or Garage Apartment based on Lot and Main Residence size.

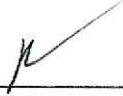
The guideline and standards are as follows:

- 1 acre and below: 30% of the total residence ground floor area under roof.
- 1.1 to 2 acres: 35% of the total residence ground floor area under roof.
- 2.1 to 3 acres: 40% of the total residence ground floor area under roof.
- 3 acres or more: 45% of the total residence ground floor area under roof.

Area Calculations for total residence ground floor area under roof includes: Living Areas, Garage, Covered Patio, Screen Room, Lanai, and Covered Entry.

Please note that second floor areas are not allow in the area calculations.

Approved: \_\_\_\_\_

  
Matthew Rudnianyn

Date: \_\_\_\_\_

9/8/16