

3. Open Space, Parks, Playgrounds, and Facilities

- a. At least twenty-five (25) percent of the area in a recreational resort shall be designated as natural open space for the common use of the occupants and patrons of the development. The land covered by vehicular roads, off-street parking, yard areas around the dwellings, and service buildings shall not be included in the area used to meet the open space requirement.
- b. As assurance that the designated area will remain as open space, the owner shall execute an open space preservation agreement with the county in which the owner agrees for himself, his successors and assignees to refrain from constructing dwellings or other structures on the designated open space areas throughout the life of the development.
- c. All flood plain areas and floodways, if any, shall be included as part of the common open space.
- d. Construction and maintenance of all common areas and facilities shall be provided by the resort owner except, costs may be proportionately shared by the resort owner and the property owners' association where lots or condominium units which are part of the approved resort are to be sold.