SANDLEHEATH CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

Updated, approved, and adopted

by

the Board of Directors of

Sandleheath Condominium Association, Inc.

April 14, 2025



WELCOME TO SANDLEHEATH

Welcome to Sandleheath and condominium living. Sandleheath, a part of The Meadows Community, consists of 86 villas with its own governing association. All of us who live here, both owners and renters, depend on each other to help maintain the pleasant environment in which we live.

Maintaining cordiality is one of the goals of the Sandleheath Board of Directors. The primary objective of our rules and regulations is to establish accepted behaviors. We expect and trust that every resident, whether an owner or renter, will do their part in abiding by rules and regulations which have evolved over the years.

The Sandleheath Annual Meeting is held in March. For the date, time, and location of the meeting please contact the secretary of the Board. Your Board of Directors meets periodically throughout the year; notices for those Board Meetings will be posted on bulletin boards at each U.S. Mail pedestal and forwarded by email. Board Meetings are open to all owners, and you are urged to attend and to become involved in your association.

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The Declaration of Maintenance Covenants and Restrictions of the Commons for the Meadows and the Declaration of Restrictions for Multi-family Developments at The Meadows are hereby incorporated by reference. The Rules and Regulations are also reflective of Sandleheath's governing documents, and no rule may contradict any part of its Declaration, Bylaws, or Articles of Incorporation.

OCCUPANCY

The rules of occupancy reflect provisions of the State of Florida, Sarasota County, Declaration of Condominium, Articles of Incorporation, Bylaws of the Sandleheath Condominium Association, Inc., and The Meadows Community Association rules.

1. No owner, renter or other occupant of a Condominium Unit shall use the unit for other than residence purposes.
2. Where title to a unit is the name of a corporation, trust, partnership, or other than an individual or individuals, the unit owner shall by certificate, deliver to the Secretary of the Association, designation of one (1) family or person as the occupant of the unit. Except for the designated family or individual, no other family or individual may reside in the unit without prior Board approval.
3. No occupant shall make any use of a unit that violates any laws, ordinances, or regulations of any governmental body.
4. No occupant shall commit or emit any nuisance or immoral or illegal act in any unit or on the common elements.
5. A unit may not be leased for a period of less than three (3) months, nor more than two (2) times in any calendar year. No subleasing is permitted.
6. Prior Board approval is required before any person may purchase a unit, rent or lease a unit, or renew a rental/lease agreement.
7. A one hundred fifty dollar ($150.00) non-refundable fee is to be included with each purchase and/or lease application to offset processing costs that are not part of the operating costs of the Association.
8. A fee is waived for:
    a. Lease renewals and extensions.
    b. A current renter, who previously paid a fee, rents and occupies a different unit in Sandleheath.
    c. An owner who purchases and moves to another unit in Sandleheath.
9. Owners may not use the common elements and facilities during a period when the unit is leased or occupied by others, except as a guest of the lessee.

NOISE

No owner, tenant, or other occupant of a unit shall permit loud and objectionable noises or obnoxious odors to emanate from the unit which may cause a nuisance to the occupants of other units in the sole judgment of the Board. Sandleheath observes the hours between 10 PM and 8 AM as time to be especially respectful of other unit owners' right to peace and quiet within their respective units.

PARKING/OBSTRUCTIONS

1. To prevent damage to sprinkler heads and landscaped areas, parking of any vehicle or driving on any lawn or any other unpaved areas is prohibited.
2. Boats, campers, commercial vehicles, commercial vans, recreational vehicles, motor and mobile homes, trailers or trucks shall not be parked overnight in any parking area. Residents may park vehicles referenced above at 2600 North Honore Unit B (slightly south of Athlete's Way on the right exiting Sandleheath). Call MCA (Meadows Community Association) Safety Office at 941-809-0084 to fill out appropriate forms.
3. All Sandleheath residents shall be limited to two vehicles per unit unless prior written approval for additional vehicles is obtained from the Board. Residents are limited to the use of no more than one common parking space on a regular basis. Common parking areas shall not be used to park or otherwise store a vehicle that is not used on a regular day-to-day basis.
4. Owners of multiple cars who regularly use a common parking space shall use their driveway whenever they have a need for guest parking. Except for driveways, all parking areas shall be regarded as common parking, including areas adjacent to driveways. Driveways to each unit are limited common property and are for the exclusive use of owner, lessee, or occupants of that unit. Parking on someone else's driveway without the unit owner's permission is prohibited.
5. Garage doors should be closed except when the garage is being used for a functional purpose (not play). The driveway entrance to the garage shall not be blocked, except by the owner, their guest, or a renter. Automobile repairs are not to be performed on the premises except in the garage.
6. Sidewalks, driveways, entrances, and common areas of travel must not be obstructed in any manner and must be kept free of any materials including pet gates, which must be removed when not in use.

ELECTRIC VEHICLE CHARGING EQUIPMENT

The Board has authority over the installation of individual charging stations. Individual charging stations installed by unit owners with Board approval shall be administered as described below and as otherwise provided in Section 718.113 (8) (9) of the Condominium Act and subject to Rules of the Board. The Application for Installation of Electric Vehicle Charging Equipment form may be found on the Sandleheath website (https://www.sandleheathca.org/.)

1. Installation, Maintenance, and Use. Unit owners may install electric car charging stations in accordance with the following:
   (a) No electric car charging station or similar apparatus ("charging stations"), or any component thereof, may be placed, installed, constructed, or used by a unit owner, unless within the boundaries of the unit owner's limited common element or exclusive designated parking area (i.e. garage), and after having received the prior written approval of the Board. Charging stations may not be installed in any other area of the Condominium.
   (b) The unit owner installing the charging station must comply with safety requirements consistent with applicable building codes or recognized safety standards, engage a licensed contractor for equipment installation, and is responsible for associated legal fees as well as the cost of installation, maintenance,
   (c) The unit owner and each successive unit owner shall for as long as they are the owner, be responsible for the following:
      i. The cost of electricity associated with the charging station, installation, maintenance, removal, repair, and replacement of any sub-meters necessary to measure the electricity use associated with the car charging station, which shall be subject to a written allocation agreement between the unit owner and the Association.
      ii. All costs for damage to any person or property, real or personal, resulting from the installation, maintenance, repair, removal, operation, or replacement of the charging station.
   (d) If a unit owner obtains the approval to install an electrical car charging station, the unit owner and all successors in title shall indemnify the Association, its Members, Officers, Directors, agents, representatives and employees may suffer arising out of or related to the installation, maintenance, operation, use, or removal of the charging station. A Covenant Running with the Land shall be executed and recorded as proof of such an undertaking if required by the Board.

USE OF PORTABLE EMERGENCY GENERATORS

Unit owners may use portable generators to provide electricity to their unit in the event of a public power outage for an extended period (days not hours) provided the following is observed:

1. Generator purchase and use must comply with local laws; any interconnection to the building electrical system must be performed by a licensed electrician.
2. No permanent installations are allowed; the generator may not be stored outside of the unit.
3. Generators must be stored empty of fuel. Storage of gasoline is not allowed in any condominium unit or lanai. Any fuel remaining after generator use should be removed or must be stored in a fuel storage cabinet located in the garage.
4. Generators must be operated outside, at least ten (10) feet from adjacent buildings. When operating generators, they must be situated where exhaust fumes cannot enter any adjacent unit or garage.
5. Designated operating hours for generator use are 8 am to 10 pm. Exceptions upon approval from the Board.
6. The unit owner accepts all responsibility for any damage caused directly or indirectly to any person or property, resulting from the installation, maintenance, repair, or operation of the generator.

Note: Refer to operating manuals and see MCA literature for additional safety guidance (Tips for Using Portable Generators.)

LANDSCAPING

Residents are encouraged to beautify areas around their units within certain guidelines and restrictions. Members of the Landscape Committee are available to owners to help make appropriate selections of native, non-invasive plants that require no undue maintenance. Owners may plant in condo gardening areas only with prior approval of the Landscape Committee chair. Plants purchased by owners in condo gardening areas become the property of the condo association.

Approval is not required for planting in owners' personal gardening areas. All deviations must be approved by the Board. Refer to Appendix A: Graphic Display of Property. The Board always reserves the right to be the final arbiter regarding these matters and may assume responsibility for these areas at such times as seems prudent/necessary due to neglect.

AREA A—Area hidden from the street by latticework partitions

1. Plants – Owners may plant items of their choice in planting beds marked “C” and are responsible for upkeep of these beds as follows:
    a. Trees and shrubs visible from the street whether grown in planting beds or in pots, should be pruned regularly. They must not grow on or through the rafters or latticework.
    b. Vines and other climbing plants are to be pruned to prevent direct contact with lattice and/or wall surfaces. When planting anything other than flowers or decorative bedding plants, residents must first provide the Board with information showing that the mature size of the item is appropriate for the bed in question.
    c. Prior to closing their condos, seasonal owners should remove annuals.
2. Hanging decorations—Owners may hang flowerpots, wind chimes and other agreed upon times of decoration from the rafters; fastening devices such as wires and chains used to hang items must be removed when the owner or person leasing is not in residence for more than one month. Hooks or appropriate size and condition may remain, provided they extend from the underside of the rafters only.
3. Other decorations may be placed in this area, but may not be added, embedded or otherwise attached to any exterior surface in a way that defaces its original design and appearance.

AREA B—Area of the patio court visible from the street (extending from the area adjacent to the front lattice to the front door)

1. In this area, the owner may locate the following:
    a. Potted plants, patio furniture, including a decorative bench, table or chairs (but not folding lawn furniture or interior home furnishings).
    b. Door and wall hangings affixed in a way that avoids damage.
    c. Name signs with the family’s last name may be suspended from the beam of the entryway, measuring not to exceed 15” x 3”.
    d. Fire pit tables are not permitted on the patio courts.
2. Exterior elements visible from the street. The owner may display the following:
    a. Holiday lighting and decorations appropriate to the season may be displayed between October 15 and January10. These must not be permanently affixed to any exterior element.
    b. Flowerpots and flower boxes may be placed on top of the latticework rail only if equipped with means for protecting wood from excessive stain and water damage, and is constructed of non-deteriorating material, and is not affixed to any exterior element.
    c. The flag of the United States of America, using proper flag etiquette.

AREA C & D—Includes the garage window and front walk

1. Windowsill – Owners may set a flower box of flowerpots upon the sill of the garage window provided it is well maintained including drainage and is appropriate in size for the sill and is not affixed to the window frame.
2. Front walk—Owners may locate a flowerpot containing one of more plants upon the front walk provided it is well maintained, does not exceed five gallons and does not interfere with lawn mowers or edgers. Limit of one pot.
3. Owners may display the flag of the United States of America, using proper flag etiquette, in this area.
4. Acknowledging residents may frequently use their garden hoses, Sandleheath residents are permitted to keep garden hoses attached to the exterior faucet on the garage. When not in use, hoses should be neatly stored and when possible, out of sight.

AREA C & E—This area immediately behind the lanai extends three feet from the condo unit and includes the stepping area leading from the back door

Owners may display the following:

1. Steppingstones or a bedding of landscape stones such as “river stones” of their choice to facilitate entry/exit through the back door provided the stones do not extend more than three feet beyond the condo unit door nor beyond the doorway width. The Board may approve exceptions to these dimensional restrictions upon written request from the unit owner if the unit owner can demonstrate that additional space is necessary to allow for proper entry due to exceptional ground or drainage conditions, such as excessive mud or standing water in the immediate area of the door, that would otherwise inhibit entry or exit to or from the lanai by way of the rear lanai door.
2. Flowerpots and/or wind chimes hung from the soffit over the rear opening of the lanai provided all other appropriate restrictions are met. Limit of three in any combination.
3. Bedding or small stones strategically placed in planting bed marked “C” and/or ground steppingstones to prevent splatter of debris onto patio doors, screens, steppingstones, and back door, provided a weed barrier is placed beneath.

AREA F—This area includes planting beds, abutting the condo unit as well as lawns and planting beds not abutting the condo unit and any other areas referred to by the association as common areas

1. Digging, and/or removal of sod, perennials, shrubs, or trees or placing lawn ornaments and other such item(s) in common areas is prohibited.

2. Planting in these areas is prohibited without approval from the Landscape Committee chair. Owners may display annuals in existing planting beds and in existing exposed areas beneath trees.
3. Plant options for condo areas will be provided by the Landscape Committee and will be appropriate for the physical space factoring in sunlight and shade, the size of the plant at maturity and plants in the adjoining condo areas.
4. Owners are prohibited from using artificial edging, plants, or flowers; using orange/red much; planting fruit trees or vegetables.

ARCHETECTURAL LIGHTING

Residents may use spotlights to accent the landscaping around their unit with certain restrictions:

1. Lighting equipment—Commercially available LED spotlights, either solar powered or 120/60hz ETL safety rated minimum with outdoor rated power cords. The beam intensity must be white and typically 200 lumens.
2. Spotlight placement—Spotlights and cords must be placed where they will not interfere with mowing and edging equipment. The cords must not create a tripping hazard and must not be obviously visible. Three spotlights are allowed per unit.
3. Beam orientation—The beam may not interfere with other units and shine vertically only.
4. Decorative white lights may be used on the inside of the patio court throughout the year.

FRONT AND CENTER POOL REGULATIONS

1. Pools may be used between dawn and dusk. Pool occupancy is limited to eleven people at any one time. The pools are for the use of residents and guests only.
2. Running, diving, horseplay, and pushing are prohibited. Noise restrictions applying to the common areas are also applicable to the pools.
3. No pets are permitted in the pool/pool area or on the common green spaces withing 50 feet of a pool. The use of rafts, boats, chains, balls, or any other such items in a manner that interferes with the enjoyment of the pool and the pool area by other residents or guests is prohibited.
4. The consumption of food or presence of glassware (including bottles) in the pools or pool areas is prohibited except food that may be served at a party having prior Board approval. Plastic drinking containers may be used on the pool aprons but not in the pools.
5. Showering before entering a pool and wearing suitable bathing attire is required for all people using the pools.

6. All rafts, tubes, etc. should be removed from the pool area after use and not stored in the restrooms.
7. Children under fourteen (14) years of age are not permitted in the pool without direct adult supervision.
8. Furniture and equipment are for the use of all. Removal of furniture and/or equipment from the pool area is prohibited.
9. The adding of any substance or material to the pool water by other than authorized personnel is prohibited. Tampering with pool equipment is prohibited. Pool equipment rooms are off limits to everyone except authorized personnel.
10. Smoking is prohibited in the pool area.

DESTRUCTION OF PROPERTY

Owners will be held responsible for destruction, damage, or defacement of buildings grounds, facilities, and equipment caused through their own acts and the acts of their renters, guests, or contractors.

OBSTRUCTIONS

Sidewalks, driveways, entrances, and common areas of travel must not be obstructed in any manner and are to be kept free of any materials that would be unsightly or hazardous.

PETS

No owner, renter, or other occupant of a unit shall:

1. Allow any animals to be kept in the unit other than up to two (2) customary family pets (i.e., cats, and dogs withing size restriction of 15” from the ground to the shoulder subject to waiver by the Board on an individual basis), caged birds, and small marine animals kept in aquariums, all of which shall be kept in conformity with the rules and regulations of the Association, provided that in the event any animal becomes a nuisance to the other residents in the sole opinion of the Board, such animal shall be removed from the unit immediately.
2. Allow any authorized pets to use the common elements except when on a physical leash no longer the eight feet (8’), accompanied by it owner (or dog walker) and then only so long as the pet does not make a mess or otherwise disturb the common elements; pets are restricted within fifty (50) feet of the common elements comprising the center and front pools.
3. Exotic pets such as reptiles, wild animals, and farm animals are not permitted within Sandleheath.

CONTRACT PERSONNEL

1. The Board contracts with various organizations/companies to provide services to the association. To ensure efficient operation and to eliminate the possibility of incurring unnecessary additional expenses, owner/renters shall not give instructions to or request information or assistance from contracted personnel.
2. Any personal work done by the contractor or personnel for any owner/renter must be accomplished after the association's work is completed and shall be at the expense of the owner/renter who requested the work be performed.

SAFETY

1. Security signs may be placed in the planting bed in front of the unit and by the lanai in rear provided each is staked no higher than the surrounding foliage. A maximum of two (2) signs are permitted.
2. No person shall permit any activity or keep anything in or on a unit, garage, patio, lanai, or common areas, which would be a fire or health hazard, or in any way increase insurance rates.
3. No resident may construct or allow a pool, whirlpool, Jacuzzi, hot tub, or spa on the patio or common area.
4. The Board or its designated agent shall be allowed to enter any unit at a reasonable time to determine compliance with the Condominium Act, the Declaration of Condominium, Bylaws, and these Rules and Regulations; and to act to correct emergency or health threatening situations. Every unit owner must provide the association with the name and contact information of an individual who has access to the unit. This is necessary in the event the association must enter the unit, and the owner is not available. The owner is responsible for any cost incurred by the association to gain access to the unit.
5. A single exterior light fixture with one or two floodlights may be installed over the lanai door. Such fixture will be mounted on the soffit and centered over the door. The color of the fixture will be like the color of the soffit. Painting is acceptable (check manufacturer recommendation). The fixture will be aimed at or shaded so that the light does not annoy residents in Sandleheath or surrounding associations. Only white lamps are allowed.

SANITATION

1. Garbage carts and recycle carts shall not be placed outside the unit (including on the patio or lanai) or in any common area except on garbage/recycle pick-up days or until one hour before sunset the evening immediately preceding.

2. It is recommended that yard waste be stored out of sight from the road except on pick-up days or one hour before sunset the evening immediately preceding. The use of plastic bags for yard waste is not permitted.
3. The user of any of the common areas is responsible for leaving the area used in a clean condition.

BICYCLES/MOTORCYCLES

1. Bicycles must be kept inside garages when not in use.
2. Motorcycles are not to be operated in Sandleheath except to ingress and egress the community. Motorcycle engines may not be revved up and must be operated with a muffler system in good operating condition.

SOLICITATION

There shall be no solicitation by any person in Sandleheath, including the common areas, for any cause whatsoever unless invited by the unit owner to be solicited or specifically authorized in advance by the Board.

OWNER CORRESPONDENCE

Any letter sent to owners by the Board concerning official business must be approved by a Board majority prior to distribution—except for association social activities and notification from committee chairs regarding ongoing work.

ASSESSMENTS

1. Annually the Board shall levy assessments in the manner provided by the Declaration of Condominium for the payment of common expenses. One-fourth of each unit's annual assessment shall be due and payable in advance to the association on the first day of January, April, July, and October.
2. Unit owners are responsible for payment of the assessments by the due date. The association may send out bills as a reminder, but non-receipt of a bill does not relieve the owner from responsibility for timely payments. Owners must keep the Sandleheath Association, via the property management company, advised of their addresses for billing and other association communications.
3. If a unit owner's payment is not received within 20 days of the due date, the association shall:
    - Assess a late charge of 10% of the amount due.
    - Notify the owner that in ten (10) days the association intends to file a claim of lien against the unit.
4. If payment is not received prior to the 1st day of the month following the due date, the association shall:

- File a claim of lien against the unit.
- Assess an interest charge of 18% per annum retroactive to the due date and accruing until payment is received which shall include the late charge.

5. The association shall have the remedies and liens provided by the Condominium Act with respect to unpaid assessments, which shall include but may not be limited to late charges, accrued interest, and reasonable attorneys' fees incurred by the association incident to the collection of such assessment or other indebtedness or enforcement of such lien, including attorneys' fees for appellate proceedings.
6. Florida law states that payments received will first be applied to interest, late charges, and legal collection costs. The remainder of such payment will be applied to other assessments if the assessment is not satisfied, any lien will remain in effect and interest will continue to accrue.
7. If the Board levies a special assessment, a due date will be established, and all the above procedures will be followed.

RESTRICTIONS

1. Uniformity of appearance has been established in Sandleheath to support the value of our property and any changes that affect this ambiance are prohibited, unless approved by the Board.
2. In-ground water sprinklers, regardless of location, are the property of the association and may not be altered.
3. The use of appropriate rocks, flowerpots, and edging to solve unmanageable soil conditions may be permitted by the Board. Such requests should be made in writing to the Board prior to installation.
4. Lawn ornaments and extraneous memorabilia or any kind are prohibited beyond the patio area.
5. Signs are allowed as outlined in The Meadows Rules and Regulations, items 1.1 through 1.8. "Open House" signs are permitted at the Honore entrance to Sandleheath, on condominium-maintained property, and in front of the house during the hours an open house is being held.
6. Any building exterior changes must be submitted in writing to the Board to approval using the appropriate MCA application form specified for that purpose. Applications must be approved by both the Sandleheath Board and the MCA before the work is performed. Application forms may be obtained from the MCA office. Applications must include pictures and specifications of proposed doors, screening, skylight/solar tube, or window replacement(s) unless a pre-approved item is selected from a list that may be obtained from the Board or the management company. Upon approval, it is the responsibility of the owner to

comply with any Florida State and/or Sarasota County statutes, building codes, legal requirements, and MCA rules.
All requests for exterior alterations that have been approved by the Sandleheath Board and the MCA under previous provisions of these Rules and Regulations are grandfathered.
Parameters for most requested improvements/replacements:

a. SKYLIGHTS and SOLAR TUBES – Flat or bubble design skylights are permitted. The bubble and frame or solar tube is not to extend more than eight (8) inches above the roof line and mounted on the roof on the back of the unit. Skylight material is to be transparent and clear, with bronze colored aluminum framing. Any damage caused by the skylight or tube is the responsibility of the unit owner present and future (covenant required for approval).
b. WINDOW REPLACEMENT – Glass must be clear. The exterior surface of the window frame must match the existing window style and may be bronze colored vinyl or aluminum.
c. SLIDING DOOR IN KITCHEN – Two full clear glass panels, sliding or fixed, bronze frame with optional screen, bronze frame.
d. LANAI ENCLOSURE – Lanais may be screened or glassed in.
    i. Screened – Rear opening must be three full screen panels (or approved by the Board), bronze frame. The rear door must be a bronze color screen door. The side of the end units must be two full screen panels (or approved by the Board), bronze frame.
    ii. Glassed-in – Rear opening must be three sections of clear glass, bronze frame. Side opening on end units must be two sections of clear glass panels, bronze frame. Glass panels may be sliding or fixed, optional screening to match, bronze frame. The rear door must be bronze in color, full or half clear glass panel. Some wind resistant windows require breaking the “floor to ceiling” glass into two sections for each panel. These may be approved on a case-by-case basis if they reasonably maintain a “floor to ceiling” appearance to the panels.
e. PATIOS and SIDEWALKS – The painting of patio and sidewalk pavers is not permitted. The association will ensure the pavers are resealed on a regular schedule.
f. FRONT STORM/SCREEN DOOR – Both storm and screen doors are permitted. Door color must be bronze (matching window frame), almond or Sandstone.
g. STANDARD FRONT ENTRY DOOR and SIDE GARAGE DOOR – Door style and hardware must closely match existing doors. Doors must be

painted with the Board approved paint color for these doors. See APPENDIX B

All applications must include pictures and specifications of proposed replacements unless the replacement is selected from the pre-approved list.

h. OVERHEAD GARAGE DOOR – Same style and color as existing garage door.

i. CEMENT APRON PAINTING – Owners may choose to have their cement aprons painted. (The cement garage apron is the cement slab in front of the garage door which is used to transition the cement driveway into the garage cement floor.) Since the color on the cement apron is seen from the outside when the garage door is closed. For the paint color that is approved for use on the apron please see APPENDIX B. This color or a comparable matching color from Sherwin Williams is to be used for the initial and maintenance painting of cement aprons.

j. HURRICANE SHUTTERS – Any style of hurricane shutter may be installed when a hurricane or tropical storm watch (48 hours prior) has been issued for our immediate area. These shutters must be taken down promptly after the threat has passed. Hurricane shutters that have been approved, by application to the MCA, for the hurricane season, may be installed starting May 1 and remain installed until November 30 or may be used for any part of that season.

ENFORCEMENT AND SANCTIONS

Violations of the Declaration of Condominium, Association Bylaws, and/or the Sandleheath Rules and Regulations shall be reported in writing and signed by the reporter (or verbally in an emergency), to the Board or property manager. Infractions will be called to the attention of the person or persons involved by a Board member. Violations or a serious nature will be referred to the property manager for action.

The Board has numerous options in dealing with these violations. The options include:

1. Consulting the owner to correct the violation.
2. Levying reasonable fines against a unit owner. No fine may be levied unless the association first provides at least 14 days written notice and an opportunity for a hearing to the unit owner. The hearing must be held before a committee or other unit owners who are neither Board members nor persons residing in a Board member’s household. If the committee does not agree with the fine, it may not be levied. A fine may not become a lien against a unit. It may be levied based on each day of a continuing violation, with a single notice. However, the fine may not exceed $100 per violation or $1,000 in the aggregate. (FCA 718.303(3))

3. Voluntary mediation of the dispute through Citizens Dispute Settlement Centers is encouraged (FCA 718.1255 (2)).
4. Binding or non-binding arbitration (FCA 718.1255 (4)).
5. Litigation.

REQUEST FOR RULE DEVIATIONS

Owners may make a specific request to the Board in writing via our property management company with visuals, if necessary, to deviate from any of the above rules. No action may be taken before his/her request has been acted upon favorably by vote of the Board in regular sessions.

The Board's decision to approve or deny must be in writing and become part of that session's minutes. Requests are to be voted upon at first opportunity, though the Board reserves the right to table a request if further study is required.

APPENDIX A

A - Hidden Area of Privacy Court/Patio

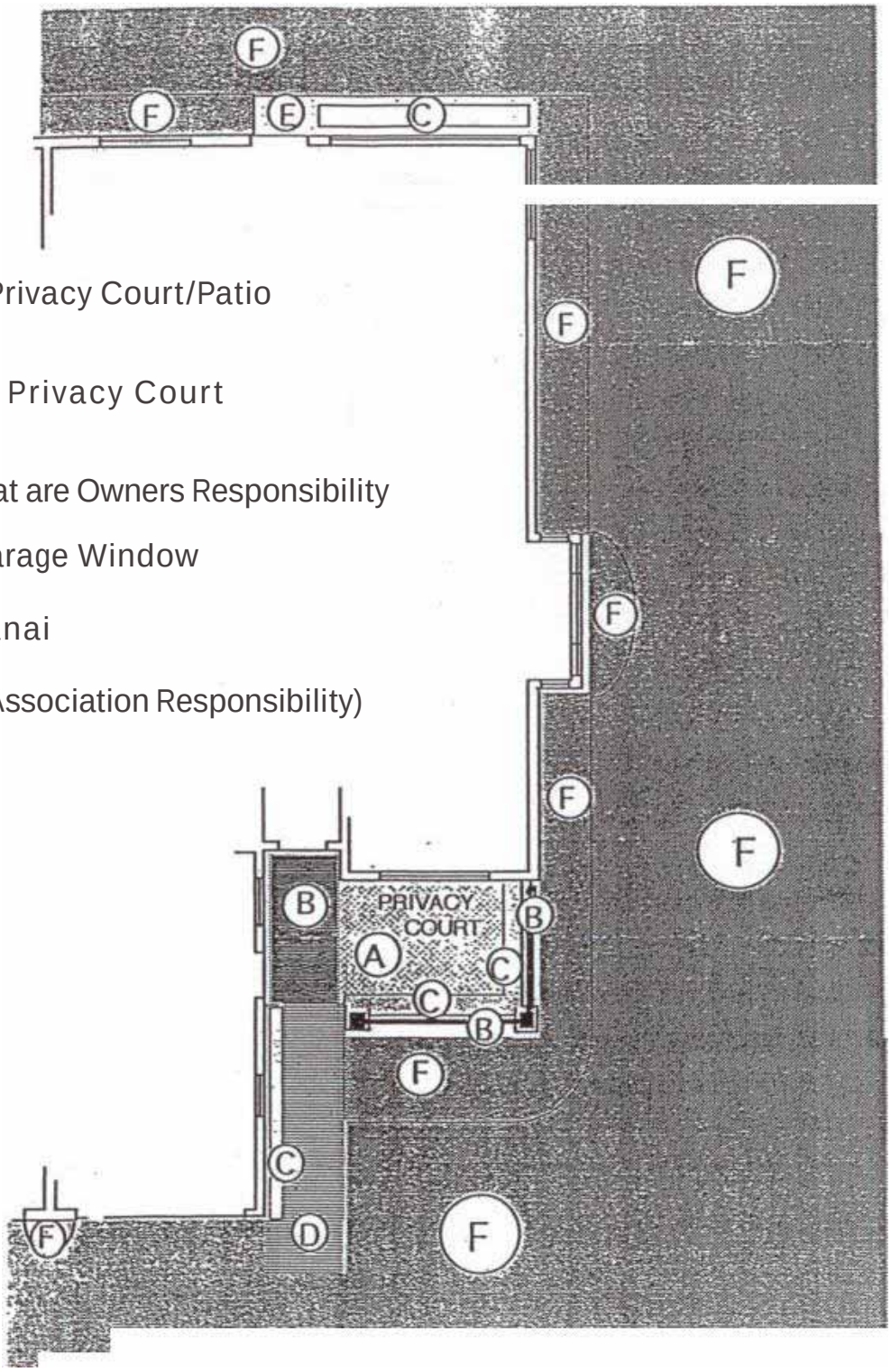
B - Visible Area of Privacy Court

C - Planting Areas that are Owners Responsibility

D - Front Walk & Garage Window

E - Area Behind Lanai

F - Common Areas (Association Responsibility)



APPENDIX B

PAINT COLORS

Building-Sherwin Williams Pro Industrial Semi-Gloss:

Front Door – SW 6214 Underseas

Stucco – SW 7036 Accessible Beige

Trim – SW 9174 Mothwing

NOTE: For small touch-ups our management company has suggested capturing a small chip of paint you are attempting to match and take it to Sherwin Williams. It may be slightly different due to weathering and fading. Sherwin Williams should be able to match it to the current shade

Cement Aprons – Silver Gray PRC-68 from Home Depot

Metal Window/Sliding Door Trim – Rust-Oleum Ultra Cover Premium Metallic Paint in Oil Rubbed Bronze. It comes in quart size and may be found at Home Depot or Lowes.