

EASTLAKES PROPERTY OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

GOVERNING DOCUMENTS

The legal documents which control all of the properties in the Eastpointe Community, including the condominiums, are the Declaration of Restrictive Covenants, the Articles of Incorporation, and the By-laws, all of which were amended and restated in 2002, adopted by a majority vote of the residents at the Annual Meeting of the Eastpointe Homeowners' Association (HOA) on December 9, 2002, and duly recorded in the Public Records of Palm Beach County. The HOA is responsible for all matters which affect the entire community, including security, cable contract, road maintenance, and landscape maintenance of the entrances and various common areas which were not deeded to the Eastpointe Property Owners' Association (EPOA) and the Eastlakes Property Owners' Association (ELPOA). Responsibility for all other matters, including architectural control, was assigned to the two property Associations. These Rules and Regulations are intended to summarize the principal issues spelled out in the formal documents which affect the Ownership of property within our community.

APPROVAL PROCEDURE

All changes to the exterior of a home, including, but not limited to, painting, roof replacements, patios, screen enclosures, landscaping and site (divider/privacy) walls must be approved by the Architectural Control Committee (hereinafter "ACC"). Approved colors for painting homes, patios, site walls and driveways are available for review in the property office. All proposed paint colors must be submitted to the ACC for approval. The Eastlakes Property Association (hereinafter "ELPOA") has a form which must be submitted for review by the ACC and gives further details as to the specific changes which must be approved and the process which must be followed. Comments will be solicited from abutting neighbors for architectural or structural changes affecting the sides and rear of a house or the landscaping in those areas. Architectural or structural changes to the front will require solicitation of comments from all affected neighbors on the street. Neighbors will not have veto power over a proposed change, but their opinions will have strong influence over ACC action. If approved a statement is furnished to the Owner, with a copy to be given to the contractor doing the work. The contractor shall show the approval statement at the request of the property manager or a security officer. The applicant for approval of a change and any affected neighbors shall be informed of the action of the ACC following the meeting at which its action is taken. Appeals by any aggrieved party must be submitted to the ACC within ten (10) days of receipt of notice of the action by the ACC. Such appeals will be referred to the ELPOA Appeals Committee, established under Florida State Statute 720. The information regarding the appeals process is available for review in the ELPOA office.

POLICIES AND PROCEDURES OF THE ACC:

Approvals: Approvals of paint colors, patios, screen enclosures and roof materials shall be given by a quorum present at a meeting of the ACC. Approvals shall not be given by the Eastlakes POA office staff or individual members of the ACC. This applies even if the paint or roof colors comply with the approved paint colors and/or roof materials.

All paint colors submitted shall be accompanied by brush-out samples, manufacturers' color chips from their color charts or reference to the color numbers and names from the

approved Behr paint charts referenced below. Actual roof samples or manufacturers' color charts shall be submitted for the roof materials. No written descriptions by themselves shall be accepted. If an actual paint color applied to a house or driveway does not match the brush-out or manufacturer's color chip, the resident shall have his/her house or driveway repainted within 30 days (to match the approved brush-out sample or color chip) of receipt of a written notice from the ACC that there has not been a satisfactory match.

The ACC meets once a month, generally the day of and before the ELPOA Board Meeting that occurs on the third Thursday of the month. Residents submitting applications to the ACC for their consideration shall submit their applications at least three days before the monthly ACC meeting (on Monday before the Thursday meeting). In case of an emergency, such as a leaking roof that requires immediate replacement, the ACC will call a special meeting to consider an emergency request for consideration and approval.

RESIDENTIAL UNITS MAINTENANCE, LANDSCAPING AND PRIVACY WALL REPLACEMENT

I. Owners of detached residential units are responsible for the maintenance of their property and repair of deficiencies which affect proper external appearance. This includes the house exterior; roofs; driveways; divider/privacy walls on one's property; the side of a divider/privacy walls on a lot line which faces one's property; fences; and mailboxes. Roofs must be cleaned as necessary to maintain a proper appearance. The time period for this varies with the type of roof, climatic conditions and quality of the cleaning.

At times, issues arise concerning the maintenance, removal or replacement of trees, shrubbery or divider/privacy walls when it is not clear on which property they lie. When such a circumstance occurs, the Owner is responsible for having a survey performed to determine the location of a lot line.

In most cases, a divider/privacy wall is exclusively on an Owner's property, and it is then exclusively that Owner's responsibility. In other situations, divider/privacy walls on the lot line shall be the joint responsibility of the affected neighbors. The final decision involving a divider/privacy wall replacement is subject to approval by the ACC.

In cases where a divider/privacy wall is on a property line in accordance with a legal survey/plot plan and needs to be replaced, it can only be replaced with a privacy wall to match the existing and the Owner (s) shall be responsible for obtaining County Zoning/Building Department approval as well as ACC approval.

In lieu of a divider/privacy wall replacement that is not on a property line, a proper and approved shrub line equivalent in height to the five foot (5' high) original divider wall can be planted, so that at maturity it restores adequate privacy to an abutting neighbor. An application for the selection of shrubs must be submitted to the ACC. When the ACC permits shrubbery to replace a fallen or damaged divider/privacy wall, the shrubbery must be of a type that will grow, as above to a height and density that will adhere to the function of providing privacy for adjoining neighbors. The Association can advise accordingly as to the type of shrubbery that may be used. Any deviation from these rules and regulations will be deemed non-compliant by the Association.

In certain cases, some Owners have common elements, such as a common driveway or parking space. Such Owners are jointly responsible for the maintenance of those elements, which may be performed by the Property Association, if desired, and costs billed to the Owners.

II. In order to retain the landscaping beauty of our community, no live tree on an individual's property or on common ground may be removed without the approval of the Landscape Committee and the ACC, and under certain conditions, the approval of the County may be required. A replacement tree (s) will be required, if deemed necessary by the ACC to maintain the proper appearance of the community. Owners are also responsible for the removal and replacement of shrubbery which has become unsightly and for the replacement of sod which has deteriorated or receded from plant beds. The Association will replace sod where damage was due to improper care by the landscape or weed control contractor, or by failure of the irrigation system. However, when drought conditions prevail, the Association cannot be responsible for the above. Owners are also responsible for the removal of all trees on private property, even when uprooted or damaged by winds or flooding, and the removal of debris from storms. The Association may arrange for this work to be done by a contractor selected by the Association, especially if the property Owner is away, but the property Owner will be billed for the cost of this service.

III. Installation of and Use of Hurricane Panels/Shutters

The purchase of and installation of approved hurricane protection for homes can include accordion vinyl shutters, metal panels painted to coordinate with a home's exterior color, clear acrylic panels, and fabric/material type shutters. Plywood panels are not accepted and will be deemed non-compliant by the Property Association.

During the official hurricane season from June 1st to November 30th (a six-month period), an Owner who is not in residence during that entire period may put approved hurricane protection (as clarified above) into place for that entire period. An application is required and must be submitted to the ACC for written approval prior to any hurricane protection being put into place on a residence.

For those Owners in residence during the hurricane season, hurricane protection may be put into place when there is a declared hurricane forecast, warning, or imminent emergency issued by the National Weather Service, or when the Owner is away. Such protection must be removed/opened within seven days after the hurricane passes, or after the National Weather Service cancels the emergency, or after the Owner returns.

It is the responsibility of the Owner to make all arrangements for installation and removal of hurricane protection.

IV. Painting

The ACC suggests that houses adjacent to one another shall not be painted in the same color. The intent is to promulgate variety (within the framework of the approved color schemes), with the exception of the white houses with red tile roofs on 13114 through 13222 Touchstone Place, which shall have roof replacement and repainting to match the existing colors (white walls, red terra cotta tile roofs). Also, all houses along Palm Grove Court shall be uniform in color and shall maintain the current color.

Approved paint colors for houses: Home Depot Behr Paints, or approved equal, from Behr's "Exterior Collection", "Premium Plus/Ultra" 2009, body, trim and accent (for front entrance doors only) colors, with the exception of the following colors, which are not approved:

Body colors: Red Pines, ECC 27-1, Lost Summit, ECC 15-1,
Windy Seas ECC 31-1.

Trim colors: Heather Field ECC 23-2.

The ACC's policy is to avoid dark colors for the body of houses hence the elimination of these colors. Body and trim colors shall not be interchangeable. Body colors shall be used for the body of the house only, and trim colors, for the trim only.

Approved colors for driveways: Driveways shall be repainted in the same color as existing provided the colors were previously approved by the ACC, or either PFC-63, Slate Gray, PFC-64, Storm, PFC-65, Flat Top or PFC-69, Fresh Cement from the Behr Solid Color Concrete Stain Chart. Other colors may be allowed if submitted to the office and approved by the ACC. These colors would include beige and terra cotta. (Behr paints do not have to be used. Other paint manufacturers are acceptable as long as their colors are similar to the approved colors.) Driveways can also be sandblasted, left natural and/or coated with a clear sealer.

Approved colors for garage doors and trim around door openings: Generally, body color so that door blends into the overall house color, or trim color if white or light color.

V. Roofs

The following roofing materials are allowed: Factory painted precast concrete tiles, factory coated metal roof tiles in barrel vaulted or shingle configurations, terra cotta tiles of adequate strength (in barrel vaulted shapes) and ceramic coated roof tiles in barrel vaulted or shingle shapes. Asphalt shingles may be used where the existing roof consists of asphalt shingles (generally the "courtyard" or "patio" homes along Touchstone Place and Crosspointe Drive, homes on Touchstone Court and Touchstone Circle and homes along Palm Grove and South Pine Courts). It is the intent of the ACC that roofs of adjacent houses can be of different materials or shapes in different colors (with the exception of the white houses on Touchstone Place referenced above and houses with asphalt shingles, which shall harmonize with adjacent and/or attached houses such as the "patio" houses referenced above).

Where two houses are attached to one another with a common party wall and common roof, which is unique to the "courtyard" or "patio" houses referenced above, where the roof of one house is in need of repair and needs to be replaced, the roofs of both houses shall be replaced with the same roofing material at the same time, and each owner shall bear the cost of replacing his or her own roof. This is because the center section of roof on both houses is one contiguous roof and the roof on one house cannot be replaced without replacing the roof of the other and maintain guarantees against leakage of the roof of the house whose roof is not replaced. Also, if one house is painted, all effort shall be made to have the other adjoining house painted at the same time and in the same color.

VI. Temporary Tarpaulins ("blue tarps")

Where required as temporary roofs, temporary tarpaulins shall be removed in a timely manner so as not to become an "eyesore" to the community. The ACC shall determine what constitutes "timely" and shall work with the Homeowners to see that the tarps are removed in a timely manner. In no case shall a "tarp" remain on a roof for more than one year.

VII. Mailboxes

Homeowners are responsible for replacing their own mailboxes. When they are in a group of more than one, they shall match the existing adjacent mailboxes. The ACC has developed standards for individual mail boxes from which Homeowners may choose.

VIII. External Installations/Equipment

Antennas external to a house are prohibited, except for any antenna or satellite dish stated to be allowable by federal, state or local law. In those cases, it is expected that the Owner will cooperate with the ACC to choose an installation and landscaping which minimizes its being an eyesore to the community.

Water conditioners, emergency generators, air conditioning units (individual through the wall room air conditioner and/or condenser/compressors) and other equipment placed on the exterior of a home must be approved by the ACC and may be subject to County approval. Permits, where required, shall be obtained. Landscaping required to conceal the external installations must also be approved by the ACC.

IX. Fences

Plastic fences are not permitted. Factory-painted metal fences are preferred. Pointed tops shall be avoided. Wood fences may be considered with planting under certain circumstances. All fences are subject to approval by the ACC.

X. House Extensions

House extensions shall not exceed building setback and height restrictions of the Planned Unit Development (PUD) as enforced by the County. Any additions or extensions, including patios and screen enclosures, will have to be approved by the ACC. Patios and screen enclosures shall be placed within the Homeowners' property and shall not extend over the property lines onto common ground. Extensions are subject to County Zoning/Building Department approval.

XI. Miscellaneous

Nuisances - Nothing may be done or retained on property which can become a nuisance to neighbors.

Animals - In conformance with the Homeowners' Association Rules and Regulations, no animals, birds or other creatures shall be kept and maintained in a Residential Unit or any part of the Residential Property, except for domestic house pets (i.e., cats, dogs, birds), which shall be kept only for the pleasure and use of the occupants and not for any commercial use or purposes. The number of allowable pets shall not exceed two. All pets must be kept on a leash when outside of the Owner's premises, and their excrement must be removed immediately by the Owner. Pets must not become a nuisance to other residents and dogs must be walked on an Owner's property or on the community's common ground, not on a neighbor's property or any golf area.

Trash and Garbage - All trash/garbage and recyclable materials shall be contained in receptacles before they are brought to the curb. Receptacles for trash/garbage and recyclables shall be kept within the house, garage or carport until the day of collection.

Recreational Facilities - The use of recreational facilities is limited to the Owners and their guests, or lessees of a property.

Recreational Equipment - Permanent installations of swing sets, gyms, sandboxes, or any other recreational type outdoor equipment, are prohibited unless approved by the ACC. Temporary installations for visits by young families require advance approval by the property manager.

Vehicles - Only passenger automobiles and certain other vehicles used only for non-commercial passenger use are permitted to be kept within the Eastpointe community. Pick up trucks under 3/4 ton capacity used primarily as passenger vehicles are permitted, except that no property may be kept in the open bed. The Eastpointe HOA Declaration of Restrictive Covenants contains a detailed list of prohibited vehicles, including motorcycles.

Flags - The only flags permitted to be displayed are one American flag, one State of Florida flag, or one decorative flag, attached to the house or tree. No permanent in-ground flag poles are allowed.

Signs - Each Detached Residential Unit shall have a house number whose numerals are at least four inches high, easily visible from the street, in conformity with fire

regulations. A plate not exceeding one (1) square foot in area indicating the name of the occupant is permitted. Except for signs which the Association is required to post, install, or monitor by law, or otherwise deems necessary to promote the health, safety and welfare of its members, all other signs are specifically prohibited, except as may be approved by the Committee. Security alarm monitoring signs no larger than 12" x 12" and no higher than 2 feet from the ground are permitted.

Commercial Work - Workers will be allowed on property at 7:30 AM, but may not begin outside work until 7:45 AM. No commercial work may be performed on Sundays, unless specific approval has been given in advance by the property manager. Emergency repairs by an accredited/licensed contractor may be performed on Sundays without prior permission. The Homeowner shall be responsible for notifying security of the name and approximate time of arrival of the contractor.

Community Television Channel - Channel 63 provides further detailed information concerning our community, including ongoing activities.

Parking – There shall be no parking of vehicles on lawns or grass areas in front of houses.

ENFORCEMENT

Failure to comply with the Approval Procedure set forth above or with any of the Miscellaneous Rules and Regulations listed in Section XI shall subject the unit Owner to the established enforcement procedures.

The properties will be inspected on a regular basis and property Owners will be informed in writing if their houses and/or site walls need to be repainted, roofs cleaned or replaced as follows:

When the ACC, or the Property Manager acting for the ACC, determines that a Homeowner has not complied with the Approval Procedure or that a property requires corrective action of some sort, a letter is normally sent giving the Owner thirty days to correct the deficiency. Consideration is given to any extenuating circumstances. If the Owner has not corrected the deficiency after this notice, a second notice is sent, giving the Owner fourteen (14) days to correct the violation. The Association is empowered to impose fines if an Owner does not correct the violation after this second notice. A fine of \$50 per day up to a maximum \$1,000 may be imposed in such cases. It must be emphasized that the Property Association also has the power to enter a property and clean, paint, remove unsightly items, and repair structural deficiencies which affect proper external appearance, when the Owner has neglected or refused to do so after being given due notice. The Owner shall pay the costs incurred by this action by the Association.

If an Owner neglects to pay the above referenced fines and/or costs, the Association shall have the right to pursue payment in the County Court system. The Board of the Association will give every consideration to extenuating circumstances in resolving these problems.

Adopted and Approved by the Eastlakes P.O.A Board of Directors on March 15, 2012.