

INSTALLATION OF SATELLITE DISHES

Satellite dishes should be no more than one meter in diameter.

We request that all satellite dishes be placed in a non-conspicuous place. Preferred installation locations are as follows:

- On side all of home
- On rear wall of home
- On the ground in rear yard and below the top of a fence height

We respectfully request that satellite dishes **NOT** be placed on top of roofs. Should you feel your roof is the **ONLY** location that will give you proper reception, please contact the property management company immediately and provide a copy of the proposal.

TAMPA PALMS NORTH OWNERS' ASSOCIATION, INC.

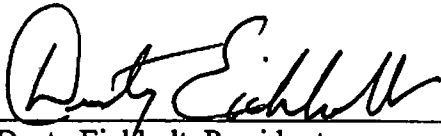
RESOLUTION REGARDING THE USE OF BASKETBALL HOOPS

PURSUANT to the Declaration of Covenants and Restrictions for Tampa Palms North Owner's Association, Inc., which provides that the Architectural Design and Modifications Committee (ADMC) may recommend standards for the community. Being the desire of this committee to maintain a uniform and harmonious appearance within Tampa Palms North communities regarding the use of portable basketball goals/hoops,

IT IS RESOLVED that portable basketball goals/hoops may be used upon the drive of a Home but may not be positioned in such a way that the street is used for play or the sidewalk blocked to pedestrian traffic. All portable basketball hoops must be removed from view from the street (s) and cannot be in use between the hours of 8:00 p.m. to 9:00 a.m. All play equipment must be maintained on a regular basis by the Owner to preserve community standards. Portable recreation equipment and toys do not require approval from the ADMC.

BE IT FURTHER RESOLVED that the ADMC and the Association's attorney will periodically review this resolution and will have the right to adopt new standards from time to time.

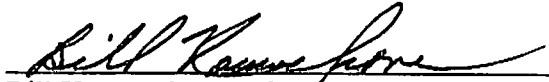
Effective as of the 15th day of March, 2005.



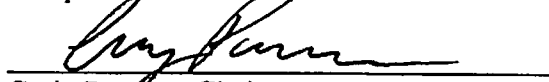
Dusty Eichholt, President
Tampa Palms North Owners Association



William Bilkey, Vice President
Tampa Palms North Owners Association



Bill Kouwenhoven, Secretary/Treasurer
Tampa Palms North Owners Association



Craig Parzino, Chairman
Architectural Design and Modifications Committee

TAMPA PALMS NORTH OWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

RECREATIONAL EQUIPMENT AND OTHER PERSONAL ITEMS

PERMANENT BASKETBALL GOALS:

Permanent basketball goals will **NOT** be allowed within the Tampa Palms North Association.

TEMPORARY BASKETBALL GOALS:

One regulation-size or smaller, professional MOBILE backboard may be placed on the property after the owner submits an Architectural Application and the request is approved by the Architectural Design and Modification Committee (ADMC) in writing. **The temporary basketball goal MUST BE removed from public view when not in use.** All equipment must be maintained on a regular basis by the homeowner to preserve community standards.

All recreational equipment to include (but not be limited to) small children's basketball boards, large toys, and other miscellaneous personal items should be stored out of public view when not in use.

TAMPA PALMS NORTH OWNERS ASSOCIATION, INC.

APPROVED SPECIFICATIONS FOR PLAY EQUIPMENT

- ⌚ The overall height of playsets may not exceed twelve (12) feet in height. However, the height may be reduced by the Architectural Design & Modifications Committee based on the lot size and impact on neighboring homesites. This will be determined by a site visit to the homesite proposed for the playset installation.
- ⌚ Play structures must be crafted in wood or recycled plastic. Aluminum or metal tubing is prohibited. A picture and dimensions of the playset must be submitted with the architectural application prior to approval.
- ⌚ Primary colors – including the slide and canopy – are prohibited. Structures must be entirely “earth toned” – tan, olive or brown.
- ⌚ Applications for play structures must include a site plan clearly showing its intended placement. The structure's visual impact to neighboring homesites and/or the street must be buffered as much as possible with approved fencing or landscaping.
- ⌚ Fence applications must be submitted in advance of installation of the fence and only current approved styles per neighborhood are permitted at this time.
- ⌚ If the play structure will be buffered by landscape the plant material must start at a height of thirty-six (36) inches from the ground and may not exceed seventy-two (72) inches of overall height at maturity. The landscape buffer must be maintained at a height of 72 inches at all times. The landscape buffer installation may not alter the drainage of the homesite. The proposed plant material and location of landscape buffer must be submitted to the committee via application prior to installation.

The specifications and approval process for the playsets in all neighborhoods of Tampa Palms North was duly approved by unanimous consent of the ADMC members on Thursday, April 25, 2002.

RULES AND REGULATIONS

USE OF RETENTION PONDS AND LAKES

Stormwater retention ponds and lakes in the Community are NOT for recreational use and are a liability to the Association. The ponds and lakes are posted with signs indicating no trespassing, no swimming, no boating, and no fishing, as well as violators will be prosecuted. These activities are NOT permitted in the Community. This rule applies to both residents and non-residents of the Community. Non-residents will be issued trespassing notices from the Sheriff's Office. Residents who are violating these rules will incur legal fees if enforcement is required.

Due to an increasing problem within the Community, the Board has found it necessary to publish the above as a reminder to all residents that water activities are prohibited. At the current time the Community is under Lennar's control, and Lennar is deficit funding and providing the liability insurance for the Association.

When Lennar turns the Association over to the homeowners, and the new Board of Directors and homeowners desire to accept responsibility and liability for water activities, and they are able to obtain Southwest Florida Water Management District's approval, the new Board may change the rules and regulations and obtain the appropriate insurance coverage. Until such time as the Association is turned over, any type of water activity will be prohibited in the Community.

WE STRONGLY ENCOURAGE ALL HOMEOWNERS TO CONTACT THE SHERIFF'S OFFICE IF THEY WITNESS VIOLATIONS. THE SHERIFF'S OFFICE WILL RESPOND. THESE RULES AND REGULATIONS ARE BEING ENFORCED FOR THE SAFETY AND WELFARE OF ALL COMMUNITY RESIDENTS. THANK YOU FOR YOUR COOPERATION.

THE BOARD OF DIRECTORS

TAMPA PALMS NORTH OWNERS' ASSOCIATION, INC.

**RESOLUTION REGARDING THE USE OF NATURAL PINE BARK
MULCH (NUGGETS)**

PURSUANT to the Declaration of Covenants and Restrictions for Tampa Palms North Owner's Association, Inc., which provides that the Architectural Design and Modifications Committee (ADMC) may recommend standards for the community. Being the desire of this committee and the Board of Directors to maintain a uniform and harmonious appearance within Tampa Palms North communities regarding the use of natural pine bark mulch (nuggets),

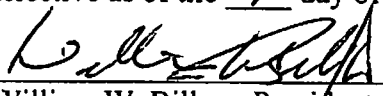
IT IS RESOLVED that the community standard for all Tampa Palms North Communities is the use of natural pine bark mulch (nuggets) in the landscaping beds and tree rings. The community (with the exception of the Remington neighborhood) was landscaped in the same and complimentary fashion using similar plant materials in the landscaping beds. The landscaping beds and tree rings were then mulched with natural pine bark mulch (nuggets). The community standard was determined by the building standards. Any deviation from the use of natural pine bark mulch (nuggets) will be considered an architectural change.

With regard to the Remington neighborhood, since some of the landscaping beds and tree rings were originally mulched with cypress mulch, homeowners in Remington may choose to use cypress mulch if their homes were originally landscaped with cypress mulch. It is recommended; however, that all homeowners use natural pine bark mulch (nuggets) in their landscaping beds and tree rings.


All Tampa Palms North homeowners must transition back to using natural pine bark mulch (nuggets) in the landscaping beds and tree rings by July 1, 2007.

BE IT FURTHER RESOLVED that the ADCMC, the Board of Directors, and the Association's agents will periodically review this resolution and will have the right to adopt new standards from time to time.

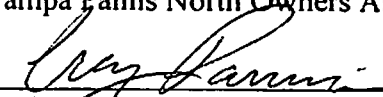
Effective as of the 1st day of July, 2006.



William W. Bilkey, President
Tampa Palms North Owners Association



Barbara Robinson, Secretary
Tampa Palms North Owners Association



Craig Parrino, Chairman
Architectural Design and Modifications Committee

TAMPA PALMS NORTH OWNERS' ASSOCIATION, INC

BASIC FENCE CRITERIA

NOTE: ALL FENCES REQUIRE ARCHITECTURAL APPROVAL PRIOR TO CONSTRUCTION. YOUR NEIGHBORHOOD MAY HAVE MORE SPECIFIC AND RESTRICTIVE GUIDELINES FOR FENCES.

- The first step in building or contracting any fence in the Tampa Palms North community is to submit a completed Architectural Review Form for ADMC (Architectural Design and Modification Committee) approval as required by the Declaration of Covenants and Restrictions.
- Fences on standard homesites are to be constructed of pressure-treated cypress wood or white polyvinyl only. The exact specifications for fencing shall be as follows:

Five foot (5') vertical shadow box, wood or white polyvinyl fence or polyvinyl panels with one foot (1') of lattice on top, using ½" X 4" cypress pickets, 2' X 4" pressure treated wood or polyvinyl stringers, on 4" X 4" X 10' pressure treated wood or polyvinyl posts, with 2" X 2" U-channel and lattice sheets. All wood fences are to be painted with Scott Paint grade 420, 100% acrylic satin finish, #T136-1 (W) – Lobos. Installation must be with support posts facing the inside of the lot.

- Fences on homesites on pond and conservation areas are subject to the above specifications in addition to the following:

The rear fence on the property line fronting said pond or conservation area must be three foot (3') vertical shadow box wood or polyvinyl fence or polyvinyl panels with one foot (1') of lattice on top, for a total height of four feet (4'). The side fences shall remain at five feet (5') plus one foot (1') lattice on top, with the final side section toward the rear transitioning or sloping downward to meet the rear fence height of four feet (4'). A three foot (3') white vinyl picket fence with 2" X 2" wide gothic tops may also be used.

- All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height to meet the height of the existing fence or perimeter wall.
- No fence shall be constructed closer to the street which the house faces than ten feet (10') back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- Fences for corner lots require close coordination with the ADMC due to unique layout, concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements.
- Architectural applications MUST include gate sizes and location(s).
- Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County, City and/or Association requirements, whichever is most stringent.
- The approval process may take as much as thirty (30) days. Plan your project accordingly. A copy of the Architectural Application will be mailed to the homeowners upon Committee review.

FENCES & LANDSCAPING

ARCHITECTURAL APPLICATION ADDENDUM

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started. Should work commence prior to obtaining appropriate authorization, the Developer shall not be responsible for any drainage issues or property damage.

Prior to submitting your request for a fence or landscaping, it would be wise for you to consider the soil conditions and drainage design for your homesite. In most cases your home site drains to swales at the midpoint between you and your neighbor's home. The installation of a fence or landscaping in this area will reduce the ability of the swale to drain water from your homesite and increase puddling and muddy soil conditions. It is wise to keep the fence off the ground and use pressure treated lumber on the posts.

Landscaping should never be placed in swales. This will not only create damage problems, but most landscaping will be negatively affected by the wet conditions in the swales. It is a good idea when planning landscaping to mound the bed up so the landscaping material is planted in ground that is at least a few inches higher than the sod. Even higher mounds may be necessary for materials that are water sensitive. Please check with the utility companies before planting anything in the front yard as there are various utility lines running in this area.

As a precaution, please remember that all fences must be installed with the posts on the inside of your homesite.

I, _____, understand the above and will take proper precautions when installing my fence or landscaping. I also acknowledge receipt of the attached basic fence criteria for the Association.

Homeowner

Homeowner

Address

Neighborhood

BASIC FENCE CRITERIA MAYFAIR NEIGHBORHOOD

NOTE: ALL FENCES REQUIRE ARCHITECTURAL APPROVAL PRIOR TO CONSTRUCTION

- The first step in building or contracting any fence in the Tampa Palms North community is to submit a completed Architectural Review Form for ADMC (Architectural Design and Modification Committee) approval as required by the Declaration of Covenants and Restrictions.
- Fences on standard homesites are to be constructed of white polyvinyl only. Two style options shall be allowed. The approved styles shall be the five-foot (5') vertical shadow box white polyvinyl panels with one foot (1') of lattice on top or the Manchester Concave design as shown in the attached picture (manufactured by Polyvinyl Creations). Installation must be with support posts facing the inside of the lot.
- Fences on homesites on pond and conservation areas are subject to the above specifications in addition to the following:

The rear fence on the property line fronting said pond or conservation area must be four feet (4') in height. The side fences may be five feet (5') plus one-foot (1') lattice on top, with the final side section toward the rear transitioning or sloping downward to meet the rear fence height of four feet (4'). If the Manchester Concave design is used, it will remain the same height as the sides which is an optional three (3) feet or four (4) feet in height.

- All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height to meet the height of the existing fence or perimeter wall.
- No fence shall be constructed closer to the street which the house faces than ten feet (10') back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- Fences for corner lots require close coordination with the ADMC due to unique layout, concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements.
- Architectural applications **MUST** include gate sizes and location(s).
- Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County, City and/or Association requirements, whichever is most stringent.
- The approval process may take as much as thirty (30) days. Plan your project accordingly. A copy of the Architectural Application will be mailed to the homeowners upon Committee review.

BASIC FENCE CRITERIA ASHINGTON RESERVE NEIGHBORHOOD

NOTE: ALL FENCES REQUIRE ARCHITECTURAL APPROVAL PRIOR TO CONSTRUCTION

- The first step in building or contracting any fence in the Tampa Palms North community is to submit a completed Architectural Review Form for ADMC (Architectural Design and Modification Committee) approval as required by the Declaration of Covenants and Restrictions.
- Fences on standard homesites are to be constructed of white polyvinyl only. Two style options shall be allowed. The approved styles shall be the five-foot (5') vertical shadow box white polyvinyl panels with one foot (1') of lattice on top or the Manchester Concave design as shown in the attached picture (manufactured by Polyvinyl Creations). Installation must be with support posts facing the inside of the lot.
- Fences on homesites on pond and conservation areas are subject to the above specifications in addition to the following:

The rear fence on the property line fronting said pond or conservation area must be four feet (4') in height. The side fences may be five feet (5') plus one-foot (1') lattice on top, with the final side section toward the rear transitioning or sloping downward to meet the rear fence height of four feet (4'). If the Manchester Concave design is used, it will remain the same height as the sides which is an optional three (3) feet or four (4) feet in height.

- All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height to meet the height of the existing fence or perimeter wall.
- No fence shall be constructed closer to the street which the house faces than ten feet (10') back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- Fences for corner lots require close coordination with the ADMC due to unique layout, concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements.
- Architectural applications MUST include gate sizes and location(s).
- Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County, City and/or Association requirements, whichever is most stringent.
- The approval process may take as much as thirty (30) days. Plan your project accordingly. A copy of the Architectural Application will be mailed to the homeowners upon Committee review.

LANCASTER NEIGHBORHOOD ASSOCIATION

BASIC FENCE CRITERIA

NOTE: ALL FENCES REQUIRE ARCHITECTURAL APPROVAL PRIOR TO CONSTRUCTION

1. The first step before building or contracting any fence in the Lancaster Neighborhood Association is to submit a completed Architectural Review Committee Form and a copy of the homesite survey depicting the fence location to the ADMC for approval as required by the Declaration of Covenants & Restrictions. Once the application is approved, the homeowner shall receive an executed copy. Upon receipt of the executed application, the homeowner may proceed in scheduling the work to be completed.

2. Fences on standard homesites are recommended to be constructed of black aluminum fencing. One style shall be allowed and is Hamilton Style with crushed spear, staggered picket length which creates aesthetic high security. All fences shall be four (4) feet in height.

On a case-by-case basis the approval of four foot white vinyl fences shall be permitted. But the use of this material and style will be strictly limited and may be approval only in certain circumstances. If approved, the white vinyl style shall be the Clayton, staggered spear open picket style as manufactured by Country Estate Fence.

3. As an option, the homeowner may choose to install pillars that are made of stucco or brick to match the exterior of their existing home. The materials and colors chosen for the pillars must be identical to that of the existing home. The fencing that will span the distance between the pillars is recommended to be that of the black aluminum style as approved for the neighborhood.

4. No fence shall be constructed closer to the street which the house faces than fifteen (15) feet back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.

5. Fences for corner lots require close coordination with the Architectural Review Committee due to unique layout, concerns for vehicle visibility/safety and compliance with existing easements and City building code setback requirements shall be followed.

6. Architectural applications must include gate sizes and locations.

7. Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowner and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County, City and/or Association requirements, whichever is most stringent.

8. The approval process normally takes approximately thirty (30) days. Plan your project accordingly. A copy of the Architectural Application and/or approval letter will be mailed to the homeowner upon Committee review.

WHITEHALL NEIGHBORHOOD BASIC FENCE CRITERIA

NOTE: ALL FENCES REQUIRE ARCHITECTURAL APPROVAL PRIOR TO CONSTRUCTION

- The first step in building or contracting any fence in the Tampa Palms North community is to submit a completed Architectural Review Form for ADMC (Architectural Design and Modification Committee) approval as required by the Declaration of Covenants and Restrictions.
- Fences on standard homesites are to be constructed of black anodized aluminum with ¾" rails. All fences shall be four (4) feet in height. The approved style shall resemble the Alton that is manufactured by Country Estate Residential Fence.
- No fence shall be constructed closer to the street which the house faces than fifteen feet (15') back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- Fences for corner lots require close coordination with the ADMC due to unique layout, concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements.
- Architectural applications **MUST** include gate sizes and location(s).
- **Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County, City and/or Association requirements, whichever is most stringent.**
- The approval process may take as much as thirty (30) days. Plan your project accordingly. A copy of the Architectural Application will be mailed to the homeowners upon Committee review.

TAMPA PALMS NORTH OWNERS' ASSOCIATION, INC.

**RESOLUTION REGARDING FENCE STANDARDS FOR THE
WINDSOR COMMUNITY**

Pursuant to the Declaration of Covenants and Restrictions for Tampa Palms North Owners' Association, Inc., which provides that the Architectural Design and Modifications Committee (ADMC) may set standards for the community. Being the desire of this committee to maintain a uniform and harmonious appearance within Tampa Palms North community of Windsor regarding fence installation,

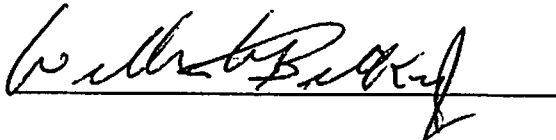
IT IS RESOLVED that the basic fence criteria for the Windsor neighborhood be amended to include a fence style which is constructed of black anodized aluminum with $\frac{3}{4}$ rails. These fences shall be four (4) feet in height. The approved style shall resemble the Alton that is manufactured by Country Estate Residential Fence. The basic fence criteria will be outlined on the attached page.

BE IT FURTHER RESOLVED that the ADMC will periodically review this resolution and will have the right to adopt new standards from time to time.

Effective as of the 14th day of MARCH 2005.







**WINDSOR NEIGHBORHOOD
BASIC FENCE CRITERIA
Addendum to TPN fence criteria**

NOTE: ALL FENCES REQUIRE ARCHITECTURAL APPROVAL PRIOR TO CONSTRUCTION

- The first step in building or contracting any fence in the Tampa Palms North community is to submit a completed Architectural Review Form for ADMC (Architectural Design and Modification Committee) approval as required by the Declaration of Covenants and Restrictions.
- Fences on standard homesites are to be constructed of black anodized aluminum with ¾" rails. All fences shall be four (4) feet in height. The approved style shall resemble the Alton that is manufactured by Country Estate Residential Fence.
- No fence shall be constructed closer to the street which the house faces than fifteen feet (15') back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- Fences for corner lots require close coordination with the ADMC due to unique layout, concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements.
- Architectural applications **MUST** include gate sizes and location(s).
- **Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County, City and/or Association requirements, whichever is most stringent.**
- The approval process may take as much as thirty (30) days. Plan your project accordingly. A copy of the Architectural Application will be mailed to the homeowners upon Committee review.