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 ADMC, 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 NORTII OWNERS' ASSOCIATION, INC.

RESOLUTION REGARDING HOLIDAY DECORATIONS

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 set standards for the community. Being the desire of this committee to maintain a uniform and harmonious appearance within Tampa Palms North communities regarding holiday decorations.

IT IS RESOLVED that one lighted green holiday wreath, not to exceed 36" in diameter and decorated with a red bow may be placed at each entry feature during the Holiday season. White lights may be placed on the wreaths on the monument and in the landscaping at the monuments and medians at each entrance. Blinking white lights are not permitted. Decorations may not protrude onto any roadway. Decorations may be in place between Thanksgiving and January 1S" of the following year. This will be the only allowable decoration for the individual communities until such time as the ADMC adopts a new code.

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 __ day of ____ ,2006.

Craig Parrino, Chairman ADMC

William W. Bilkey, Jr., President
Tampa Palms North Owners Association, Inc

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 COMMUNTTY RESIDENTS. THANK YOU FOR YOUR COOPERATION.

THE BOARD OF DIRECTORS

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.

APPROVED SPECIFICATIONS FOR PLAY EQUIPMENT

Q) The overall height of playsets may not exceed twelve (12) feet in height. However, the height maybe 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.

R) 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.

S) Primary colors - including the slide and canopy - are prohibited. Structures must be entirely "earth toned" - tan, olive or brown.

T) 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.

U) Fence applications must be submitted in advance of installation of the fence and only current approved styles per neighborhood are permitted at this time.

V) 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.