

**THE ESTATES OF BEACON WOODS GOLF AND COUNTRY
CLUB (ESTATES) ARCHITECTURAL CONTROL
COMMITTEE (ACC): RULES AND REGULATIONS**

The following Rules and Regulations (R&R) have been adopted by the Board of Directors in conjunction with and pursuant to Section 5.31 of the Declaration of Covenants and Restrictions of the "Estates of Beacon Woods Golf and Country Club". Accordingly, they are intended to supplement Section 5: "Use Restrictions" which set forth the requirements for exterior maintenance and improvement of all Units, or homes, in the ESTATES, including "The Reserve". Also provided are dates of Board meetings for adoption of rules and regulations and dates for approval of amendments and resolutions of adoption.

Listed below are the R&R and the part of Section 5 that is supplemented or modified. When an approval is required the term "**must be approved by the ACC**" refers to approval by the Architectural Control Committee of the ESTATES via the submittal of an Application For Exterior Improvement to the ACC which is available at the clubhouse.

5.11 LANDSCAPING

R&R allowing Lava Rock: Landscape beds or areas adjacent to the residence may be covered with lava rock, if desired, but only outward from the residence to the lesser of: (a) one half the width of the bed from the residence, or (b) two feet from the residence. The remainder of the landscape bed may be covered only with a natural wood mulch, such as cypress, eucalyptus, pine bark nuggets etc.

Adopted by the Board at it's meeting of July 11, 2000 via Corporate Resolution.

R&R allowing Rubber Mulch: Rubber mulch may be used as an alternative to the currently permitted wood mulch. The color of rubber mulch to be used **must be approved by the ACC.**

Adopted by the Board at it's meeting of Oct 13, 2008.

5.20. SIGNS

Amendment OR 2003 Page 1928 : " One (1) " For Sale " sign not less than 15" x 15" nor more than 18" x 24" is permitted advertising the home or lot for sale, provided, said sign is placed from the interior of the home in a window, front or side, facing a street within the subdivision. "

Adopted by Developer / Declarant Sam Rogers Enterprises, Inc. 4/18/1991 and recorded in County Records

R&R regarding additional sign rules: In case of a corner lot two For Sale signs are permitted, one in the front window and one in a side window. When tinted windows prevent the sign from being read, sign may be placed between the window and the screen.

Signs for Open House, Moving/Estates Sales may be in the ground only on the day of the Open House or Moving/Estates Sale. They must be removed at the end of that day.

Contractor Signs can be in the ground only while work is being done. They must be removed when work has been completed.

Adopted by the Board at it's meeting of Nov.10, 2008.

5. 25. MAIL BOXES

R&R regarding posts, color and numbers: Mailbox Posts should also be identical to mailbox posts originally provided for the home. Mailboxes should be black and mailbox posts should be white unless painted to match the house trim by the builder. House numbers should be clearly visible on the mailbox post.

Adopted by the Board at it's meeting of Nov.10, 2008.

5.30.1 OWNER TO OBTAIN APPROVAL

R&R: regarding hurricane protection

All hurricane improvements, such as shutters and screens, to the outside of your home **must be approved by the ACC.** Hurricane shutters, screens etc. cannot be installed or closed until one week before a hurricane threat, and must be removed or opened within one week after the hurricane threat.

Adopted by the Board at it's meeting of Nov.10, 2008.

R&R : regarding approval required for all colors

All colors **must be approved by the ACC** to paint the exterior of the home including the original and existing color.

Adopted by the Board at it's meeting of April 13, 2009.