

BOARD OF DIRECTORS RESOLUTION
THE HEATHERS TWO AT THE PLANTATION
OWNERS ASSOCIATION, INC.
ESTABLISHMENT OF THE ARC

ALL IMPROVEMENTS TO THE UNIT OWNERS GROUNDS AND STRUCTURES SHALL BE APPROVED, PRIOR TO ANY DELETIONS, ADDITIONS, AND OR CHANGES BEING MADE BY ANY OWNER, BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC).

THE ARC SHALL CONSIST OF TWO (2) OWNERS, WHO ARE NOT BOARD MEMBERS, APPOINTED BY THE BOARD OF DIRECTORS, AND ONE (1) BOARD MEMBER, WHO SHALL BE THE PRESIDENT OF THE ASSOCIATION. THE TERM OF ALL ARC MEMBERS SHALL ONLY BE FOR ONE(1) YEAR.

THE MAJORITY VOTE OF THE ARC SHALL BE BINDING ON THE OWNERS AND THE ASSOCIATION, EXCEPT IN THE CASE OF A UNANIMOUS VOTE OF THE BOARD OF DIRECTORS TO OVERRIDE A VOTE OF THE ARC.

ANY OWNER REQUESTING SAID IMPROVEMENTS MUST SUBMIT, TO THE ARC, A DETAILED PLAN, PREPARED BY A PROFESSIONAL OF THAT TRADE, IF APPLICABLE, DEPICTING SAID CHANGES ACCOMPANIED BY ALL SPECIFICATIONS AND DOCUMENTS SUPPORTING SAID PLAN.

THE ARC WILL REVIEW THIS SUBMITTAL AND, WITHIN A REASONABLE AMOUNT OF TIME, NOTIFY THE OWNER, IN WRITING, OF THEIR DECISION AND/OR WILL NOTIFY THE OWNER OF ANY MODIFICATIONS NECESSARY.

ONCE THE ARC APPROVES THE FINAL PLAN, IT WILL DESIGNATE THIS APPROVED PLAN WITH A PLAN NUMBER, AND THE OWNER MAY PROCEED TO IMPLEMENT SAID PLAN NUMBER, AS APPROVED, AND ONLY AS APPROVED WITHOUT ANY DEVIATIONS.

ONCE SAID PLAN NUMBER IS APPROVED BY THE ARC, ANY OWNER MAY FOLLOW THIS APPROVED PLAN NUMBER BY SIMPLY REQUESTING, FROM THE ARC, WRITTEN PERMISSION TO DO SO, WITHOUT ANY FURTHER SUBMITTALS REQUIRED.

THE GOAL OF THIS RESOLUTION IS TO HAVE MANY APPROVED CHOICES FOR THE OWNERS TO CHOOSE FROM, OR TO HAVE AN ORIGINAL DESIGN BECOME ADDED TO THE CHOICES, AS NEW OWNER'S IDEAS ARE APPROVED.

ADOPTED 3-6-09

BOARD OF DIRECTORS RESOLUTION
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Rules And Regulations Governing Fruit & Citrus Trees

ANY PLACEMENT OF FRUIT AND/OR CITRUS TREES MUST ADHERE TO THE FOLLOWING PROCEDURES:

- A. An application must be submitted to the ARC.
- B. This application must contain the following:
1. The type and species of the tree.
 2. The maximum size and width the tree will be allowed to grow.
 3. A plan showing the exact placement of the trees.
- C. If the ARC Grants an application, the Applicant must agree to the following terms and conditions:
1. Trees must be pruned and trimmed at all times.
 2. Trees must be maintained, fertilized and sprayed for insects.
 3. Any fruit and/or any other substance that "falls" from these trees will be removed, at the Owners expense, within five (5) days of this event, in order not to attract rats and/or any other animals.
 4. All dead trees must be removed, at the Owners expense, within five (5) days.
- D. Failure to comply with any of the terms and conditions of this Board Resolution will result in the Association removing said trees, at the Owners expense.
- F. However, prior to the removal by the Association, the Association will give written notice to the Owner of any observed violations of this Resolution, and if the Owner does not comply with the proper mitigation of said violations, within ten (10) days, the Association will remove the trees at the Owners expense.

Adopted March 31, 2010
By A Board Vote

DRAFT

BOARD OF DIRECTORS RESOLUTION
THE HEATHERS TWO AT THE PLANTATION
OWNERS ASSOCIATION, INC.
ESTABLISHMENT OF A "NUISANCE NOISE" POLICY

FOR THE PURPOSE OF THIS RESOLUTION, "NUISANCE NOISE" SHALL BE DEFINED AS, "ANY NOISE THAT CAUSES INJURIOUS EFFECTS TO HUMAN HEALTH AND SAFETY OR THE UNREASONABLE INTERFERENCE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY".

ANY NOISE THAT EXCEEDS THE FOLLOWING DECIBELS, AT THE FOLLOWING TIMES, WILL CONSTITUTE "NUISANCE NOISE":

- A. 10:00 PM TO 7:00 AM: 45 DECIBELS
- B. 7:00 AM TO 10:00 PM: 55 DECIBELS

DECIBEL LEVELS MUST BE MEASURED, ON A REGULARLY CALIBRATED DECIBEL METER, NO CLOSER TO THE OFFENDING NOISE THAN THAT OF THE OUTER MOST LIMITS OF THE AGGRIEVED OWNER'S AND/OR ASSOCIATION'S PROPERTY BOUNDARIES.

DECIBEL EXCEPTIONS, TIME EXCEPTIONS AND/OR MODIFICATIONS TO THIS POLICY FOR CONSTRUCTION, REPAIRS, AND/OR BUILDING PROJECTS BY THE ASSOCIATION AND/OR THE OWNER MAY BE GRANTED BY A VOTE OF THE BOARD OF DIRECTORS

IF THIS RESOLUTION IS NOT ADHERED TO, THE BOARD OF DIRECTORS WILL BRING IT TO THE ATTENTION OF THE MANAGEMENT COMPANY, AND THE MANAGEMENT COMPANY SHALL TAKE THE FOLLOWING ACTION:

- A. SEND A LETTER INFORMING THE OWNER OF THEIR INFRACTION OF THIS BOD RESOLUTION.
- B. IN CASE OF A SECOND OFFENSE BY THE OWNER, A SECOND LETTER WILL BE SENT TO THE OWNER, AS ABOVE.
- C. IN CASE OF A THIRD OFFENSE BY THE OWNER, THE MANAGEMENT COMPANY WILL PERSONALLY CONTACT THE OWNER, RELATIVE TO THE ABOVE.
- D. A FOURTH, AND ANY SUBSEQUENT, OFFENSE WILL RESULT IN A \$100.00 FINE, TO THE OWNER, IMPOSED BY THE MANAGEMENT COMPANY, AND THE APPROPRIATE MITIGATING ACTION WILL BE TAKEN, ONLY WITH BOD APPROVAL.

THE PURPOSE OF THIS RESOLUTION IS INSURE THE PEACE AND TRANQUILITY OF ALL THE OWNERS OF THE ASSOCIATION

BOARD OF DIRECTORS RESOLUTION
THE HEATHERS TWO AT THE PLANTATION
OWNERS ASSOCIATION, INC.
ESTABLISHMENT OF YARD WASTE PROCEDURES

YARD WASTE, AS DEFINED BY WASTE MANAGEMENT IN THE ATTACHED, SHALL NOT BE ALLOWED TO BE DEPOSITED IN YARDS AND/OR ANYWHERE IN CLOSE PROXIMITY TO THE ROADWAYS, EXCEPT IN THE MANNER AND CONDITIONS DESCRIBED BELOW.

ALL YARD WASTE SHALL BE "PREPARED" IN THE MANNER DESCRIBED BY WASTE MANAGEMENT IN THE ATTACHED, AND SHALL BE STORED OUT OF SIGHT OF OTHER OWNERS, EXCEPT IN THE MANNER AND CONDITIONS DESCRIBED BELOW.

THE PREPARED YARD WASTE SHALL BE DEPOSITED ALONG THE STREET SIDE, AS IS CUSTOMARILY REQUIRED BY WASTE MANAGEMENT, NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO THE REGULARLY SCHEDULED "PICK-UP" BY THE HEATHERS APPROVED DISPOSAL CONTRACTOR.

IF THIS RESOLUTION IS NOT ADHERED TO, THE BOARD OF DIRECTORS WILL BRING IT TO THE ATTENTION OF THE MANAGEMENT COMPANY, AND THE MANAGEMENT COMPANY SHALL TAKE THE FOLLOWING ACTION:

- A. SEND A LETTER INFORMING THE OWNER OF THEIR INFRACTION OF THIS BOD RESOLUTION.
- B. IN CASE OF A SECOND OFFENSE BY THE OWNER, A SECOND LETTER WILL BE SENT TO THE OWNER, AS ABOVE.
- C. IN CASE OF A THIRD OFFENSE BY THE OWNER, THE MANAGEMENT COMPANY WILL PERSONALLY CONTACT THE OWNER, RELATIVE TO THE ABOVE.
- D. A FOURTH, AND ANY SUBSEQUENT, OFFENSE WILL RESULT IN A \$100.00 FINE, TO THE OWNER, IMPOSED BY THE MANAGEMENT COMPANY.
- E. IN NO CASE, AFTER NOTIFICATION TO THE OWNER OF THEIR VIOLATION OF THIS POLICY, WILL THE YARD WASTE BE ALLOWED TO STAY ON THE OWNERS PROPERTY, AND IF SO, SAID YARD WASTE WILL BE REMOVED BY THE MANAGEMENT COMPANY, AND THE COST OF REMOVAL WILL BE CHARGED TO THE OWNER VIOLATING THIS RESOLUTION.

THE PURPOSE OF THIS RESOLUTION IS TO IMPROVE THE CURB APPEAL AND APPEARANCE OF OUR COMMUNITY.

ADOPTED 3-6-09

Yard waste

Yard waste includes grass clippings, leaves, shrub trimmings, palm fronds, tree limbs and branches. **Unprepared yard waste will not be picked up.**

- Each container, bag or bundle cannot be more than four feet in length or weigh more than 40 pounds per piece.
- Place yard waste in containers or tie in bundles.
- Branches, limbs and stumps cannot exceed 16 inches in diameter or weigh more than 40 pounds per piece.
- Treated wood is not considered yard waste. Place treated wood with your garbage for collection.
- Remove all tinsel and ornaments from holiday trees before placing them at the curb. Trees taller than six feet must be cut in half.
- Yard waste placed in cardboard boxes, wheel-barrow or recycling bins will not be picked up.



- Using plastic bags is discouraged. Kraft bags may be purchased at various stores and garden centers.
- Remove all fruit from tree branches and dispose of fruit in the garbage.
- Residents are encouraged to compost and use mulch mowers.

Adopted 3-6-09

**HEATHERS CONDOMINIUM ASSOCIATION PROPOSED RULES FOR
DIRECT TV BROADCAST SATELLITE ANTENNAS**

Now that the FCC has developed new regulations that "prohibit restrictions that impair a viewer's ability to receive video programming from direct broadcast satellite services". The HEATHERS CONDOMINIUM has adopted the following rules to comply with the new FCC requirements.

- A. For purposes of rule compliances, "impair" shall be defined as: 1) unreasonably delaying installation, maintenance or use of antennas; 2) unreasonably increasing the cost of installation, maintenance or use; or 3) precluding acceptable signals.
- B. Antenna or antenna dishes of over one meter in size are prohibited.
- C. Satellite dishes of the readily available 18 inch or less in diameter size are preferred.
- D. A written notification shall be delivered to the Association, including a picture of the proposed antenna and an identification of the proposed location.
- E. The location of the antenna should be selected to minimize its view from the street side or adjoining properties. Approved locations include the following in order or preference subject to receiving an acceptable signal:
 - 1. Located wholly within the unit or unit attic or enclosed or screened lanai or pool enclosure.
 - 2. The 18" dish shall be mounted above ground level on an outside wall as close to the eave area as possible while assuring that a suitable signal may be received. No separate post of mounting structures are permitted. The dish and all mounting brackets shall be painted to match the color of the structure to which it is mounted.
 - 3. The larger, one meter dish may be mounted in the rear yard if not able to locate inside an enclosed screen area (i.e., pool cage or lanai). The dish shall not be mounted in the front of a housing unit or on the front half of either side of a unit unless an acceptable signal can not be achieved in the rear areas. Locations in the rear yard should be screened by landscaping or other material similar to required AC condenser screening.
- F. All home or condo associations that are contractually required to maintain local cable service, must continue to pay the cable fee, even though they choose to have direct satellite service. It should be noted that a direct satellite dish presently will not provide local programming from TV stations located in Sarasota, Fort Myers or Tampa areas.

THE HEATHERS TWO OWNERS ASSOCIATION, INC.

HURRICANE SHUTTER POLICY

Approved April 24, 2007

The Heathers Two Board of Directors establish the following hurricane shutter policy with consideration of an owner's need to protect his or her property and the aesthetic harmony of the community.

The following shutters are permitted to be installed throughout hurricane season, which is June 1st through November 30th.

- Automatic roll down*
- Accordion shutters*
- Aluminum Panels*

*Shutters may be white, the color of the home or clear.

If an owner, with the abovementioned shutters, has a special situation where needs fall outside of the permitted installation dates, contact AMI in writing. They will forward your request to the Board of Directors for consideration.

The following shutters may be installed 72 hours prior to a hurricane or tropical storm and must be removed 1 week following.

- Clean plywood panels
- Galvanized steel panels
- Bare aluminum panels
- Mesh fabric storm covers