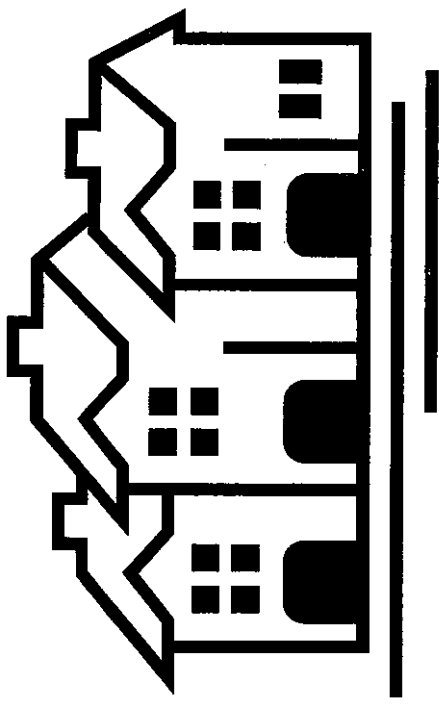


USEFUL TELEPHONE NUMBERS:

Hawk-Eye Management, Inc.	561-392-1600
Alan Levin, Property Manager	
Solid Waste Authority	1-866-792-4636
Poison Control Center	1-800-282-3171
Palm Beach Water Utilities/Sewer	561-278-5135 or 5136
FL Dept. of Consumer Affairs	1-800-435-7352 or 1-800-558-0123
Florida Power and Light	561-994-8227
Palm Beach County Sheriff.....	561-995-2800 (non-emergency #)
Boca Community Hospital.....	561-955-7100
West Boca Medical Center.....	561-488-8000
Post Office (Spanish Isle).....	561-451-1575
Post Office (Boca Rio Rd.)	561-477-1813
Better Business Bureau	1-561-842-1918

BRENTWOOD COMMUNITY, INC.



RULES AND REGULATIONS OF THE VILLAS

BOCA RATON, FL

JANUARY 1, 2013

BRENTWOOD COMMUNITY INC.

RULES AND REGULATIONS

DEFINITIONS: For purposes of these rules and regulations, the following definitions shall apply unless specifically provided to the contrary.

1. ACB shall mean the BCI Architectural Control Board
2. Association shall mean the BCI
3. Board shall mean the BCI Board of Directors
4. Common Property shall mean all property owned by the association as shown in the records of Palm Beach County, Florida.
5. Brentwood Community Inc shall mean the Declaration of Protective Covenants and Restrictions, the Articles of Incorporation, the Bylaws and Rules and Regulations of the BCI
6. Owner shall mean the recorded owner of a lot within the Brentwood Community Inc.
7. Resident or Residents shall refer to people who own property in the BCI.
8. Rules and Regulations shall mean the rules and regulations promulgated and adopted by the ACB and the Board.

ANIMALS AND PETS: The only animals permitted are dogs and cats. They shall not exceed two in number and may not exceed forty pounds at maturity. Keeping a pet is not a right of an owner, but it is a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon finding that a pet is vicious, annoying to other residents or has in anyway become a nuisance. This license is subject to the following conditions: The pet shall be kept on a leash at all times when outside a building. All pet excrement shall be immediately removed from the common area. Any pet whose owner violates the provisions of these rules, shall be deemed a nuisance and subject to removal in accordance with the provisions of this declaration.

GARAGE AND YARD SALES: No garage and yard sales are permitted at any time.

SATELLITE DISHES: Satellite dishes which are one meter or smaller in diameter shall be allowed without ACB approval if they are attached to the sides, including the rear side, and not extending above the roof line.

GARBAGE AND TRASH DISPOSAL: Garbage, refuse, trash or rubbish containers shall be stored in a fashion to protect it from view from the street or another Lot, provided however, that the requirement from time to time of the County of Palm Beach for disposal or collection shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All garbage placed out for collection must be in covered plastic garbage cans or such other containers supplied or approved by the garbage collection authority. Plastic bags are not considered a container. Trash, recyclables, shall not be placed curbside earlier than 6:00 P.M. the evening before collection. Emptied receptacles or uncollected refuse shall be promptly removed from curbside by Owner. If garbage pick-up driver leaves a mess or damages a container, call Solid Waste Authority. (1-866-792-4636)

SIGNS: Real Estate Signs are prohibited, with the exception of an "open house" sign that may be displayed in the community on the day of the open house only, and must be removed by end of the open house. Management Company must be notified of the open house.

VEHICLES: Dirt Bikes, Go Carts, Motorized Scooters or any similar vehicle without registration tag may not be ridden anywhere in the BCI. The exception to this restriction is that any vehicle for the handicapped is permitted.

PARKING: No vehicles can be parked on any grass. No vehicle shall be parked on the streets any longer than it takes to load or unload them. This restriction shall not apply to commercial vehicles used in making repairs to a villa. No commercial vehicles, campers, mobile homes, boats, house trailers, any trailers shall be permitted to be parked or stored in any parking area or driveway. They may be stored in garages. Small pickup trucks, vans and SUVs of the type commonly used as private passenger vehicles may be parked in approved parking areas. The term "commercial vehicle" shall include all automobiles, trucks and vehicular equipment, including station wagons which bare signs or shall have printed on same some reference to any commercial undertaking or enterprise. This prohibition shall not apply to trucks and commercial vehicles such as for pickup, delivery and other commercial services. No vehicle which is unlicensed or inoperable may be kept or stored on the property, unless kept inside of a garage. No repair work to any type of motor vehicle shall be conducted on any lot other than minor repairs, which must be completed in less than 24 hours.

FINING PROCEDURE: Upon identification of violation by either management, the board, or residents, and confirmation of the existence of said violation, the board approves the following notice requirements, warning and schedule of fines.

Trash can violations will receive one written warning. Thereafter, these violations will receive letters setting a fine hearing with the Fining Committee. The amount of the fine shall be as designated by the BCI Fining Committee.

Parking on grass, noise or any other disturbance on the property, vendor sign violations, barking and loose dog and cat violations, animal excrement not picked up by walker shall all require one written warning. Thereafter, these violations will receive letters setting a fine hearing with the Fining Committee. The amount of the fine shall be as designated by the BCI Fining Committee for said violation.

Any other violations which have not been specifically listed, but are considered by the association as violations, may result in a fine at the board's discretion. The violation will require not less than one oral or written warning notice. The fine amount shall be set by the BCI Fining Committee.

Notwithstanding the schedule above, all violations as listed above or which may have existed from time to time, which are of a continuing nature shall be subject to additional fines in the amount designated by the BCI Fining Committee at no more than \$100.00 per violation per day in the aggregate not to exceed \$1,000.00 of the maximum designated in Chapter 720 of the Florida Statutes. All fines shall be collectable as an assessment pursuant to the authority of the BCI documents and Chapter 720 of the Florida Statutes, as they may be amended in the future.

Owners will be notified by mail of meetings of the BCI Fining Committee at which the issues of fining those owners will be addressed. The notice shall be mailed to the owners at least fourteen days before the scheduled hearing. The owner shall attend and present evidence on why they should not be fined. The decision of the BCI Fining Committee is final only to the passing of fines on the violations that were heard. By submitting any violations to the BCI Fining Committee, the association does not waive any or all other remedies it has to enforce the restrictions and rules and regulations.

REMEDY FOR ACB VIOLATIONS: In the event this section is violated in that any alteration, addition, improvement, or changes made to the outside of the Villa without first obtaining the approval of the ACB, as the case may be, or is not made in strict conformance with any approval granted by the ACB. The ACB shall specifically have the right to demand the owner to stop, remove or alter any alteration, addition, improvement or change in a manner which complies with the requirements of the ACB, and the ACB may pursue injunctive relief or any other legal or equitable remedy available to the ACB in order to accomplish such purposes.

OUTDOOR DECORATIONS: Seasonal decoration are allowed as long as they are appropriate and tasteful, and are only installed thirty days before and removed thirty days after holidays. Decorations may not interfere with lawn and sprinkler maintenance.

LIABILITY FOR ACTS OF OTHERS: Owners and residents shall be held responsible for the actions of their animals, children, guests, invitees, tenants, employees and agents.

ROOF REPLACEMENT: All roof replacements and repair must get ACB approval. The ACB has the authority to deny any proposed plans if it is deemed that the proposed plans are not suitable. This includes the authority to approve or disapprove replacement material.

DUTY TO OBTAIN BCI DOCUMENTS: Upon the sale of a residence it is the owners/sellers responsibility to furnish the buyer with a complete set of BCI documents. These documents are available through the BCI's management company. They may charge a reasonable fee permissible by law. This is per Real Estate Law. (no exceptions).

HURRICANE SHUTTERS: Any owner desiring to install hurricane shutters attached to the exterior of a dwelling unit must apply and receive prior written ACB approval.

PODS AND DUMPSTERS: No temporary storage containers such as pods and dumpsters can be left on any property without expressed prior written permission of the ACB. The ACB at its discretion, can set limitations on size, location, and length of time for these containers to be used.

ROOF AND DRIVEWAY MAINTENANCE: Roofs and driveways should be cleaned on a regular basis to prevent the appearance of mold or other discolorations. If driveways are stained, they must be stained with a color approved by the ACB.

NOISE RESTRICTIONS: Work on property is not to commence prior to 8:00 A.M. and must end by 8:00 P.M. weekdays and 9:00 A.M. to 6:00 P.M. on Saturdays. There shall be no work noise on Sundays or Holidays.

NUISANCES: No activity shall be carried on upon any lot or shall anything be done thereon that becomes an annoyance or nuisance to the neighborhood. In the event of any question as what may become a nuisance, such questions shall be submitted to the board in writing. The board will respond with a decision in writing, which decision shall be final.

REPAIR WORK ON PREMISES: Only minor repairs by the ACB to a resident's personal vehicle may be done only in a residents garage or driveway.

WATERLINE REPAIRS: The water company is responsible for repairs from their side of the meter back to the source. Homeowners are responsible for repairs from their side of the meter into their home. These repairs are not the responsibility of the BCI.

LIGHTS: At least one outside light must be on from dusk until 11:00 P.M.

LEASES: Leases must be for a period of one year and for residential use only. They can be renewed, but all leases and applications must be approved by the Board. A BCI security deposit equaling two months' rent as well as an application fee is required. Leases and applications must also be approved by the management company.

MAINTENANCE CHARGES: Maintenance charges are due on the first of the month. If they are received after the fifteenth of the month, residents will be charged a late fee. If charges are repeatedly late, further action may be taken by the Board.

CLOTHESLINES: No clotheslines are permitted. No article of clothing shall be hung outside to dry if it is visible to any homeowner.

ELECTION OF OFFICERS AND VOTING: Election of officers and voting will be done according to Florida State Statute Chapter 720. The President of the BCI shall appoint various committees and boards.