

**THE GROVE AT BEEKMAN PLACE HOMEOWNERS ASSOCIATION
DEED RESTRICTION RULES AND REGULATIONS
June, 2006**

To all current owners/renters of dwellings in the Grove at Beekman Place:

The following glossary of deed restriction rules and regulations has been prepared by The Board of Directors of the Grove Homeowners Association for your information and guidance only. The official document is on file with the State of Florida, County of Sarasota. This glossary is not all inclusive. It is meant to serve as a quick reference for all residents to follow so as to enable us to keep The Grove a beautiful and great place to live.

1. ANTENNA: No aerial or antenna shall be placed or erected on any lot or affixed to the exterior of any building, except Satellite Dish Antennas. The Dish cannot exceed 18 inches in diameter. The antenna should be mounted in the rear of the house and all external wiring must be shielded/covered from view.

2. PETS: No owner, tenant or guest of The Grove shall allow their pet outside the boundary of their lot unless on a leash controlled by a responsible person. They shall remove any droppings of their pet from the street, sidewalk or other common areas. Under no circumstances shall a pet be permitted to trespass upon other owners' property. Pet parks have been established for all homeowners to use and enjoy.

3. GARAGES/GARAGE DOOR: All garages must have doors maintained in useful working condition and, except when in actual use, garage doors must be kept closed. No garage shall be permanently enclosed or converted to other usage without the approval of the Architectural Review Board (ARB).

4. MAINTENANCE – BY OWNER: Owners shall maintain their residences and all other improvements including walls, fences, screen enclosures etc. in good and safe condition and repair any damage or evidence of wear on the exterior property.

A. Exterior painting color plan: The ARB shall have the right of final approval of all color plans and each owner must submit to the ARB a color plan showing the color of the roof, exterior walls, shutters, trim, etc. if deviating from the existing color scheme. The ARB shall consider the extent to which the color plan is consistent with the homes in the surrounding area and the extent to which the color plan conforms to the natural earth tone color scheme of and for The Grove. No color schemes may be changed without the approval of the ARB.

B. Lots and landscaping: No weeds, underbrush or other unsightly

growth shall be permitted to grow or remain uncut or un-mowed. All owners shall maintain their hedges, plants, lawns and shrubs in a neat and trim condition at all times. Vegetation should be cut away from fences in order to reduce damage and facilitate repair.

C. Roofs, house exterior and awnings should be kept clean and free of mildew or other discoloration.

In the event that an owner shall fail or refuse to maintain their residence in the standard as listed above, the Association shall have the right to take remedial action with all the expenses chargeable to and paid by said owner within thirty (30) days of submission. The Association shall have the right of lien and foreclosure to recover such expenses.

5. MAINTENANCE AND OPERATION EXPENSES: The Board of Directors of The Grove shall have the right to levy annual assessments against the owners of lots in this subdivision for the general purpose and objectives of the Association as stated in The Articles of Incorporation. The Board may from time to time levy special assessments for specific purposes.

Annual assessments shall be established by the Board sufficient to support the annual maintenance and operation budget. The budget and notice of annual assessment listing quarterly payment dates and amounts are to be delivered to all lot owners by December 15th of the prior year. Should a special assessment be necessary, the Board shall give lot owners a minimum of thirty (30) days to make the required payment.

6. PARKING: Each home in The Grove has a two car garage and at least two additional parking places in their driveway. Therefore, parking in the street or on lawns is prohibited except for service vehicles during a call or short term guests when the driveway is filled. No unlicensed vehicles of any kind will be permitted to remain in The Grove unless they are kept within the garage.

No boats, campers, recreational vehicles, commercial vehicles or any other motor vehicles, except four-wheel passenger automobiles and motorcycles shall be placed, parked or stored on any lot. Nor shall any maintenance or repair be performed on any boat or motor vehicle upon any lot except for minor emergency repairs or where such repairs are made within a garage where the vehicle is totally screened from public view. Any exception to the above paragraph shall require approval from, and will be handled by, The Board of Directors on an individual basis.

7. SUPPLY/ EQUIPMENT CLOSURES: All garbage or trash containers must be placed within a screened or walled-in area so they are not visible from adjoining lots, streets or waterways. Pool equipment (pumps, heaters, etc.) air conditioner compressors, generators and water softeners shall be similarly screened from view and buffered by a wall or shrubbery to limit the noise of

operation.

No portion of any lot shall be used as a drying or hanging area for laundry of any kind, except upon being adequately screened from public view and approved by the ARB.

Garbage, recyclables and yard waste must be put out for collection either on the morning scheduled for such collection, or after dusk on the night before, in proper containers which must be removed promptly after being emptied.

8. SIGNS: No sign of any kind shall be displayed to the public view on any lot except for the following:

A. The exclusive sales agent for a single-family residence on any lot may place a professional sign advertising the property for sale.

B. A sign displaying the word "Open" not to exceed two (2) square feet in size may be displayed during any time the homeowner or his designated representative is in attendance and the home is actually open for inspection by the public.

C. A sign indicating that the home is protected by a security system may be displayed by the homeowner.

D. Any other sign of any character must receive approval from the ARB in the usual manner before being displayed.

9. TRADES: No manufacturing, trade, business, commerce, industry, profession or other occupation whatsoever shall be conducted or carried on upon any lot or in any building in The Grove.

10. TRAILERS/TEMPORARY BUILDINGS: No trailers, tents, shacks, sheds, temporary or accessory buildings or structures shall be erected or permitted to remain on any lot without written consent of The Board of Directors.

11. NUISANCES: Nothing shall be done, permitted to be done, failed to be done or maintained on any lot which may or become an annoyance or nuisance to the neighborhood; i.e., item # 1, 2, 4, 6, 7, 9, 10.

12. ARCHITECTURAL REVIEW BOARD – ARB: The Architectural Review Board (ARB) shall have the right to either approve or disapprove any improvement or structure of any kind including, without limitation, any building, fence, wall, swimming pool, tennis court, screened enclosure, grading, drainage plan, drain, mailbox, solar energy device, decorative building, exterior color plan or other change or modification thereto, or placement of, which is proposed on any lot in this subdivision.

No addition or change as outlined above shall be commenced, erected, placed or maintained on any lot unless and until two (2) copies of the plans and specifications have been submitted to, and approved in writing by the ARB. A decision by the ARB shall be rendered within ten (10) working days.

13. POST LIGHTS: For security reasons all post lights in the front of each home must be on at dusk and kept on throughout the night to function as the only streetlights in The Grove.

Again, please note that this synopsis is a combination of excerpts from the Declaration & Covenants and Rules & Regulations passed by The Board of Directors over the past several years.