

**THE OAKS AT BOCA RATON RULES AND REGULATIONS OF THE
ARCHITECTURAL CONTROL COMMITTEE (THE "ACC")
AND COMMUNITY STANDARDS**

GENERAL

These Rules and Regulations OF THE ACC are promulgated in accordance with the Amended and Restated Declaration of Covenants and Restrictions for the Oaks at Boca Raton (the "Declaration") including, but not limited to the provisions of Section 7.13, 7.14 and 7.34 thereof, and are designed for the mutual benefit of all "Lot Owners". All terms defined in the Declaration shall have the meaning set forth therein unless the context herein otherwise requires. These Rules and Regulations are in furtherance of the Declaration and not in limitation thereof. All Rules and Regulations shall apply to and be binding upon all Lot Owners. Notwithstanding the foregoing, in accordance with the Declaration the Rules and Regulations shall not apply to "Declarant" or Declarant's agents, employees, designees, or contractors or to "Lots" or "Homes" owned by Declarant.

1. **Responsibility.** With respect to compliance with the Rules and Regulations, a Lot Owner shall be held responsible for the actions of the Lot Owners' family members, guests, invitees, tenants, contractors and other persons for whom he is responsible, as well as for the actions of persons over whom he exercises control and supervision.
2. **Observance of Laws.** All applicable laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction relating to the Common Property or any Lot or Home shall be corrected by, and at the sole expense of, the responsible Lot Owner and, as appropriate, the violator.
3. **Violations.** Violations of any Rule or Regulation shall subject the responsible Lot Owner and/or violator to any and all remedies available to the Association pursuant to the Declaration or the Rules and Regulations or otherwise. All violations of any of the Rules and Regulations should be reported immediately to the ACC or the Board of Directors of the Oaks at Boca Raton Property Owners Association, Inc. (the "Association") or its designees. Violations shall be called to the attention of the responsible Lot Owner(s) and, as appropriate, the violator(s) by the Board or its designees in writing.
4. **Enforcement.** Failure of a Lot Owner to comply with these Rules and Regulations shall be grounds for action which may include an action to recover sums due for damages, injunctive relief or any combination thereof or as elsewhere provided in the Declaration or otherwise. In any actions, the Association shall be entitled to recover any and all court costs incurred by it, together with reasonable attorney's fees, against the responsible Lot Owner(s) and, as appropriate, any violator(s). In addition, and in the sole discretion of the Board, fines may be imposed upon a Lot Owner for failure to comply with any Rule or Regulation. Procedures for the impositions of fines are spelled out in the Declaration.

5. Revocation. Any waivers of the Rules and Regulations and/or consents or approvals in violation of the Rules and Regulations given by the ACC shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless so specifically set forth in writing by the ACC.
6. Further Amendment. The right to amend, clarify or alter these Rules and Regulations at any time is reserved.
7. These Rules and Regulations are in furtherance of the Declaration and existing rules and regulations and shall not limit the provisions thereof. In the event of any disagreement as to the meaning of a provision hereof it shall be referred to the ACC or Association. A decision by the Board of Directors shall be final and determinative as to such meaning.

I. CONSTRUCTION

As more fully set forth in the Declaration and (including without limitation, in Exhibit "D" thereof), no Lot Owner shall construct a Home or make any improvement, addition or alteration to a Lot or the exterior of a Home without the prior written approval of the ACC and a security deposit in an amount determined by the Board to cover incidental damage caused to Common Properties or to an adjacent Lot or Home by virtue of such Lot Owner's construction of improvements, additions, or alterations to such Lot Owner's Lot or the exterior of the Home. All requests for ACC approval of any Improvement (as defined below) must be on the form designated for this purpose by and available from ACC or the Association. No construction or improvement shall be commenced until such time as the Lot Owner is in receipt of written approval from the ACC.

ARCHITECTURAL CONTROL COMMITTEE ("ACC"):

As set forth more fully in the Declaration, including without limitation, Section 7.13 thereof, construction on a Lot, including without limitation, all exterior improvements, additions, modifications, decorations, alterations to the Lot or Home and landscaping (the "Improvement") shall be reviewed by and have written approval given by the ACC. The ACC shall require an application on its form and the submission of plans and specifications showing the materials, color, structure, dimensions, drainage and location of the proposed Improvement in sufficient detail to assure compliance with any criteria established for approvals. Submissions shall be accompanied by justification or reasoning for the Improvement and the required security deposit, required to cover the costs of incidental damage caused to Common Properties or to an adjacent Lot or Home by virtue of a Lot Owner's construction of Improvements, including without limitation, additions or alterations to such Lot Owner's Lot or exterior of the Home. The ACC has or may adopt additional guidelines in this regard. Notwithstanding anything contained in these Rules and Regulations, the ACC shall, in its discretion, determine whether the Improvement shall be in harmony with or detrimental to the appearance of The Oaks. The ACC shall employ the following minimum criteria for approval or rejection of requests:

- (1) Uniformity of type and design in relation to similar improvements.
- (2) Comparability of quality of materials as used in existing improvements.
- (3) Uniformity with respect to color, size and location.
- (4) Aesthetics.
- (5) The overall appearance of The Oaks.
- (6) Consistency with municipal requirements.

If approved by the ACC, all Improvements shall be subject to the terms and conditions set forth in the Declaration, the Rules and Regulations, and any Guidelines adopted by the Board or the ACC and all applicable governmental laws, statutes, ordinances, rules and regulations, including obtaining all proper permits.

II. ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS

Without limiting the generality of the criteria included on Section I of these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following Guidelines shall be considered when evaluating requests for Improvements. In addition, the ACC and/or the Association has promulgated other Guidelines such as for example, without limitation, Guidelines for: irrigation wells; installation of fences; basketball courts and equipment and may adopt additional Guidelines in the future. Note that, even in the event of strict compliance with these Rules and Regulations, the Declaration or any applicable Guidelines, prior approval from the ACC shall be required for each and every of the following items:

A.1.

1. Painting. The painting, staining, or varnishing of the exterior of the Home, including but not limited to doors and garage doors, may be approved only if such painting, staining or varnishing is consistent with the color palates and color schemes approved by the Builders (Richmond American Homes and Standard Pacific), which color palates are attached as an "exhibit", and which color palates represent the official approved paint colors as adopted by the Association. All additional colors that are currently painted on Homes that are in existence as of **6/11/15**, are grandfathered by the Association and allowed to remain on such existing Home. Any such owners have the authority to repaint their Homes with the exact same grandfathered color that currently exists on such Home or, in the alternative, if such owner wants to change the color of his or her Home, the color change must be one of the colors contained in the attached, approved color palates. However, where such owner decides to repaint his or her Home with the exact same grandfathered color that currently exists on such Home, such owner will be responsible to provide documentation of the name of such color on a color palate provided by a painter identifying the exact color in order to confirm that the color is an exact match with the previously grandfathered color. Notwithstanding any provision contained herein to the contrary, homes adjacent (next door) to each other cannot be painted the same color. Accordingly, the Association cannot approve any request to paint a house the same color as the adjacent (next door) house.
2. Metal or Aluminum Roofs. Metal or aluminum roofs shall not be permitted.
3. Temporary Structures. No tents, trailers, shacks, utility sheds or other temporary buildings or structures shall be constructed or otherwise placed on a Lot.
4. Landscaping plans and Budgets must be in accordance with ACC procedures.
5. Driveways. Approval for the refinishing, enlarging and reconfiguring of driveways with brick pavers may be approved only if the colors and textures are consistent with existing improvements and the Home Lot Owner assumes the responsibility

for continued maintenance. Declarant's original brick paver schemes provided to its original purchasers (on either an optional or standard basis) shall be the basis for determining consistency with existing improvements.

6. Street trees in front of a lot must be in accordance with ACC procedures and Street Tree Plans unless otherwise approved by the ACC in writing.
7. Exterior Lighting and Fixtures. Except for seasonal decorative lights, which may be displayed between Thanksgiving and January 31 only, all exterior lights must be approved by the ACC. Approval may be given for lighting fixtures (e.g. coach lights, landscaping lighting and entry chandeliers), subject to limited wattage, fixture sizes which are to scale with others in The Oaks and fixture styles which are consistent with others in The Oaks.
8. Above Ground Swimming Pools. Above ground swimming pools shall not be permitted.
9. Play Equipment. Subject to Section 7.9 of the Declaration, permanently installed play equipment may be approved which is of a common playground type designed for children.
10. Conversions of Garages. Conversions of garages to air conditioned space shall not be permitted without the approval of the ACC.
11. Mailboxes. Replacement of the mailboxes installed by Declarant must be submitted for approval. Any replacements must be in conformance to the mailboxes originally installed by Declarant for its original purchasers.
12. Generator. Placement of Generator on a Lot must be approved by the ACC prior to installation, and shall be governed by the following additional restrictions:
 1. No generators shall be placed on any portion of a lot that is in front of the front-most portion of a residence structure, or that is to the rear of the rear-most portion of a residence structure. The intent of this Section is to allow generators only in the side portions of the lots such that if a line is drawn from the front-most corners of the residence structure extended out to each side lot line, and from the rear-most corners of the residence structure (not including any enclosed patio or pool area) extended out to the side lot lines, all generators shall be placed within those lines.
 2. No generators shall be placed within 3' of a property line.
 3. The installation of all generators must comply with all applicable codes, ordinances, and laws at the time of installation. Currently, no generators can be placed within five feet (5') of an operable door or window and all generators must be placed at least five feet (5') from an operable door or window. If applicable codes, ordinances, and laws at the time of generator

installation require a distance greater than five feet (5'), or allow for a distance of less than five feet (5'), this provision is automatically and without further action by the Association amended to require such additional distance or to allow such lesser distance from operable doors or windows.

4. All generators must comply with any and all applicable County codes, ordinances and regulations.
 5. All generators must be concealed from public view with a hedge or landscaping approved by the Association or the ACC, and which landscaping and hedge must also comply with any and all applicable County codes, ordinances and regulations.
 6. All generators must meet all applicable side yard setback requirements as provided in these Architectural Control Community Standards, as amended from time to time.
 7. Variances may be granted in the reasonable discretion of the ACC where a generator is unable to be installed in a location that would comply with these guidelines and criteria.
 8. As of the effective date of this rule, all approved existing generators shall be grandfathered and must be registered with Association management. Any additional generators, new generators or replacement generators that are installed upon a lot after **11/24/14** shall be governed by the provisions of this Rule.
13. No aluminum or flat roofing material shall be permitted. Either the existing roof line may be extended or a screen enclosure may be installed if approved by the ACC. The composition of all pitched roofs shall be of cement roof tile.
 14. The ACC may promulgate time limitations for construction of Improvements.

B.1.

1. Security Deposit. Any Lot Owner desiring to make Improvements may be required by the ACC, depending upon the Improvements being requested and the manner of installation of such Improvements, to provide to the ACC, at the time of the Lot Owner's submission of plans and specifications for review and approval by the ACC, a security deposit to cover costs of incidental damage caused to Association Property or to an adjacent Lot or Home by virtue of such Lot Owner's construction of Improvements. The ACC shall have the sole and absolute discretion to determine whether a security deposit is required for the Improvements being requested.
2. Application Fees and Review Fees. The ACC may establish, from time to time, application fees and review fees.

III. ADDITIONAL GUIDELINES FOR CONSTRUCTION OF HOMES, ADDITIONS AND ALTERATIONS FOR IMPROVEMENTS, WITHOUT LIMITATION, OPEN PATIOS, SCREEN ENCLOSED PATIOS AND POOL DECKS

Without limiting the generality of the criteria included in these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for construction of Improvements, including without limitation, Homes, additions, open patios, screen enclosed patios and pool decks, etc.

1.A.

The following are the minimum amount of air conditioned square feet under roof (excluding garages, patios, screen enclosures, pool decks and the like) required for the construction of Homes at The Oaks. A Home not complying with same will not be approved by the ACC.

One Story Homes		Two Story Homes	
<u>Lot Frontage</u>	<u>Minimum Air Conditioning sq. ft. under roof</u>	<u>Lot Frontage</u>	<u>Minimum Air Conditioning sq. ft. under roof</u>
55'	3,100 ac sq. ft.	55'	4,100 ac sq. ft.
65'	3,000 ac sq. ft.	65'	4,000 ac sq. ft.
75'	3,800 ac sq. ft.	75'	4,200 ac sq. ft.
80'	3,900 ac sq. ft.	80'	5,200 ac sq. ft.
100'	4,500 ac sq. ft.	100'	5,500 ac sq. ft.

1.B. The following setbacks are required for Homes and for any other Improvement, except as set forth and specified in Paragraph 2A.D. of this Part III. No portion of an Improvement shall be constructed in a setback except with the written approvals of the ACC:

- (1) Single Family Pods;
Pods A, B1, B2, B3, C1, C2, E, G1, G2 and F
The setbacks are as follows:
 - A. Front; (i) Front Load Garage 25'; (ii) Side Load Garage 22.5'
 - B. Sides: 6'
 - C. Rear: 15' (see paragraph 2 below)

- (2) Zero Lot Line Pods;
Pods C3 and Pod D
The setbacks are as follows:

- A. Front; (i) Front Load Garage 25'; (ii) Side Load Garage 15'
- B. Sides: (i) Zero Side 0'; (ii) non-zero side 10'
- C. Rear: 10' (see paragraph 2 below)

2.A.

- A. Approval for screen enclosures shall be limited to aluminum frame structures which are bronze. Screen meshes on the enclosure shall be a standard dark color (e.g. charcoal, bronze or black).
 - B. Obscure screen materials shall be prohibited.
 - C. No such enclosures shall be permitted at the front entries.
 - D. Open patios, screen enclosed patios and pools and pool decks must maintain the front and side setbacks set forth in paragraph 1B above and the rear setback must be as required by the Palm Beach County Unified Land Development Code and P.U.D. documents, assuming drainage easements and other easements do not exist and assuming that any enclosure is built with a screen roof rather than a solid roof:
 - E. Either the existing roof line may be extended or a screen enclosure may be installed if approved by the ACC.
3. Construction of Homes shall be completed within fourteen (14) months as measured from the issuance of a building permit to the issuance of a certificate of occupancy.



Rules and Regulations for Construction Workers

The Oaks at Boca Raton Construction Rules and Regulations

Effective May 2004

Updated September 2011

Standards of Conduct while at The Oaks of Boca Raton

There are standards of conduct which The Oaks at Boca Raton expects builders and construction workers to observe and maintain. They are the most important standards of any organization or business. These standards are intended as a guide to the type of conduct we expect of you and not to inhibit you unnecessarily. These standards are not intended to cover every possible situation and further standards may be added to include new situations. All individuals are expected to conduct themselves accordingly and any violation of the following shall subject that individual to disciplinary action or possible prosecution.

The rules, if violated depending on the severity, may result in prosecution without previous warning due to the serious nature of the infraction:

1. Fighting or intending bodily injury to another, threatening, intimidating or coercing or interfering with anyone on The Oaks at Boca Raton property.
2. Possessing a concealed or dangerous weapon while on The Oaks at Boca Raton property.
3. Embezzlement, theft or destruction (unauthorized removal, storage, transfer or utilization) of any property at The Oaks at Boca Raton. This includes items found on the premises. All found items must be turned in to Security immediately upon discovery.
4. All contractors, sub-contractors, construction workers and suppliers are prohibited from reporting to work with any illegal substances, including alcohol in his or her system.
5. Use of profane, discourteous, abusive or rude language or action against another worker, supervisor, customer or others. Courtesy and consideration are a vital part of this industry. Discourtesy and rudeness to a guest or to another will not be tolerated.
6. Failure to report accidents. All accidents should be reported immediately to one's supervisor and no later than 24 hours after the accident occurs. Failure to report breakage or damage to equipment or machinery, giving false information or refusing to give testimony when accidents are being investigated or otherwise is grounds for ejection from the property.
7. Neglect, carelessness or mischief, which results in loss, damage, breakage or destruction of any property at The Oaks at Boca Raton.
8. Gambling or engaging in illegal activities on The Oaks at Boca Raton property.
9. Failure to observe established fire, safety, civil defense rule or established safety practices, engaging in dangerous or potentially dangerous horseplay, or failure to report any personal injury sustained on duty.
10. Using The Oaks at Boca Raton equipment, material or facilities without authorization.
11. Giving confidential information to other workers or an outside company or agency or discussing confidential or club information with guests or in public areas where a guest could overhear a conversation.
12. Giving information to the media.
13. Discrimination or harassment against anyone because of race, color, age, religion, sex, nationality or handicap.
14. Any other violation of other established rules by The Oaks of Boca Raton.

Suspensions:

Individuals may be suspended as a part of disciplinary action or to investigate their participation in incidents that will lead to prosecution if their involvement is clear.

Personal Appearance:

You owe it to yourself, our customers and your co-workers to take great pride in your personal appearance. Cleanliness and grooming are a must. Wearing no shirt or footwear is prohibited at The Oaks at Boca Raton.

Alcohol and Drug Use/Abuse:

Due to the cost and safety hazards of drugs and alcohol use in the work place made us realize that The Oaks at Boca Raton should clarify its stance on individual drug and alcohol use. The Oaks at Boca Raton requires all workers on the property to be free of any alcohol or drugs in their system. The Oaks at Boca Raton will not tolerate individuals using, possessing, manufacturing, distributing or making arrangements to distribute illegal drugs or abused prescription medication while at work or on The Oaks at Boca Raton property or inside a vehicle on the property. Workers must advise their Supervisor when they are taking prescription medication which may affect their work.

Fighting/Violence:

Individuals who engage in, threaten, or provoke fighting and violence will not be tolerated. Workers who were only defending themselves, and had no other part in causing the incident, will not be prosecuted, but may be subject to suspension, depending on the circumstances.

Respect/Consideration:

All individuals are required to treat all people with respect and consideration. Individuals are required to establish effective working relationships to achieve work objectives. Disagreements and conflicts will be resolved on the basis of the job related issues. Individuals are prohibited from engaging in any form of discrimination, intimidation, harassment, "horseplay" and all other actions that must contribute to an unfavorable work environment for any workers.

Vehicles:

While on The Oaks at Boca Raton property you must constantly watch your speed. When traveling through The Oaks at Boca Raton premises, your speed should not exceed 25 mph on the main roadways and 15 mph through residential areas and roundabouts. Always obey posted signs. All vehicles are subject to search. Operating a vehicle within The Oaks at Boca Raton constitutes your agreement to this policy. A valid driver's license is required to operate a motorized vehicle.

Parking:

Construction parking is allowed on one side of the street as long as it does not block a driveway, mailbox or a fire hydrant and does not impede the proper flow of traffic. No parking on both sides of the street, keep vehicles to one side or the other. No overnight parking is allowed. Security controls parking issues and may request a vehicle to leave the property if needed.

Safety:

All individuals are responsible for the safety of themselves and of all other persons on The Oaks at Boca Raton premises, and are prohibited from any action that reduces safety. Individuals who feel that any work or any person at work threatens their safety or health are to report it to security immediately. Individuals are prohibited from engaging in pranks, "horseplay", practical jokes and all other actions that might endanger the safety of another person.

Vandalism:

Individuals who vandalize any property at The Oaks at Boca Raton will be prosecuted. Security will report incidents of vandalism to law enforcement authorities, and will cooperate in their investigations.

Larceny:

Any individuals caught in the act of larceny at The Oaks at Boca Raton will be prosecuted. The Oaks at Boca Raton will report the incident of larceny to law enforcement authorities and will cooperate in their investigations.

Trash/Dumping:

Trash is to be disposed of properly; trash should not be allowed to blow around on The Oaks at Boca Raton property. Trash should be confined in a container or in a designated trash pile. There is to be no dumping whatsoever on The Oaks at Boca Raton property. Anyone caught dumping will be told to clean the area or The Oaks at Boca Raton will report the incident of dumping to law enforcement authorities. All contractors are responsible for cleaning up nails and debris from the street/area surrounding the lot they are working on.

Weapons:

The possession or storage of any item legally defined as a weapon while on The Oaks at Boca Raton premises are prohibited.

Fishing:

Not allowed.

Child/Animals:

Not allowed.

Radios/Tape/CD's/DVD's:

Inside the dwelling on week days only. Volume must be kept at a normal level. Security has the right to enforce no use at any time.

Construction Passes and Construction Hours:

Construction passes are color coded for each quarter. They are issued to any individual who will be doing "construction-type" work while at The Oaks at Boca Raton. Authorized construction crews/persons are allowed into The Oaks at Boca Raton based on the following time schedule:

Days	Entry	Exit
Monday through Friday	8:30 AM	6:00 PM
Saturday	8:30 AM	3:00 PM
Sunday & Holidays	No construction activity allowed without prior permission. See Below:	

The following are the only people authorized to approve (verbally or in writing) construction on Sundays, Holidays or outside the listed Monday through Saturday hours (after hours):

John F. Mulrey, CAM, MBA General Manager

Hurricane Procedures:

Assign one member of staff to be in charge of clean-up/securing materials. This person must seek clearance from Security prior to leaving the site.

Remove all equipment, scaffolds and other materials from job site. Any equipment that cannot possibly be moved must be secured.

Loaded roofs and roof trusses must be removed or secured. Store equipment inside homes under construction where possible. Open windows should be boarded with plywood. All doors and windows should be locked on homes where possible.

Secure all office equipment/trailers.

Signage and Flyers:

No one may place signs or flyers on the property. Distribution of flyers and other forms of solicitation is strictly prohibited.

Builder Lots:

Each builder is required to provide a dumpster for their construction debris. The dumpster shall be placed on the Builder's lots, not in the swale and shall be emptied when full. **At least one dumpster per two houses is required.**

A site cleanup program shall be put in place by each Builder, which includes a thorough "Friday" clean up in order to look our best for the weekend.

Windblown trash accumulating at the lake's edge must be picked up on a regular basis and be a particular part of the Friday cleanup program. Each Builder is responsible for lakeshore along Model Row and behind houses under construction.

Burning trash or construction debris is prohibited.

Daily general cleanup of sites is required to ensure orderliness and promote a safe working environment.

No fill, construction, materials or trash may be dumped or stored on empty lots.

No liquid matter of any kind may be discharged on the swales, gutter or storm drains. If necessary, the contractor must clean the street and gutter on daily basis.

Port-a-lets must be provided by Builder. Only tan or gray colors are permitted, which are to be cleaned at least twice a week.

Vendors, contractors, suppliers, sub-contractors and construction workers must know the correct address or lot and block for which they are requesting entry. Builders will be responsible for ensuring their vendors, contractors, suppliers, sub-contractors and construction workers are properly informed of access procedures.

Vendors, contractors, suppliers, sub-contractors and construction workers may be required to provide the Association's management company with proof of insurance and all applicable city, county, and/or state licenses.

Builders are responsible for ensuring that their vendors, contractors, sub-contractors, construction workers and employees are aware of and remain in compliance with all rules, regulations, policies, procedures and guidelines of The Oaks at Boca Raton. Builder, by issuing passes, acknowledges they have distributed copies of these Rules and Regulations to their construction workers.

Enforcement:

The Oaks at Boca Raton Property Owners' Association, Inc. reserves the right to deny the services of any contractor, sub-contractor, supplier, construction worker or vendor who has not been in compliance with the foregoing. We further reserve the right to change any of the aforementioned standards, rules and regulations without prior notice.

Emergency Contacts:

The Oaks at Boca Raton and security keep an emergency contact list in the event we need to contact one of the Builders. Please ensure that your emergency contact person's after business hours phone number, mobile number and/or beeper number are registered with The Oaks at Boca Raton Security.

The Oaks at Boca Raton reserves the right to change any of the aforementioned rules and regulations without prior notice.