

ROSEATE COURT
ASSOCIATION
INC.

HANDBOOK

RULES & REGULATIONS

ARCHITECTURAL SPECIFICATIONS

LANDSCAPING GUIDELINES

2008

RULES & REGULATIONS
OF
ROSEATE COURT ASSOCIATION, INC.

The Rules and Regulations (see Declaration Art III, Sec 4 (e)) hereinafter enumerated as to this Association shall be deemed in effect until amended by the Board of Directors, and will apply to and be binding upon all owners.

The owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are observed by their families, guests and renters. Violations of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other Owners, pursuant to the terms of the Declaration of Covenants and Restrictions ("Declaration"), the Articles of Incorporation of the Association, the Bylaws of the Association and Florida law. Violations may be remedied by the Association by injunction or other legal means and the Association shall be entitled to recover in said actions any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the Rules and Regulations or the Declaration and any of the exhibits attached thereto.

The Board of Directors may, from time to time, adopt or amend previously adopted Rules and Regulations governing the details of the operation, use, maintenance, management and control of the subdivision and any facilities or services made available to the owners. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors.

THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. VIOLATIONS AND ENFORCEMENT

Violations should be reported to the Management Company employed by the Association in writing, not to the Board of Directors or the officers of the Association. Violations will be called to the attention of the violating owner by the Associations

Management Company who will also notify the Board of Directors. Disagreements concerning violations will be presented to and judged by the appropriate committee or Board of Directors who will take appropriate action.

A warning will be sent to the Owner (by the Management Company) for a first violation. A second violation will be fined \$50.00. If further violations occur, the Board of Directors may assess up to a maximum of \$150 for each additional violation. The violating Owner can challenge the warning or fine, in writing, within 15 days of being notified, to the appropriate Grievance Committee established by the Board of Directors. (see Art VIII of Declaration).

2. FACILITIES

The common facilities of the subdivision (the "Common Properties" referred to in the Declaration) are for the exclusive use of Association members, guests and renters. Any damage to the Common Properties or equipment caused by any resident or his guest shall be repaired at the expense of the owner involved.

3. DWELLING MODIFICATIONS

Prior to making any modifications in the design or appearance of a unit, a detailed written application must be submitted to the Architectural Review Committee. (See Section 9 of Article XI of Declaration of Covenants and Restrictions for complete details) The committee shall have up to 30 days after receipt of application to either approve or disapprove, or approve in part or disapprove in part, the application. Any person aggrieved by a decision of the Architectural Review Committee may appeal that decision within 30 days of the Committee's decision, in whole or in part to the Board of Directors. Article XI Sec 1, (d) explains requirements for exterior appearance of Dwelling Units.

4. TEMPORARY STRUCTURES

No tents, trailers, vans, shacks, tanks, or temporary or accessory building or structures shall be permitted in the subdivision at any time or used at any time as a residence, either temporarily or permanently, except those that are essential or appropriate to the repair & improvement to the subdivision (as defined in the Declaration).

5. SIGNS

No sign of any kind shall be displayed to the public view on the properties, except only one sign if not more than 12" x 14" displaying the words "Open House" during daylight hours while someone is in a Unit may be approved by the Association, (in locations and in accordance with design standards approved by the Board of Directors). No sign of any kind shall be permitted to be placed inside or on the outside walls of any fence in the subdivision, nor on the Common Properties, nor on any entryway or vehicles within the subdivision.

6. SOLICITATION - COMMERCIAL ENTERPRISE

There shall be no solicitation by any person anywhere in the subdivision for any cause, charity or any purpose whatsoever, unless specifically authorized by the Board of Directors in writing. No commercial enterprise shall be conducted in the subdivision or from one's home, detectable by sight, sound or smell, and does not increase traffic within the subdivision.

7. FENCES, CLOTHESLINE AND EXTERIOR ANTENNAS

Fences, clotheslines and exterior antennas are not permitted except with Association approval.

8. LOT MAINTENANCE INCLUDING COURTYARDS

All Lots must be kept clean and free from equipment, debris and unsightly structures. In case of failure of the owners to do so, the Association reserves the right to enter upon the Lot, clean overgrown plants in the courtyard, and remove unsightly structures and to charge the occupants or owners for the cost of the services performed.

9. GUESTS

All Units shall be used for single-family residential purposes with only one family per Unit as set forth in the Declaration.

10. PETS

A maximum of two household pets (excluding fish and birds) may be kept at the discretion of the Owner provided they do not become a nuisance or annoyance to any

neighbor. Cats, dogs, fish and birds are the only pets permitted. Cats and dogs may not weight over 50 pounds in the aggregate. All pets must be restrained and kept on a leash when outside of owner's home. All pets must be cleaned up after and no pets shall despoil the Common Properties or any neighbor's lot.

11. NUISANCES

No noxious, offensive or unlawful activity shall be carried on within the subdivision, nor shall anything be done therein which may become an annoyance or nuisance or interfere with the rights, comforts and convenience of other owners.

12. TRASH AND GARBAGE

No lumber, metals, bulk materials, refuse or trash shall be kept, stored, or allowed to accumulate on any Lot, except building materials during the course of repair of any structure approved in accordance with the provisions of Paragraph 4. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open on any day that a pick-up is to be made at such place on the Lot as will be accessible to persons making such pick-up. At all other times such containers shall be stored so that they cannot be seen from surrounding property. Container size and type and manner of storage shall be approved by the Board of Directors.

13. VEHICLES AND PARKING

Residents and guests may not park in the street except as authorized by the Association for special events. Vehicles are not permitted on grassed areas. Motor homes are allowed to be parked in the driveway only for the purpose of loading and unloading, either in preparation for or returning from a trip. Motor homes shall be removed within 18 hours and under no circumstances are persons allowed to "live" in the vehicle. When not in use cars, mini-vans and vans must be parked in the garage with the garage door in the closed position. No commercial vehicles, full sized vans, open bed pick-up trucks or motorcycles shall be permitted to park in the subdivision except for such time as necessary to complete repairs or residential services.

No garage shall be converted to a storage or living space. No vehicles are to be parked outside the garage with a protective covering in place. Vehicles which cannot operate under their own power must be removed from the development within 12 hours and no repair of vehicles is allowed. All parking and traffic regulations posted for the safety, comfort and convenience of the owners must be observed.

14. POOL

The pool/spa are for residents, renters and guests living on Roseate, Ibis and Pelican Ct. Specific rules are posted in the pool area and should be obeyed by all users.

15. BOATS

No boat shall be kept upon a lot unless within an enclosed garage in which case the lot owner or resident may keep only one vehicle within the subdivision.

16. RESIDENTIAL USE (LEASING)

In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the lots and units, all rental leases shall be in writing for a minimum term of three (3) consecutive months to a single individual or family. A unit may be leased no more than three (3) times (each time for a minimum of three (3) months) in a calendar year. Such leases shall be subject to the taxation ordinances of Manatee County and registration and fee requirements of this Association. No subleasing shall be permitted and only named tenants on the lease or individuals identified as proposed occupants shall be permitted to occupy the Unit. (See Sec 4 of Article XII of the Declaration for additional requirements).

17. LANDSCAPING

Owners, at their expense, shall be responsible to replace front, rear and side yard landscaped or planted areas including within front courtyards and the rear deck . Any landscape changes including replanting areas are required to have the approval of the Landscape Coordinator. The Association is responsible for mowing of sodded areas, pruning of trees & shrubs, and fertilizing the lawns, trees and shrubs. See Landscape Guidelines for further policies on tree removal and replacement.

ANY OWNER OR HIS AGENT RENTING OR LEASING HIS PROPERTY, MUST ADVISE RENTER/LESSOR OF THE EXISTENCE OF THIS DOCUMENT AND DISPLAY IN A PROMINENT LOCATION WITHIN THE HOME, A COPY OF SAME.

BOARD OF DIRETORS
ROSEATE COURT ASSOCIATION, INC.

Adopted this 17th day of April 2008

ARCHITECTUAL STANDARDS
OF
ROSEATE COURT ASSOCIATION

HOMEOWNER GUIDELINES

Article 10.2 of the Associations' Bylaws establishes an Architectural Review Committee appointed by the Board of Directors and shall have the duties and functions as provided in Article XI, Section 9 of the Declaration of Covenants.

Exterior maintenance of unit, including, but not limited to painting, repairs, replacement and care of roof, gutters, downspouts, exterior building surfaces, walks, all items within courtyard, and alterations made to unit, i.e., enclosure of screened lanai, etc., are the sole responsibilities of the unit owner. This includes the platforms holding the compressor units for air conditioners. It is recommended that owners whose units are on the platforms share the expense of repair. The same sharing would apply also to the mailbox posts.

Interior maintenance of unit sole responsibility of unit owner.

In the event any owner fails to maintain the exterior of a unit, after reasonable notice to the owner specifying such failure, and the owner's neglect or refusal to remedy the problem, the Board of Directors may provide the exterior maintenance and assess the unit owner. After reasonable notice to the owner, the Association is authorized to enter onto the property for the purpose of making necessary repairs. The Association is entitled to reimbursement of all costs and expenses associated with the repairs and any additional fees incurred in achieving such repairs, i.e. legal fees, permits, etc.

The Architectural Review Committee has established standards for certain changes which were approved by the Board of Directors. These standards follow. Architectural review shall be required in each of the following circumstances:

- (a) Whenever the Owner of a Lot proposes to construct improvements thereto.
- (b) Whenever any exterior alteration or other improvement to an existing Unit is proposed by an Owner.
- (c) Whenever any Owner of the Association proposes to maintain or repair a Unit or Lot in any manner that will result in the application or use of materials of a significantly different type, shade, color, or quality than those originally used on the Lot and the Unit thereon.
- (d) Whenever the improvements to a Lot have been substantially damaged or destroyed, in whole or in part, by casualty or otherwise, and reconstruction or rebuilding is intended.
- (e) Whenever an Owner proposes any change or addition to the landscaping of his Lot, except for plantings within a substantially enclosed courtyard area.

Forms are available to request Architectural Committee approval.

HURRICANE & STORM SHUTTER SPECIFICATIONS

The Board of Directors of the Roseate Court Association approved the following policy effective May, 1995, and subsequently re-published the same policy.

1. All permanent shutters must be clear or white in color; accessories must be white if attached to trim or gray if attached to siding and installed with stainless steel screws.
2. All exterior white shutters may be installed and left permanently extended during long vacancies by owner. Temporary shutters such as plywood or corrugated panels other than white may be installed no sooner than 72 hours before a storm and must be removed within 72 hours after a storm.
3. Exterior shutters which require permanent fixtures/hardware above the openings projecting more than six inches from the building line are prohibited.
4. Non-compliance with Association standards may result in fines or a request for a court order to remove the shutters.

All of the following meet the requirements of the Board's Policy for exterior hurricane protection.

1. Corrugated panels made of aluminum or coated steel come 12 inches wide and as high as the opening. They weigh approximately 4-1/2 to 10 lbs. per panel and are therefore easy to handle. The panels fit into a channel attached permanently to the top window trim and rest on an angle attached permanently to the bottom trim. Panels must be white in color to be exempt from the 72 hour requirement.
2. The same types of panels can also be attached to the windows by means of permanently installed stud bolts.
3. Corrugated "Clear Shield" shutters are similar to those described above, but are made of clear plastic and therefore admit light into the shuttered rooms.
4. "Easy Glider" accordion shutters which operate on a simple gliding principle. The accordion folds up into a minimum storage stack of one inch per foot of coverage. A positive locking system assures the security of the shutter. Shutters must be white in color to be exempt from the 72 hour requirement.
5. One half inch plywood panels can be applied over permanently installed bolts and fastened with wing nuts. These panels are fairly heavy and would be difficult to handle by a single person during an approaching storm.

COURTYARD STEPS HANDRAIL

Installation of handrails on courtyard steps is permitted for safety purposes. Railings may be aluminum or wrought iron to match entry gate. The color may be black or white and must be maintained by unit owner.

LANAI ENCLOSURE

The Board of Directors of the Roseate Court Association approved the following policy for lanai enclosures effective February 19, 1996, and restated the policy on November 15, 1999, and updated by the Architectural/Maintenance Committee in February, 2000. The intent of this policy is to ensure compatibility with the present overall design of our homes.

The following methods have been approved, and are offered as options.

1. Glass slider on two open sides with center post and side safety bar in place.
2. Extend the house siding across the lanai. Cut in a set of double hung windows matching those on the house, with the same sill height.
3. Enclosed the short wall (side of house) with aluminum frame work, into which sill height sliding windows are set. The space between the sill and foundation to be closed off and finished with gray paint or Hardi-board. Siding and paint to match house paint. Lakeside of lanai to be closed with 2 sets of sliders with center post in place.
4. Enclose back with glass sliders with center post in place and short side with glass sliders with safety bar in place.

NOTE: In all methods the window heads and sills are to be lined up with those on the adjoining living room window.

Advance application must be submitted to the Architectural Review Committee for approval.

CONCRETE EDGING ALONG SIDEWALK

Concrete edging is allowed along the outside edge of the sidewalk from the gate to the edge of the driveway and along the edge of the driveway to include the original planting only. Edging will also be allowed along the edge of the median planting area that separates two driveways. The edging used must be 24 inch scalloped natural color concrete. If edging is to be used in the median area it must be used on both sides of the median. In all cases the edging must be maintained.

REVISED STANDARDS FOR USE OF PAVERS ON SIDEWALK FROM THE GATE TO THE DRIVEWAY

PAVERS MAY BE USED ON THE SIDEWALK AREA BETWEEN THE GATE AND THE DRIVEWAY.

ARCHITECTURAL COMMITTEE APPROVAL IS REQUIRED AND A SAMPLE OF THE PAVERS TO BE USED WILL BE GIVEN TO THE COMMITTEE ALONG WITH THE REQUEST AND THE SAMPLE WILL BE KEPT BY THE COMMITTEE UNTIL THE WORK IS COMPLETED.

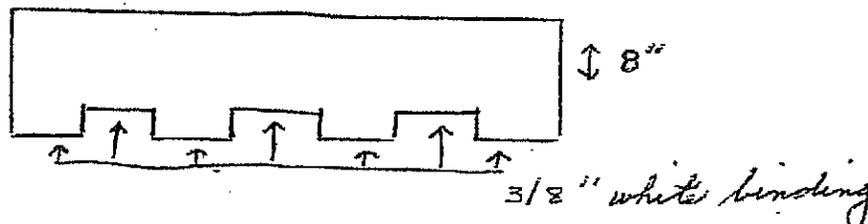
THE FOLLOWING IS A LIST OF APPROVED PAVERS FROM C&D MFG.

PATTERNED PAVERS		SINGLE COLORS	
1.	DOUBLE CORAL-WHITE-GREY	1.	WHITE
2.	OYSTER-WHITE-BLUFF	2.	CREAM
3.	SANDSTONE-BLUFF	3.	SANDSTONE
4.	GREY-WHITE	4.	CORAL
5.	WHITE-BLUFF	5.	GREY
		6.	QUARTER BLUFF

AWNING SPECIFICATIONS

Awnings, where allowed, have been approved previously, provided the following specifications are met.

1. All framing must consist of lateral retractable arms in a white color.
2. Color must be "Pacific Blue" or equivalent by various vendors, with a Greek style valance with an 8" drop and a 3/8" white binding.



3. Fabric should be 100% acrylic coated polyester, frame resistant.
4. Motor driven or manual operation is allowed.

As with any alteration to a unit, application must be made to the Architectural Committee before any work can begin.

SCREEN DOOR AT FRONT ENTRANCE

The Board of Directors of the Roseate Court Association approved the following policy effective November 13, 1995, and revised and restated this policy on November 15, 1999, and revised again in February, 2000.

All owners desiring to install a screen door at the entrance to the door area (creating a small vestibule between screen door and front door) must comply with the following:

1. Owners must submit to the Architectural Committee a request to install the screen door at the front of the door area.
2. The screen door assembly (door plus side panel) must be white and flush with the door jam or 6 inch minimum setback from building line.
3. Only white screen door frames will be accepted.

The setback would create a shadow line, thereby emphasizing the building entrance and interrupting the bland appearance of an otherwise solid wall while still creating a 42 inch deep closed vestibule. This matter is purely one of esthetics and has no structural impact.

SATELLITE TV DISHES

In accordance with FCC Regulations, Satellite TV Dishes not exceeding 18" in diameter are permitted wherever reception is best, with the following exceptions and guidelines:

1. Dish cannot be located on common property, i.e. yard, common dividing wall between units, or roof.
2. Dish should not be visible from street.
3. Dish must be maintained by unit owner.
4. Dish installation does not eliminate responsibility for cable TV charges included with monthly maintenance fees.

DECORATIVE BANNERS & FLAGS

In April, 1995, the intention of the Board was to not allow anything other than the American Flag to fly on the exterior of a Building. No action was officially taken at that time however. At the November, 1998, Board of Directors Meeting, it was made official.

"Only the American Flag may be flown in the appropriate manner on the front, side, or deck of a unit."

STANDARDS FOR MULCH

The type of mulch used by the residents of the Roseate Court Association shall be limited to natural color (not dyed) cypress mulch.

PILING CAPS

We have noticed that the ropes on top of the pilings on several units are becoming frayed. When the home owner wants to replace the ropes we have decided that they can be replaced with

1. Rope as it is done now
2. White only plastic piling caps that are cone like on the top

Prior approval is necessary for replacement with piling caps.

STANDARDS FOR PAINTING OR STAINING SIDEWALK

Painting or staining of the cement sidewalk area between the gate and the driveway is allowed. The color selected must be as close to a natural concrete color as possible..

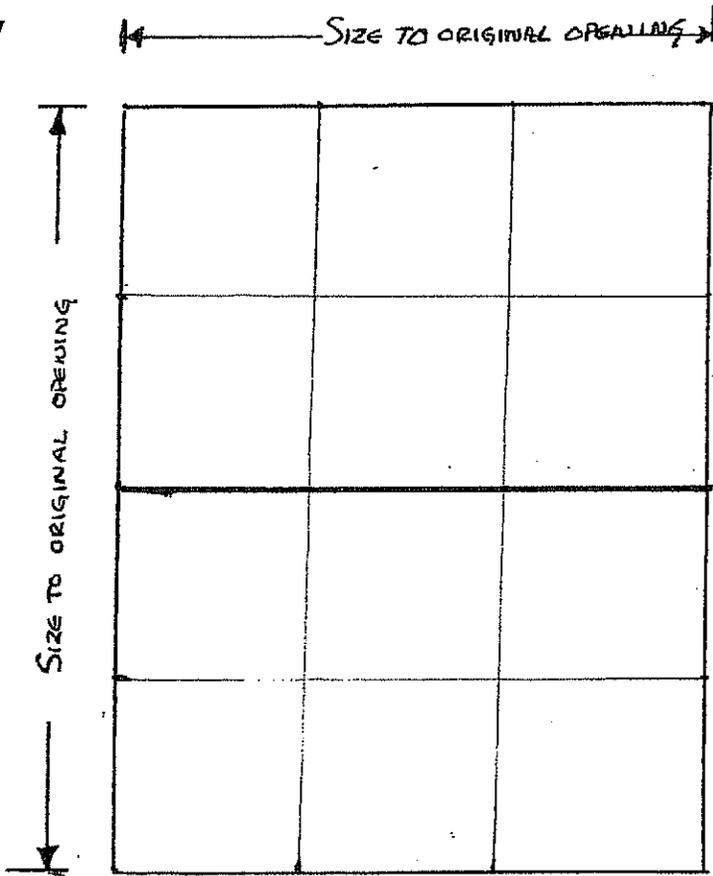
Architectural committee approval is required and a sample of the color to be used will be given to the committee with the request and the sample will be kept by the committee until the work is completed.

GARDEN WINDOW

Several home owners, in an effort to increase the protection of their home from hurricanes, have proposed replacing all the windows with hurricane resistant windows. In their search they have not been able to find a replacement for the garden window that would be of the style that is there now. In order to allow them to try and protect their property we will allow the replacement of the garden window with a window that

1. Has the same outside dimensions as the present garden window.
2. Has a grid pattern with 6 grids on top and 6 grids on the bottom.
3. Framework is white

3/19/07



MAINTENANCE SCHEDULE

SIDING, WOOD TRIM, ENTRY & SERVICE DOOR, GARAGE DOOR, STUCCO, EXTERIOR METAL

Paint every 3 to 5 years or as needed. Caulk should be inspected every 6 months.
(Caulk: Scotts Easy Gun 35 yr, Polyseam Seal 35 yr, Red Devil 25 yr)
See Painting Specifications for proper paint. Pressure wash before painting.

WINDOWS: Inspect and re-caulk as needed.

SKYLIGHTS: Inspect annually, re-caulk as needed.

ROOF: Inspect annually or after a storm for damage and repair as needed.

DECK & LANAI: Check for loose bolts and nails. Use Grey stain/paint only.

OTHER MAINTENANCE SUGGESTIONS:

VEGETATION: Keep plants and shrubs away from siding at least 12".

SPRINKLERS: Make sure that spray from sprinklers does not hit siding.

DRYER VENT ON ROOF: Check often for blocked screen. If vent is blocked, dryer will not work properly.

GARAGE DOOR AND TRACKS: Oil hinges, rollers and track. Grease chain.

SLIDING DOORS: Keep tracks free of debris.

AIR CONDITIONER-HEAT PUMP UNIT: Check and service annually.

HOT WATER TANK: Check for leaks.

GROUND FAULT INTERRUPTER (GFI): Check for proper working conditions.

GABLE VENT (on roof top): also called ridge vent. Make sure all nail heads are caulked.

TERMITES: Annual inspection very important.

SUGGESTION: Install gutters & downspouts on garage (front & side) and Bay windows (master bedroom).

ROSEATE COURT ASSOCIATION, INC.
ARCHITECTURAL CHANGE REQUEST

NAME: _____ DATE: _____

UNIT: _____ PHONE NO: _____

DETAILED DESCRIPTION OF CHANGE REQUESTED: _____

REASON FOR CHANGE: _____

ATTACH DRAWING OR PICTURE OF REQUESTED CHANGE.

SUBMIT SAMPLE OF PAVER OR TILE TO BE USED. THE SAMPLE WILL BE KEPT UNTIL THE WORK IS COMPLETED.

ARCHITECTURAL COMMITTEE'S COMMENT: _____

APPROVED: _____ DISAPPROVED: _____

REASON FOR DISAPPROVAL: _____

BY: _____

DATE: _____

LANDSCAPE GUIDELINES

The Association shall be responsible for portions of maintenance of the Lots in the community, limited to mowing of sodded areas of the Lot, pruning of trees & shrubs, including existing original palm trees and other similar items as deemed appropriate by the Board, and fertilizing the lawns, trees and shrubs.

The Owners, however, shall be responsible to replace front, rear and side yard landscaped or planted areas including within front courtyards and the rear deck to a Unit at owner's expense. All grass areas and shrubbery that are part of the Common Areas are the responsibility of the Association and this cost shall be a common expense.

	POLICY DECISIONS	COST BY	
		ASSOCIATION	OWNER
1.	Removal of Palm /Trees	XX	
2.	Replacement of Trees (max of \$100)	XX	Excess
3.	Trimming of Trees/Shrubs	XX	
3.	Replacement or New Shrubs (requires landscape coordinator approval)		XX
4.	Mulching		XX

Recommended alternatives for replacement of Palms

Bird of Paradise (white)	Black Olive - Shady Lady	East Palatka Holly
Casia	Geiger	Oak
Tabebuia	Palms - Queen, Royal	Pygmy Date, Adonidia
Areca, Foxtail		

Recommended alternatives for Ornamental replacement

Arbicola-Variiegated & Green	Bird of Paradise	Burfordi Holly
Cordyline - Ti plants	Crotons	Crown of Thorns
Dianella	Dracena Marginata	Firebush
Green Island Ficus	Hibiscus	Indian Hawthorn
Jatropha	Ligustrum	Nandina
Nora Grant Ixora	Philodendron	Plumbago
Podocarpis	Silver Buttonwood	Snow Bush
Viburnum - Suspensum		

Recommended alternative for Ground Cover

Asiatic Jasmine

The Landscape Coordinator encourages you to contact him on any question you may have. CHANGES OF ANY TYPE MUST HAVE PRIOR APPROVAL. DO NOT CONTACT THE LANDSCAPE CONTRACTOR DIRECTLY. USE REQUEST FORMS .

ROSEATE COURT ASSOC.

LANDSCAPE SERVICE REQUEST FORM

NAME _____ DATE _____
ADDRESS _____ TELEPHONE _____

EXPLAIN YOUR REQUEST/PROBLEM:

FORWARD TO: BRUCE BARTSCH 1109 ROSEATE COURT

FOR FOLLOW-UP/ACTION:

(USE REVERSE SIDE FOR MORE SPACE, IF NECESSARY)

ROSEATE COURT ASSOC.

LANDSCAPE SERVICE REQUEST FORM

NAME _____ DATE _____
ADDRESS _____ TELEPHONE _____

EXPLAIN YOUR REQUEST/PROBLEM:

FORWARD TO: BRUCE BARTSCH 1109 ROSEATE COURT

FOR FOLLOW-UP/ACTION:

(USE REVERSE SIDE FOR MORE SPACE, IF NECESSARY)