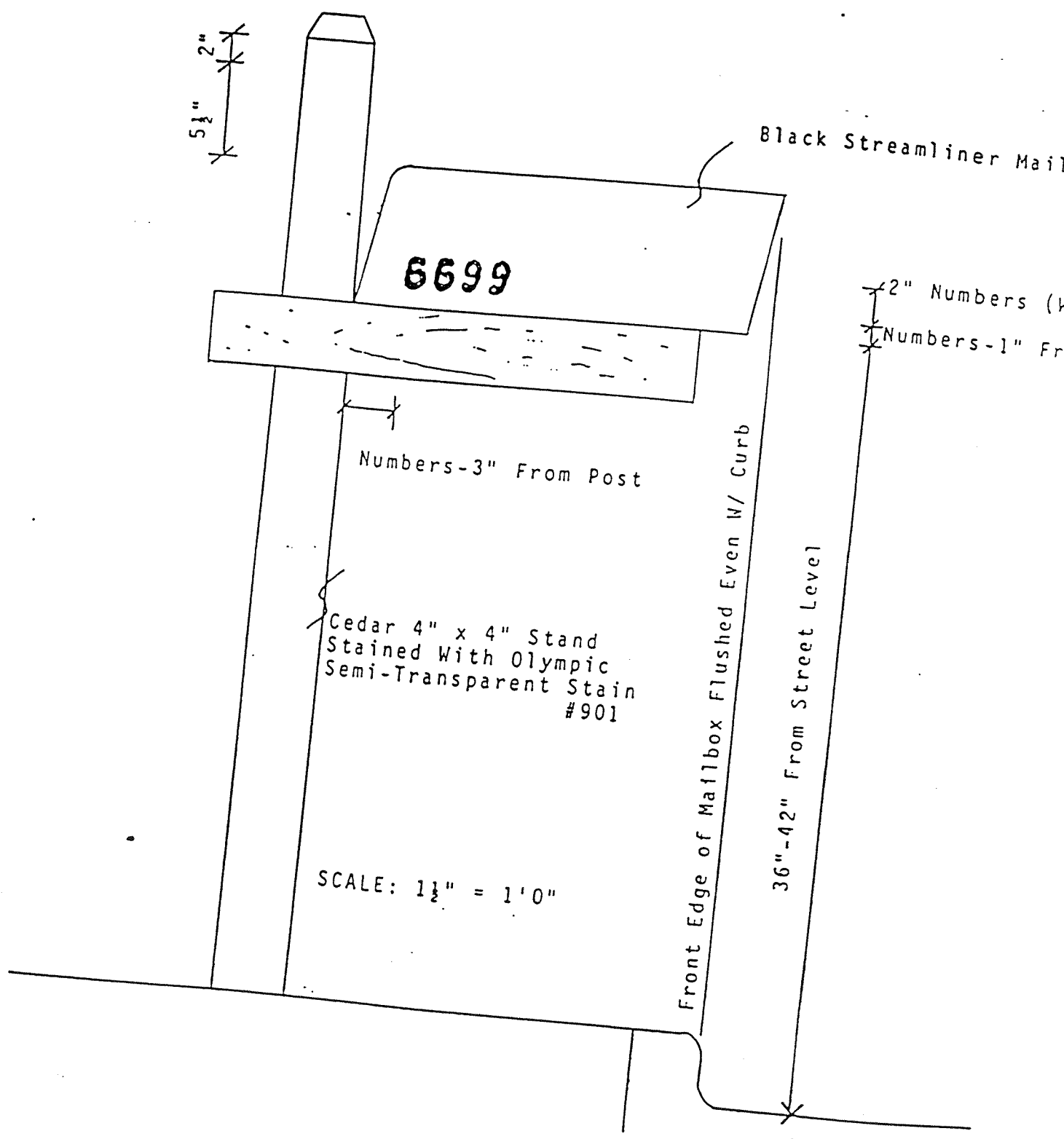


The Eagles Mailbox Specifications



5 1/2" 2"

Black Streamliner Mail

6699

2" Numbers (h)
Numbers-1" Fr

Numbers-3" From Post

Cedar 4" x 4" Stand
Stained With Olympic
Semi-Transparent Stain
#901

Front Edge of Mailbox Flushed Even W/ Curb

36"-42" From Street Level

SCALE: 1 1/2" = 1'0"

Rules & Regulations of The Eagles Master Association, Inc.

Rule 1: Adoption. These Rules & Regulations are adopted pursuant to Article X, Section 1 of the Amended and Restated Bylaws and are intended to be consistent with the provisions of the Amended and Restated Declaration, Articles of Incorporation, and Amended and Restated Bylaws.

Rule 2: Purpose. It is the principal purpose of these Rule & Regulations to carry out the provisions of the Covenants requiring the Board of Directors to uniformly, fairly and firmly enforce the requirements of all governing documents. These requirements include those pertaining to-

(a) enforcement of all documents relating to covenants and restrictions;

(b) any discipline and suspension of members, their guests and other invitees;

(c) the imposition of fines after the giving of at least fourteen (14) days notice and the opportunity to be heard to any such members, their guest and invitees: and

(d) the maintenance of co-operative relations with the officers and directors of the Village Associations to assure uniform and fair enforcement of all regulations within The Eagles;

(e) provisions as to the administration of Architectural review and

(f) provisions relating to notice and the holding of meetings of the Directors of the Master Association.

Rule 3: Relationships with Village Associations. It is important to the well-being of all residents of The Eagles that the imposition of any of these Rules & Regulations be kept to a minimum, be applied with discretion and only as necessary for the protection of the interests of the entire community. To accomplish this result, enforcement shall normally begin on the Village Association level. In this way, the members involved will better understand that the action taken represents the will of their own neighbors.

(a) Each village association shall seek to enforce their own documents as to their own members without involving the Master Association unless and until their efforts have failed;

(b) At such point, the Village representatives shall communicate in writing with the Master Association and advise of the facts and the action desired to be taken by the Master Association;

(c) the Master Association shall review the facts and, if in agreement with the recommended action, shall adopt such action. The Master Association shall notify the Village representatives if it decides not to take such action or recommends some other course.

(d) if the action taken includes the imposition of a fine or suspension, or the taking of other action such as entry on a member's lot to repair a violation of Article III (20), the member or other person or persons involved shall be advised of the action that will be taken fourteen (14) or more days after the sending of a notice by certified mail and the right of the aggrieved to be given the opportunity for a hearing before an impartial committee of at least three members appointed by the Board pursuant to the provisions of Rule 4 below. If within said fourteen (14) day period, a hearing is not requested by the aggrieved member or other persons involved, the proposed action shall become final and binding.

(e) The Board of Directors shall hold several meetings during each fiscal

year with the officers and directors of the Village Associations to exchange information with respect to issues of mutual concern and to determine the necessity for further action necessary to effectuate the purpose of these Rules & Regulations.

Rule 4: Procedure for Hearings. The following procedure shall be applied in enforcing the provisions of the Master or Village documents in cases requiring fines, suspension or other action by the Master and/or Village Associations..

(a) **Impartial Community Hearing Committee-** The Impartial Community Hearing Committee (IHC) shall constitute a pool of members three of whom are designated by each village association and none of whom shall be officers, directors or employees of the Master Association or spouse, parent, child, brother or sister of any officer, director or employee.

(b) **Selection of Committee-** Whenever a hearing is required under these Rules, a Director of the Master Association shall place the names of all Committee members (other than those from the village in which the aggrieved member resides) on pieces of paper and drop them in a receptacle. The names of five(5) members shall be pulled blindly in the presence of at least two witnesses and such five(5) persons shall constitute the committee, with the first name so drawn being the Chairman of the Committee.

(c) **Time & Place of Hearing-** The Committee shall hold a hearing on the day and time selected by the Committee Chairman at the Executive Offices of the Association, 16101 Nine Eagles Drive, Odessa, FL 33556 within fourteen (14) days of their appointment unless for good cause shown, the Master Association extends such time. Three (3) members of the committee shall constitute a quorum. Notification of such Committee hearing may be by mail, telephone, voice mail (after 2 attempts to telephone), fax, e-mail or by leaving a notice of meeting at the door of the aggrieved party.

(d) **Hearing-** The Hearing shall be conducted as follows:

(i) The Hearing shall be called to order by the Chairman who shall maintain order and determine all questions relating to how the hearing is to be

conducted.

(ii) The aggrieved member shall be given an opportunity to present testimony and witnesses on his behalf without unduly protracting the hearing.

(iii) The aggrieved member may not be represented by an attorney-at-law unless application is made for such representation to the Master Association prior to the hearing together with reasons why such representation is necessary and such representation shall be at the sole cost and expense of the aggrieved party.

(iv) The Committee shall not be bound by the rules of evidence or by any other legal restrictions.

(v) At the conclusion of the hearing, the Committee shall have the right to confer among themselves privately before reaching a decision.

(vi) The Committee's decision must be by a majority vote either upholding the proposed action, fine or penalty, or rejecting it and may be delivered to the aggrieved member orally.

(vii) The Committee chairman shall reduce the decision to writing and shall serve a copy thereof on the Master Association within five (5) days after the hearing.

(vii) The vote of the Committee shall be final and binding on all parties.

Rule 5: Subjects for Master Board suspension, fines or other penalties. The Board of Directors of the Master Association adopts the following fines or penalties which shall be imposed for the infractions described below:

(a) **Vehicular speeding.** Where a member of The Eagles Security Force finds that a resident or other person was speeding in a Village or Master Road, the following penalty shall apply (subject to the rights to a hearing as above provided):

(i) first offense- a warning shall be issued unless the speeding exceeded the posted limit by more than 25 miles per hour in which case the penalty provided in (iii) below shall be imposed and such persons next offense shall be deemed a (iv) fourth offense.

(ii) second offense- a fine of \$50.

(iii) third offense- a fine of \$100.

(iv) fourth offense- a fine of \$250 and/or suspension of the right to drive within The Eagles for the number of months measured by the number of miles by which the speeding exceeded 10 miles over the posted speed limit. In no event shall the suspension exceed a total of 6 months for a fourth offense.

(v) fifth offense- a fine of \$600 and/or an additional suspension of the right to drive within The Eagles for an additional 6 month period.

(vi) a driver whose right to drive has been suspended may apply to the Hearing Committee for the right to drive within The Eagles solely to and from work.

(b) **Violation of any covenant.** Every Village Association shall attempt to avoid the imposition of fines and penalties by speaking with their members and seeking to convince them to voluntarily come into compliance with the various covenants and restrictions. However, if after failing to so convince them, and after writing to such member and warning them of the following provisions, the Village Association shall write to the Master Association which shall then take the following action:

(i) first offense: \$100 fine, and if the violation continues, on a single notice and opportunity for hearing, \$100 per day for each day the violation continues.

(ii) second offense: if not a continuing violation, \$200 fine

(iii) third and every other offense: \$300 fine

(iv) in no event shall such fines exceed \$1,000 in the aggregate.

(v) the above system of fines shall not restrict the right of the Master Association to enter onto a members lot, after due notice, and correct a nuisance or other hazardous condition and such fines shall be subject to the right to a hearing as above provided.

(C) Failure to pay assessments as due- The failure to pay assessments as due shall bear the following additional costs:

(i) interest at 6% per annum from the due date.

(ii) a fine of \$25 per month until the assessment is paid, which shall be considered a continuing violation.

(D) Attorney's fees and costs- Any fines, penalties or assessments which are not paid as above provided shall be enforced by the Master Association by reasonable attorney's fees and all legal costs involved in the collection thereof.

(E) Entry upon a lot- Whenever it becomes necessary for the EMA Directors to enter upon a resident's lot to carry out corrective action in accordance with the provisions of its Covenants, then and in that event, the following procedures shall be followed:

(i) notice of not less than fourteen (14) days by certified mail shall be given to the resident setting forth the action to be taken and the costs to be imposed upon said resident and requiring that a notice of appeal to the Community Hearing Board be filed within said period;

(ii) if no notice of appeal is filed, an entry upon such property shall be made, the work shall be performed and the property shall be charged with the cost thereof, including costs of collection and attorney's fees if necessary.

(iii) if a notice of appeal is filed, then EMA shall not take any action until after the hearing and shall abide by the results of said hearing.

(F) Fairness and compassion- The above Rules and Regulations shall be carried out with a full understanding of the particular circumstances which may be facing any member which are made known to the Directors of the Master Association and may not be fully enforced where to do so would create an undue hardship. In such circumstances, no other resident may claim that any such action or inaction created a waiver of any provisions of the EMA documents.

Rule 6: Architectural Control- The Architectural Control Provisions of each Village Association shall first be applied whenever a resident desires to make a change covered by any such provisions. In the event that a Village Association finds that any proposed action violates the mandates of the EMA covenants, such Association shall refer the matter to EMA for consideration by its Architectural Control Committee.

Rule 7: Notice and Meetings- The following provisions shall apply to meetings of the Board of Directors:

(a) Notice of special meetings may be given to the directors by telephone, e-mail or fax.

(b) Except in cases of emergency, notice of any such meeting shall be posted at the north and south guard gates not less than 48 hours prior to such meeting. A notice may also be posted on the door of the Executive Office or any other conspicuous place on the property.

(c) No action may be taken by the Directors except at an open meeting where each member is entitled to be present and hear the directors' discussions. No member may participate or speak at such a meeting until invited to do so by the President or any Director. The President or other directors shall normally request the views and opinions of any members present. Members who speak shall do so politely, abide by normal rule of order and speak within the time limits set by the Directors.

(d) Any member may record or videotape any such meeting provided such taping does not interfere with the conduct of the meeting and notice of such procedure is given a day prior to the meeting.

(e) Roberts Rules of Order shall be used as a guide- but shall not be binding on the directors- as to the conduct of directors and members meetings.

Rule 8: Amendments. These Rules shall be effective on the adoption thereof at a meeting of the Directors, by a majority vote, and may be amended from time to time at any directors meeting by like vote. In no event shall any Rule be inconsistent with any provision of the Amended and Restated By-laws, Certificate of Incorporation or the Amended and Restated Covenants and shall be interpreted in such a manner as to, in all events, be consistent therewith.

MAY, 2000

**RESOLUTION OF THE BOARD OF DIRECTORS AND
ARCHITECTURAL CONTROL COMMITTEE
OF
EAGLES MASTER ASSOCIATION, INC.**

WITNESSETH:

WHEREAS, Article III, Section 8 of the Declaration provides that no fence, wall or hedge shall front a golf course, lake or pond, but in side fences are allowed; and

WHEREAS, Article III, Section 8 of the Declaration regulates fences along golf courses, lakes or ponds; and

WHEREAS, the set back from the pond, lake and golf course is 20 feet from the frontage of the pond, lake or golf course; and

WHEREAS, the Board of Directors and Architectural Control Committee have adopted an interpretation of the documents as they relate to this issue:

NOW THEREFOR, the Board and Architectural Control Committee resolve as follows:

1. The above recitations are true and correct and are incorporated herein.
2. Attached hereto as Exhibit "A" is a drawing which shows the areas in which a fence may be allowed and is not allowed as it relates to the language concerning fences on the frontage of ponds, lakes and the golf course. Said drawing is hereby adopted as the standard by which all fences will be analyzed as it relates to this issue.

IN WITNESS WHEREOF, the Board and Architectural Control Committee have respectively approved of this resolution at independent meetings thereof as shown in the minutes of said Committee and the Board.

Pond /Lake /Golf Course		
+		+
+	20feet from frontage	+
+	No fences at all here	+
I NO FENCES ALLOWED ON FRONTAGE I		
I		I
I	side fences only are allowed	I
I	within 20ft from rear lot line	I

Eagles Master Association, Inc.
A Corporation Not-For-Profit
Resolution Pertaining to Vehicles and Parking

WHEREAS the Association wishes to define vehicles as specified in the Covenants, Article III Section 17

WHEREAS according to Article X of the Amended and Restated ByLaws of The Eagles Master Association, Inc., the Board of Directors has the authority to promulgate rules and regulations not inconsistent with the Amended and Restated Declaration, Articles of Inc, and Amended and Restated Bylaws to enforce and implement the provisions of said documents. These rules and regulations shall be in writing and shall be adopted by a majority vote of the Board of Directors.

BE IT HEREBY RESOLVED by the Board of Directors:

THAT "VANS" AS SPECIFIED IN ARTICLE III SECTION 17 OF THE COVENANTS SHALL NOT INCLUDE MINI-VANS WHICH ARE USED EXCLUSIVELY FOR FAMILY PURPOSES. "VANS" SHALL MEAN A VEHICLE WITHOUT REAR OR REAR PASSENGER WINDOWS OR REAR SEATING. FURTHERMORE IT IS RESOLVED THAT SPORT UTILITY VEHICLES ALSO USED EXCLUSIVELY FOR FAMILY PURPOSES SHALL BE ALLOWED TO PARK ON A PAVED DRIVEWAY AT THE EAGLES AND THAT STATE OR COUNTY INCORPORATED LAW ENFORCEMENT PASSENGER VEHICLES ARE ALSO PERMITTED.

This resolution has been approved by the Board of Directors of The Eagles Master Association, Inc., this 12th day of May, 2003.

Bill Lambos William Lambos 5/12/03 in concurrence with
Directors Alisanne Deenahcim
Directors Revens Bruce Dely
Directors Sam Whiting Christina J.
Directors Paul Elliot Jenny
Thomas J.