

PREPARED BY AND RETURN TO:
JOSEPH R. CIANFRONE, P.A.
1964 BAYSHORE BOULEVARD, SUITE A
DUNEDIN, FLORIDA 34698

**CERTIFICATE
AS TO THE
FALLBROOK HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
ARCHITECTURAL & LANDSCAPE
STANDARDS & GUIDELINES**

NOTICE IS HEREBY GIVEN that the attached Exhibit "A" constitutes a true and correct copy of the Fallbrook Homeowners Association Rules and Regulations Architectural & Landscape Standards & Guidelines, as reviewed and adopted by the Architectural Control Committee, which have been approved by a majority of the members of the Board of Directors at a duly called meeting of the Board of Directors on January 12, 2012.

IN WITNESS WHEREOF, Brian A. Burek, as President and M. Sam McLaughlin, as Secretary, of FALLBROOK AT LANSBROOK HOMEOWNERS ASSOCIATION, INC. have executed this Certificate in accordance with the authority vested in them as President and Secretary of the corporation, for and on behalf of the corporation, on this 28 day of May, 2012.

Two Witnesses as to
President:

FALLBROOK AT LANSBROOK
HOMEOWNERS ASSOCIATION, INC.

Em W
Witness Signature

Elizabeth Willey
Witness Printed Name

Lori Knickerbocker
Witness Signature

Lori Knickerbocker
Witness Printed Name

By: Brian A. Burek
Brian Burek, President

(CORPORATE SEAL)

Attest:

M. Sam McLaughlin
M. Sam McLaughlin, Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

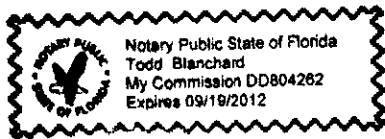
BEFORE ME, the undersigned authority, personally appeared Brian A. Burek and M. Sam McLaughlin, to me known to be the President and Secretary, respectively, of FALLBROOK AT LANSBROOK HOMEOWNERS ASSOCIATION, INC., and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced _____ and _____ (type of identification) as identification and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 28th day of May, 2012.

Todd Blanchard

Notary Public
State of Florida

My Commission Expires:



Board Approved
January 12, 2012

**Fallbrook at Lansbrook Homeowners Association, Inc.
Rules and Regulations
Architectural & Landscape
Standards & Guidelines**

Exterior Color Plan: The Architectural Control Committee must approve all exterior paint colors. The Committee has a chart of pre-approved colors to help guide you in selecting your color(s). Each homeowner will have a choice of base and trim color subject to selecting from among the pre-approved colors or obtaining written approval from the Committee. Front door color will be approved only on a case-by-case basis and such approval must be obtained in writing. Each homeowner must submit an application with their choice of colors for Committee approval prior to painting.

Exterior Use: Portable On Demand (POD) storage may be placed on the property for moving purposes only and shall in no event remain on the property for a period in excess of seven (7) days. POD storage for House Renovation will be approved on a case-by-case basis in writing with a stated duration of time in which the POD storage may remain on the property.

Recreational Vehicles (RVs), Boats, Jet Ski and commercial cars and trucks are permitted during the day, but no overnight parking is permitted. Overnight parking shall be defined as between the hours of 11:00 p.m. and 6:00 a.m.

Hurricane Shutters can be installed. Homeowner must submit an Alteration Application and must receive written approval from the Committee prior to installation.

Birdcage screen shall be either white or bronze in color. Homeowner must submit an Alteration Application and receive written approval from the Committee prior to installation.

Solar panels are permitted subject to the specifications and parameters contained herein. Pursuant to Florida Statute Section 163.04, as same may be amended from time to time, Article 3.6.6 of Covenants, Conditions, Restrictions and Easements for Fallbrook @ Lansbrook will not be enforced so as to prohibit solar panels entirely. An Alteration Application must be submitted and written approval of the Committee received prior to installation. The Committee may require any documentation reasonably required to establish that the proposed installation is an installation of an energy-saving device. Panels shall be dark in color and located so as not to be seen from street.

Landscape lighting must be approved by the Architectural Control Committee in writing prior to installation.

Holiday decorations may be displayed. Decorations shall be removed 45 days after holiday.

Signs: No signs or advertising posters of any kind shall be maintained or permitted on any portion of the Property. Standard Real Estate Signs are permitted, standard sizes being

considered 18" x 24" or 24" x 24" if using a square sign. The American Flag may be displayed according to Florida Statutes.

Pavers are permissible. No paint, coatings, epoxies or any other finish is permitted without written approval of the Committee. Clear sealer to protect pavers is permitted.

MAILBOX: All mailboxes must be approved in writing by the Committee. Each home will have the same neighborhood standard mailbox.

Birdbaths, Fountains and Yard Ornaments: Are permitted but size, color, material, and placement in the Front Yard must be approved by the Architectural Control Committee in writing. However, no more than three will be permitted on any lot.

Address Numbers: Per Pinellas County Code must be displayed on the outside of the home visible from the street.

Irrigation Policy: Each lot is required to have Professional Irrigation Systems. Replacement of damaged sprinkler heads is the responsibility of each homeowner.

Wells are permitted. Wells must be installed with rust filtration system to prevent discoloration to sidewalk, driveway, and building.

Awnings, Coach/Carriage Lamps: Awnings, coach and carriage lamps are permitted. All require written approval of the Architectural Control Committee.

Roofing: Both tile and shingle roofs are permitted. All roofs will be free of mold or mildew. All fascias shall be free of mold, mildew and wood rot. There shall be no painting of roofs. Roof replacement must be approved in writing by the Committee prior to installation.

Gutters: Gutters are permitted. Gutters shall match the color of the house or be white or off white in color. Rain gutters must be installed in a manner as to prevent runoff from being directed onto neighboring lot.

Sidewalk, porch and driveway: Shall be free of mold and mildew. Each homeowner is responsible to maintain sidewalk, porch and driveway from any lifting hazard.

Play Equipment: Must be located to rear of property and shielded from view from the front of the lot.

Portable Basketball Hoops: Are permitted and may be stored on driveway no more than five (5) feet from the garage door. Clear backboard and black or white nets are required.

Fences are permitted and will follow guidelines of Article 3.6.5 of Covenants, Conditions, Restrictions, and Easements for Fallbrook @ Lansbrook for sight lines. Alteration Application must be submitted to ACC for approval with current survey of property and approved in writing prior to installation. No wood fences. Chain link, vinyl, or rod-iron are permitted and will be approved on a case-by-case basis.

FALLBROOK LAWN AND LANDSCAPING GUIDELINES
January 12, 2012

The Fallbrook Architectural Control Committee (ACC) and Board of Directors (BOD) will make decisions regarding new landscaping and maintenance of landscaping, including Florida-friendly landscaping.

The ACC and BOD will require written application for written approval of lawn/landscaping alterations, modifications, or additions. The Board of Directors has set reasonable and very specific lawn/landscaping guidelines below. The Association will continue to require the homeowner's lawn and landscaping to be well maintained and neat and attractive in appearance.

ACC APPROVAL - To make major landscaping changes, a homeowner must submit an ACC form with a detailed *drawing* of your lot showing proposed changes to existing lawn and landscaping.

GUIDELINES FOR YARD UP TO THE SIDEWALK

- **LAWN:** There are three (3) pre-approved landscape plans that have been designed by a landscape design company familiar with "Florida-friendly" landscaping. Any owner wishing to implement "Florida-friendly" landscaping may choose from among these pre-approved landscape plans. Any variations will require the advanced written consent of the ACC. At least 40% of the lawn facing any street must be covered with St. Augustine sod, except where an alternative has been selected in the pre-approved "Florida-friendly" landscape plans or has been otherwise approved in writing.
- **LANDSCAPING:** Should have defined plant beds with no less than 60% plants to 40% mulch, trimmed, maintained and free of weeds.
- **MULCH:** Approved mulch shall be one of the following: pine bark, red or natural cypress, red lava rock.
- Replacing the lawn with 100% mulch is prohibited.
- A gravel, dirt, or rock lawn is prohibited.
- Original Fallbrook bylaws require each property to have 2 oak trees planted. Homeowner may submit an application to obtain ACC written approval for a variance.
- Homeowners must submit a written application for written approval from Fallbrook HOA and Pinellas County in order to remove a tree from their property. Removed trees must be replaced by comparably sized tree.

GUIDELINES FOR LAWN FROM SIDEWALK TO STREET (EASEMENT)

- 100% St. Augustine grass in first class condition.
- Low plants may be planted to surround mailbox and need to be mulched.

THE FOLLOWING ITEMS MUST BE COMPLETELY HIDDEN FROM VIEW OF ALL NEIGHBORING LOTS:

- Rain barrels

- Garbage cans and recycle bins- *should be put out on designated days only and not visible from the front of the home on non-designated days.*
- Compost bins
- Landscaping equipment (wheel barrows, hose storage boxes, etc)

MAINTENANCE GUIDELINES- Lawns and landscaping must be maintained and in good condition.

- Elevate trees to allow 8-foot clearance above streets and sidewalks.
- Remove dead palm fronds but avoid "hurricane cuts."
- Remove dead tree limbs.
- Replace dead or dying shrubs or other plantings.
- Replace/renew mulch on at least an annual basis.
- Replace damaged lawn with new St. Augustine sod or other acceptable ground cover.
- Maintain lawn and landscaping in a pest-free and disease-free condition.
- Edge and trim plants, grass, and ground covers so they do not hang over or spread to street, sidewalk or any paved areas.
- Keep landscape beds weed free.
- Keep lawns cut, edged, line trimmed on a weekly basis in growing season (March — October) and every other week in alternate months.