

CERTIFIED COPY OF RESIDENTIAL PLANNING CRITERIA  
ADOPTED ON THE 21st DAY OF JANUARY, 1985 BY  
THE BOARD OF DIRECTORS OF THE SABAL POINT COMMUNITY  
SERVICES ASSOCIATION, INC. FOR SABAL FAIRWAY VILLAS

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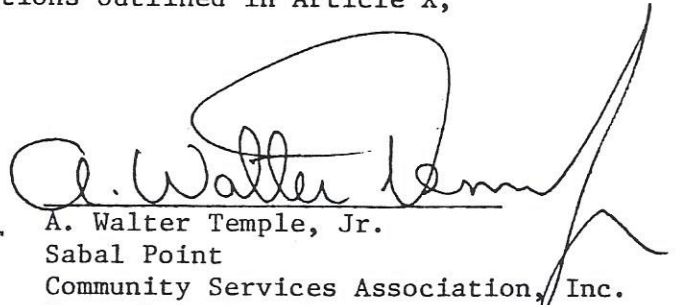
The Sabal Fairway Villas at Sabal Point Supplemental Declaration of Covenants, Conditions and Restrictions for Sabal Point is recorded in Official Records Book 1614, pages 1710 - 1723, public records, Seminole Co., Florida ("Declaration"). This Declaration has provided for the formation of a committee to be known as the Architectural Review Committee (ARC). The recommendation of this committee has been adopted and from time to time may be modified or amended by the Board of Directors of the Sabal Point Community Services Association, Inc.

This Residential Planning Criteria was adopted by majority vote of the members of the Board of Directors. The Residential Planning Criteria include the following guidelines:

1. Game and play structures: No basketball backboards or fixed game and play structures, no platform, dog house, or play house shall be constructed on any lot unless approved by the ARC.
2. Fences and walls: Decorator fences, screening walls, etc. must be approved by the ARC and must be of material consistent with those used on the dwelling itself, and shall not be built or installed closer than 7.5 feet from the rear lot line, so as to not hinder the golf course view of any adjacent lot. All plans must be submitted to the ARC for approval.
3. No swimming pool, hydra-spa/hot tub, or other recreational item shall be commenced, erected or maintained, nor shall any exterior addition to or change or alteration be made until the exact plans and specifications have been approved in writing by the ARC. Swimming pools, including screening, must adhere to a five (5) feet setback from side and rear lot lines.
4. Removal of trees: No trees of four inches in diameter at one foot above natural grade shall be cut or removed without prior approval of the ARC. Property owner will also observe Seminole County Arbor ordinances.
5. Signs: No signs of any kind shall be displayed to public view on any lot unless approved in writing by the ARC. No commercial signs, including "For Rent", "For Sale", and other similar signs shall be erected or maintained on any lot except with the written permission of the ARC.
6. Architectural Review Committee Reports: The ARC's approval or disapproval as required in the foregoing Residential Planning Criteria shall be delivered in writing to the homeowner submitting same. In the event the ARC fails to approve or disapprove plans and specifications within thirty (30) days of written submission and confirmed receipt thereto, approval will not be required and the related criteria shall be deemed to have been fully complied with.
7. Garbage and trash disposal: A lot may not be used as a dump for trash or garbage. Trash or garbage must be kept in covered or sealed sanitary containers. All such containers must be stored within each home or garage. Garbage and trash may be put outside, near but not on the street, on those days of regularly scheduled collection.

8. Temporary structures: No temporary structure, trailer, tent, shack garage, barn, or other out building may be built or used on a lot without written approval of the ARC.
9. Clothesline: Clotheslines are not permitted.
10. Antenna: No television, radio (amateur or professional) or other type antenna, including "satellite dishes", are permitted on any lot or other portion of the Property.
11. Landscape improvement: Due to the planned maintenance concept of Sabal Fairway Villas, no planting of additional landscape material may be done without prior approval of the ARC within those areas of a lot that are referred to as the "Common Maintenance Area".
12. Garage doors: All units have been constructed with two car garages and electronic door operator. Therefore, garage doors will remain closed except when in use, and it is encouraged that vehicles be kept inside. Repairs are prohibited unless performed in the garage. Parking on common areas such as grassy or mulched areas is prohibited. All homeowners should follow these restrictions as compliance adds to the aesthetic value of our community.
13. Pet control: Pets are not allowed to roam freely and shall not be allowed off of their owner's property except on a leash. No pets shall be allowed on the Golf Course.

The above guidelines are in addition to, or for further clarification of the restrictions, reservations and conditions outlined in Article X, pages 23-26, of the "Original Declaration".

  
A. Walter Temple, Jr.  
Sabal Point  
Community Services Association, Inc.  
for Sabal Fairway Villas