

All swales around a property must be regraded at the end of construction to ensure free water flow. Damage done to any Tailwinds road as a result of construction, must be repaired by the property owner on completion of construction.

(c). **Office and storage trailers** used by contractors are permitted but must be removed immediately upon completion or termination of work.

(d). **Lot use restrictions:** Single-family residence is as defined by Martin County Zoning.

(e). No rental units are allowed. However the entire property may be leased to one single-family residential user.

(f). **Clearing and grading:** No lot shall be denuded of vegetation. As many trees and bushes as possible should be left standing, and clearing should be restricted to only that area necessary for construction. Clearing of non-indigenous plants such as Brazilian Pepper, Australian Pine, and Melaleuca is encouraged without approval of the ECC.

Article VI, 3(g) Wetlands guidance: no additional guidance necessary

Article VI 3(g2). Flight clearway (from 1982 amendment): no additional guidance necessary

Article VI 3(h). Exterior finish: no additional guidance necessary

Article VI 3(i). Height restriction: no additional guidance necessary

(j). **Lot cleanliness and garbage container storage:** All mechanical equipment e.g. A/C units, pool pumps, water treatment systems etc. should be screened from view. Trash containers should not be placed at street side until the night before pick-up and must be removed immediately after trash pick-up. Lids should be secured to prevent animals from opening the containers. In no case should trash containers ever remain at the street more than 24 hours after they are emptied. Containers left more than 24 hours will be considered abandoned and may be removed and discarded at the direction of the Tailwinds BOD. Trash containers must never be stored at the street.

(k). **Fences & Gates:** No fences will be permitted on or near the property lines of any lot except as may be found necessary by the Tailwinds BOARD OF DIRECTORS to stop access from outside the Tailwinds community. Entry gates must be architecturally compatible to the house and approved by the ECC.

Tennis courts must be regulation courts and must be fenced with green or black vinyl clad chain link fencing and be hidden at the base by shrubbery and additional landscaping.

Fences to enclose pools (when not within screen enclosures) are encouraged. These fences should enclose only the pool and surrounding deck area and be of a minimum height necessary to prevent entry. Pool fences must be constructed of a decorative material that is complementary to the house. These fences do not have to be hidden but should include landscaping where possible to break up their appearance.

No large area fences will be permitted (other than tennis courts or pools). Large area shall be defined as greater than 1,000 (one thousand) square feet with no side being longer than 40 feet. Special use fences enclosing 1,000 sq ft or less will be considered on an individual basis. Approval of such special use fences is not guaranteed. In all cases, special use fences must: (1) be hidden by shrubbery along all sides excluding the gate, (2) be confined to the area behind the house, (3) shall have no more than one gate - not over 4 ft wide, and (4) be at least 25 feet from any easement edge or property line. If closer than 100 ft to an adjoining property, adjoining property owners will be consulted and any objections will be strongly considered prior to review by the ECC.

OK
CB
[Handwritten signatures]

(l). **Signs:** Signs used for the purpose of selling property shall be no larger than 12 inches high by 16 inches wide and be no higher off the ground than 30 inches. Tailwinds logo, to include the name "Tailwinds" will be included. A single standardized design for such signs will be approved separately by the ECC. The ECC will also identify a vendor for such signs. Signs may be purchased through the Tailwinds BOD or directly from the vendor. Only one sign on the street side of a property will be allowed. One additional sign may be placed on the taxiway or runway side. Real Estate brokers' signs are only allowed on active listings and must be removed within 24 hours after closing. Contractor signs must not be larger than 18 inches by 24 inches and must be removed when construction is complete or discontinued. Location of contractor signs and real estate signs shall be out of the right-of-way mowing area. Standard security signs are allowed. No other signs, except those that identify the occupants and the house number, are permitted.

(m). **Vehicle storage and vehicle parking:** there should be no vehicle parking in common areas.

Article VI 3(n). Laundry drying restriction: no additional guidance necessary

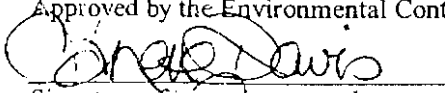
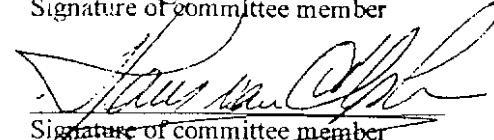
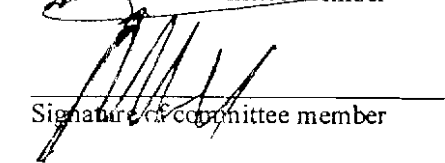
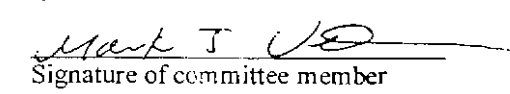
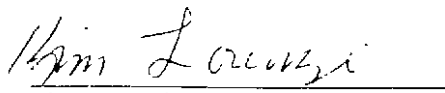
(o). **Name plates:** each house shall have the street number clearly displayed. Name plates may be attached to homes but may not be larger than 6 inches by 24 inches or 1 square foot and should complement the home.


Article VI 3(p). Antenna height restriction: no additional guidance necessary

Article VI 3(q). Flag poles: no additional guidance necessary

Article VI 3(r). Lot maintenance: no additional guidance necessary

Approved by the Environmental Control Committee:

 Signature of committee member	<u>JANETTE DAVIS</u> Printed Name	Date: <u>14 Nov 01</u>
 Signature of committee member	<u>HANS VAN ALPHEN</u> Printed Name	Date: <u>Nov 15 / 01</u>
 Signature of committee member	<u>MARC DEMERS</u> Printed Name	Date: <u>11-16-01</u>
 Signature of committee member	<u>MARK J VITALE</u> Printed Name	Date: <u>11-16-01</u>
 Signature of committee member	<u>Kim Lorenzi</u> Printed Name	Date: <u>11-20-01</u>

Handwritten initials and signatures:
A.K. 

On this the 5 day of Dec, 2001 the Tailwind board of directors did approve the "General Rules" as provided by the Environmental Control Committee. These rules are provided for in the Declaration of Covenants and Restrictions for Colony Park (Tailwinds) and shall be used in conjunction with that document.

[Signature]
Albert A. Barnes, president Tailwinds HOA

Witness:

[Signature]
print: Carol A. Brinker

[Signature]
print: PETER J. DAVID

[Signature]
print: Anthony KLOPI

[Signature]
print: G. B. GALYON

STATE OF FLORIDA
COUNTY OF MARTIN

I DO CERTIFY that on this day before me, an officer duly qualified to take acknowledgements and administer oaths, personally appeared **ALBERT A. BARNES** personally known to me to be the person describe therein or has produced his known to me as identification and executed the foregoing instrument and he acknowledged before me that he executed the same and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of December, 2001.

[Signature]
NOTARY PUBLIC
My Commission Expires:



"OFFICIAL SEAL"
L. M. Burrell, Jr.
My Commission Expires 12/13/2003
Commission #CC 869410