

**AMENDMENT TO PRIVATE LOT MAINTENANCE STANDARDS & GUIDELINES
OF FORESTBROOKE COMMUNITY OWNERS' ASSOCIATION, INC.**

WHEREAS, the Bylaws of ForestBrooke Community Owner's Association, Inc. were recorded on July 2, 2003, in Official Records Book 6981, Page 1150, of the Public Records of Orange County, Florida (the "Bylaws"); and

WHEREAS, Article VII of the Bylaws provides that the Association's Board of Directors has the power to adopt and publish rules and regulations; and

WHEREAS, at a duly called meeting of the Board of Directors noticed on the 8th day of June, 2015 and held on the 25th day of June, 2015, a majority of the Board of Directors approved adopting the following amendment to the Private Lot Maintenance Standards;

NOW, THEREFORE, the Private Lot Maintenance Standards shall read as follows:

PRIVATE LOT MAINTENANCE STANDARDS & GUIDELINES

The General Restrictions within the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Forestbrooke are hereby supplemented by the following Private Lot Maintenance Standards & Guidelines approved by a majority of a quorum of the Board of Directors (Board) at a duly noticed meeting of the Board pursuant to the authority granted by the Bylaws.

The consistency of the "Private Lot Maintenance" is what makes ForestBrooke look and feel like a community. To ensure consistency in determinations, these Private Lot Maintenance Standards and Guidelines have been adopted and approved by the Board of Directors, but no substantive modifications, amendments, or changes have been made to the Declaration. The Private Lot Maintenance Standards and Guidelines provide an overall framework and more comprehensive set of maintenance standards consistent with our current community: however, the document may be amended to allow the community standards to evolve as the community changes and grows and as unprecedented matters arise, so long as said amendments are consistent with the provisions of the Declaration (as it exists at the time).

Homeowners are responsible for the appearance and maintenance of their private property. No private lot, dwelling unit, exterior improvement, lawn, or landscaping shall be allowed to fall into disrepair so as to adversely affect the community, the common areas, or any other lot or dwelling unit. Homeowners shall maintain their lots, dwelling units, yard/lawn, and all improvements in good order and repair; and in a neat and attractive condition.

Private Lot Maintenance Responsibilities & Standards

1. Yard/Lawn:

- a. Lawns:** Routinely mowed (at a height not to exceed six inches) and weed free. Bare spots will need to have sod replaced. Homeowners must replace grass/sod as needed and/or when notified in writing by the Association.
- b. Edging:** Edged to prevent overgrowth onto sidewalks, streets, and other common areas.
- c. Plant Beds:** Weeded and edged on a regular basis.

2. Trees and shrubs:

- a. Trees over Roadways and Sidewalks:** Will be trimmed/pruned to allow for a ten foot clearance above sidewalks and roadways. Homeowners must replace dead trees as needed and/or when notified in writing by the Association.
- b. Other trees and shrubs:** Will be routinely pruned to create a neat and well maintained appearance. Homeowners must replace dead trees and shrubs, ornamental plants, ground cover as needed and/or when notified in writing by the Association.
- c. Hedges:** Hedges along property line will be pruned to a height not to exceed six feet. Homeowners must replace dead hedge plants as needed and/or when notified in writing by the Association.

3. Exterior of structure:

- a. Roof:** Will be cleaned of mold and mildew and kept in good repair as needed and/or when notified in writing by the Association. .
- b. Paint:** Will be clean of all grime, mold and mildew. Houses will be repainted when stucco cracks, peeling, discoloration or bubbling warrant or when notified in writing by the Association.
- c. Stucco:** Will be maintained to prevent moisture from accessing the structure or when notified in writing by the Association.

- d. Doors and Windows: Broken or missing door, or windows, including screens, will be repaired or replaced with equivalent or better quality parts.
- e. Mailboxes: Will be standing erect, and in good working order and painted glossy black with gold numbers. Repair/replacement parts are available by contacting www.creativemailboxdesigns.com.
- f. Fences: Will be in good working order and clean of all grime, mold and mildew.
- g. Driveway and Walks and Sidewalks in front of the home: Will be clean of mold and mildew. All grass and weeds will be removed from between pavers and expansion joints on pavement.
- h. Pool: Will be secured and maintained in a clean/sanitary manner.
- i. Screened Enclosures: All damaged or torn screen panels will be replaced.
- j. Additional Items: If not specified in this document, the City of Ocoee, Code Enforcement Ordnances will apply.

In no instance may a homeowner defer any liability under these and other applicable rules, regulations and policies to renters, tenants, or others. It is specifically the homeowner's responsibility to ensure that their tenant and any other renter(s) agrees to, and abides by these rules, regulations and policies.

Adopted ___June 25, 2015_____