

**BOARD OF DIRECTORS OF THE LAKE ST. GEORGE SOUTH HOMEOWNERS
ASSOCIATION, INC., D/B/A THE COURTS OF LAKE ST. GEORGE**

**REVOCATION OF APRIL 13, 2009
RESOLUTION OF THE BOARD OF DIRECTORS AND REINSTATEMENT
OF APRIL 6, 2000 DEED RESTRICTION RULES**

WHEREAS, the Board of Directors of The Lake St. George South Homeowners Association, Inc. d/b/a The Courts of Lake St. George, at a meeting of the Board of Directors held on April 13, 2017, after appropriate notice at which a quorum was present, determined the following:

1. The Declaration of Covenants, Conditions and Restrictions of The Courts of Lake St. George, as recorded in the Public Records of Pinellas County, Florida at Official Records Book 5541, Page 589, is the valid and controlling governing document of the Association, as are the Bylaws and Articles of Incorporation of The Courts of Lake St. George, pursuant to Fla.Stat. §720.302.
2. A set of Architectural Guidelines and Lot Maintenance Rules, Regulations and Guidelines were established on April 6, 2000, in the deed restriction rules of The Lake St. George South Homeowners Association, Inc., d/b/a The Courts of Lake St. George. Said deed restriction rules being recorded in the Official Records of Pinellas County, Florida, at Official Records Book 10869, beginning at Page 1933.
3. The Association has the right to establish architectural rules, regulations and guidelines pursuant to the requirements of Article V of the Declaration of Covenants, Conditions and Restrictions of The Courts of Lake St. George, as well as to the requirements of Fla.Stat. §720.3035. In addition, the Association has the right to establish rules, regulations and guidelines for unit and Lot maintenance pursuant to the authorization given the Association in Article VI, Section 3 of the Declaration of Covenants, Conditions and Restrictions of The Courts of Lake St. George. Also, the Association has the right to adopt rules, regulations and guidelines for the use and appearance of the common areas of the Association pursuant to said Declaration of Covenants.
4. In April 2009, A Resolution of the Board of Directors was recorded stating that the deed restriction rules referenced in paragraph 2 above were invalid and would not be enforced or recognized by The Lake St. George South Homeowners Association because said rules and regulations were not properly adopted by the owners/members of the Lots within The Courts of Lake St. George. There is no requirement that rules, regulations or guidelines be adopted or approved by the owners/members of The Lake St. George South Homeowners Association, Inc. The Board of Directors is authorized to establish rules, regulations and guidelines as set forth in the deed restriction rules pursuant to the authorization given to the Board of Directors in Article V, Article VI, Section 3, Article VI, Section 1 and Article VI, Section 2 of the Declaration as well as Article II, Section 1(e) of the Declaration.

As a result of the above, it is hereby resolved by the Board of Directors of the Association that the deed restriction rules of the Association, as well as the Declaration of Covenants, Articles of Incorporation, Bylaws and deed restriction rules of The Lake St. George South Homeowners Association, Inc. are the governing documents of the Association as defined by Fla.Stat. §720.302; To the extent the 2009 Resolution revoked the deed restriction rules, the Board of Directors hereby fully reinstates the deed restriction rules of the Lake St. George South Homeowners Association, Inc.,

originally recorded in the Official Records of Pinellas County at Official Records Book, 10869, beginning at Page 1933. A copy of the Reinstated Deed Restriction Rules being attached hereto as Exhibit "A".

NOW THEREFORE, the foregoing was resolved at the above noted Board meeting, after appropriate Motion, a Second and approved by a vote of the Directors of the Association, unanimously approved.

The Lake St. George South Homeowners Association, Inc. d/b/a The Courts of Lake St. George

By: DAVID BAIER

Its: [Signature]
President

Margaret Simon
Witness

Margaret Simon
Print Name

[Signature]
Witness

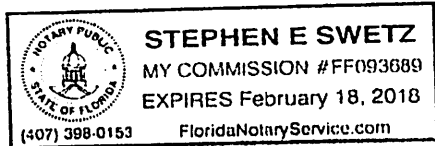
Jason Duran
Print Name

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 13th day of April, 2017, before me personally appeared David Baier President of THE LAKE ST. GEORGE SOUTH HOMEOWNERS ASSOCIATION, INC. D/B/A THE COURTS OF LAKE ST. GEORGE, a Corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal at Palm Harbor, in the County of Pinellas, State of Florida, the day and year last aforesaid.

[Signature]
Notary Public



Attest: *John Jeffman*
Secretary

Margaret Simon

Witness *Margaret Simon*
Print Name

[Signature]

Witness *Jason Duran*

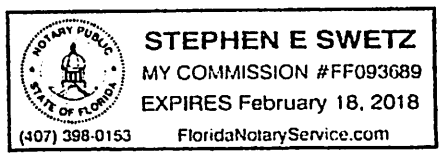
Print Name

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this 13th day of April, 2017, before me personally appeared *John Jeffman* Secretary of THE LAKE ST. GEORGE SOUTH HOMEOWNERS ASSOCIATION, INC. D/B/A THE COURTS OF LAKE ST. GEORGE, a Corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal at *Palm Harbor*, in the County of Pinellas, State of Florida, the day and year last aforesaid.

[Signature]
Notary Public



ARCHITECTURAL GUIDELINES AND RULES AND RESTRICTIONS SUPPLEMENT TO
AMEND DEED RESTRICTION RULES OF THE LAKE ST. GEORGE SOUTH HOMEOWNERS
ASSOCIATION D/B/A THE COURTS OF LAKE ST. GEORGE
ADOPTED April 13th, 2017

(Additions indicated by underlining, deletions by strikethrough, omitted, unaffected language by ellipses...)

Purpose of Architectural Guidelines and Rules and Restrictions: To clarify the Declaration of Covenants, Conditions and Restrictions, of The Lake St. George South Homeowners Association, Inc. D/B/A The Courts of Lake St. George:

This set of Architectural Guidelines and Rules and Restrictions, hereafter referred to as the "Rules", has been adopted by the Board. These Rules are adopted for the purpose of clarifying various clauses within our Declaration of Covenants, Conditions and Restrictions, Bylaws, and Articles of Incorporation, and Deed Restriction Rules from April 2000, as is required by Florida Law and Statutes. Furthermore, these Rules are adopted to establish guidelines for and clarity of the governing documents as more practically applicable in the various specific circumstances that may call for their application.

Recording and Publication of Rules and Amendments: In order to assure adequate access to this document for all members, this set of Rules shall be recorded with the County in Official Records, it shall be made available on the internet, Association web site: lsgshoa.com and it shall also be published and distributed to all members and all tenants as shall any subsequent amendments to it. All of these activities shall occur within 30 days of the adoption of these Rules or of any subsequent amendments.

Sec.-1. Any amendment to these Rules must first be approved by a majority vote of the Board of Directors.

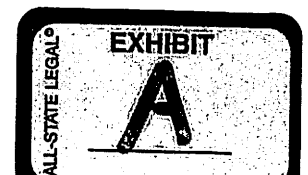
Sec.-2. The proposed amendment meets the following conditions:

Sub-Sec.-A. The proposed amendment appears to serve as a means of clarifying the original intentions of the Articles of Incorporation, the Declaration of Covenants, Conditions and Restrictions, and the Bylaws of the Association (the Governing Documents of the Association).

Sub-Sec.-B. The proposed amendment does not conflict with the original intentions of the Governing Documents of the Association.

Sub-Sec.-C. The proposed amendments appear not to extend beyond the original scope of the intentions of the Governing Documents of the Association for the safeguarding of the general appearance and harmony of the Association

R-1. Paint: All homeowners shall maintain the paint on their houses and mailboxes, painting at regular intervals such that their mailboxes, and that portion of their houses which is visible to either the public, or to adjacent homeowners shall present a neat and orderly appearance, free of mold, rust and discoloration. The paint color scheme on any attached duplex houses including units found in Exhibit "D" of Declaration of Covenants, Conditions and Restrictions, posted on web site: lsgshoa.com, <http://lsgshoa.com/documents.html>; Units I, page 14, Units II, page 20 and Units III, page 26, shall be as found in Exhibit A of the Guidelines.



Those persons who are the owners of a fee or undivided interest in the following Units, shall be subject to the specific exterior maintenance provisions which are set forth in the last sentence of the first paragraph of Article VI, Section 3 of the Declaration and said Units shall also be subject to the Party Walls provisions of Article VII of the Declaration.

UNIT I, Built 1983

Units: 11, 12, 13, 14, 40, 41, 42, 43, 44,
45, 46, 47, 48, 49, 50, 51, 52, 53,
54, 55, 56, 57, 58, 59, 60, 61, 62,
63, 64, 65, 66, 67, 68, 69, 74, 75,
76, 77, 78, 79, 80, 81, 82, 83, 84,
85, 86, 87

UNIT II, Built 1984

Units: 123, 124, 125, 126, 127, 128, 129,
130, 131, 132, 133, 134, 135, 136,
137, 138, 139, 140, 141, 142, 143,
144, 145, 146, 147, 148, 149, 150,
151, 152, 153, 154, 155, 156, 157,
158, 159, 160, 161, 162, 163, 164,
165, 166, 167, 168, 169, 170, 170-A,
170-B, 171, 172, 173, 174, 175, 176,
177, 178, 179, 180, 181, 182, 183, 184,
185, 186, 187, 188, 189, 190, 191, 192,
193, 194, 195, 196, 197, 198, 199, 200,
201, 202, 203, 204, 205, 206, 207, 208,
209, 210, 211, 212, 213, 214, 215, 216,
217, 218, 219, 220, 221, 222, 223, 224,
225, 226, 227, 228, 229, 230, 231, 232,
233, 234, 235, 236, 237, 238, 239, 240,
241, 242, 243, 244, 245, 246, 247, 248,
249, 250, 251, 252

Unit III, Built 1985

Units: 273, 274, 275, 276, 277, 278, 279, 280,
281, 282, 283, 284, 285, 286, 287, 288,
289, 290, 303, 304, 305, 306, 307, 308,
309, 310, 311, 312, 313, 314, 315, 316,
317, 318, 319, 320, 321, 322, 323, 324,
325, 326, 327, 328, 329, 330, 331, 332,
333, 334, 335, 336, 337, 338, 339, 340,
341, 342, 343, 344, 345, 346, 347, 348,
349, 350, 351, 352, 353, 354, 355, 356,
357, 358, 359, 360, 361, 362, 363, 364,
365, 366, 367, 368, 369, 370, 371, 372,
373, 374, 375, 376, 377, 378, 379, 380,
381, 382, 383, 384, 385, 386, 387, 388

While the Association suggests that any owner of a half duplex unit who opts to repaint only his or her own half of his or her building attempt to reach an agreement with the owner of the other half to complete painting the front wall around and above the garage doors, this is not mandatory, only advisable to prevent the unsightly appearance of a line down the middle of the front. On all such houses, all fascia plates, soffits, gable areas, window trims and garage door trims shall be painted the "trim" color. All wall bodies and garage doors shall be painted the "body" color. Front doors and or front door trims may be painted either the body or the trim color at the owner's discretion.

R-2. Extent of Lawns to be Maintained Defined: All homeowners shall be responsible to properly maintain all lawns upon their properties which are visible from the street and, if any properties are immediately adjacent to county right of ways, then any homeowners owning any such properties shall

also be equally responsible to maintain any lawn strips which may be located on any such right of ways, as if the homeowner's lot lines extended all the way to the curb. Specifically, such lawn strips as normally found between the sidewalk and the street. This homeowner responsibility extends to any such lawn strips located in front of, beside, or behind any given property.

R-3. Mulching of Lawns: This requirement shall not fully apply to any lawns which have already been mulched over as of the date of the adoption of these Rules. Any such lots directly along County roads or sidewalks which have already been mulched over prior to the adoption of these Rules shall be exempt from this requirement so long as no transfer of title of the property in question takes place. After such transfer of title, any such lots shall no longer be exempt from this requirement.

R-4. Mowing of Lawns: All homeowners shall maintain that portion of the lawns for which they are responsible and which is visible to the public or easily visible to adjacent neighbors such that they present a neat and orderly appearance, properly cut and trimmed Grass over 12 inches high is not permissible.

R-5. Edging Along Sidewalks and Roads: All homeowners shall be responsible to edge along all sidewalks, driveways, and all curbs adjacent to any lawns for which they are responsible at least once every two months.

R-6. Trees and Shrubs: All homeowners shall maintain the trees and shrubs in their front and side yards, such that they present a neat and maintained appearance. This shall include the periodic removal of any dead limbs, or if necessary, the removal of any dead shrubs or trees, and the periodic trimming of any excessive growth, especially any such growth that might in any way impede the path of any pedestrians on any walkway or driveway or touch any roof. (3' roof clearance recommended.)

R-7. Duration of Lawn Maintenance Projects: All landscaping projects shall be planned and executed such that they are completed within a three month period. Should any landscaping projects fail to be completed within three months, and should such a failure to complete such a project within such time result in the creation of an unsightly appearance to the public, then the Association Board retains the right, after due notification to the owner, to restore such landscaping areas to a proper appearance at the owner's expense.

R-8. Duration of Home Repair Projects: All home repair projects which might create an incomplete or unfinished appearance to the public shall be planned and executed such that they do not create such an appearance for more than a three month period. Should any such projects fail to be completed within three months, and should such a failure to complete such a project within such time result in the creation of an unsightly appearance to the public, then the Association Board retains the right, after due notification to the owner, to restore such publicly visible areas of a home exterior to a proper appearance at the owner's expense.

R-9. Wood Trim, Windows and Doors: All Homeowners are to maintain all wood trim, windows and doors on their homes such that they present a well maintained appearance, free of any signs of excessive rot, neglect, discoloration or rust.

R-10. Cable Utility Boxes: All house mounted cable utility boxes shall be located on walls that are perpendicular to the front line of the house. No utility box may be mounted on a front wall of the house

that runs parallel with the front line of the house. Should any utility company install any such box, the Association shall first provide the utility company a 30 day notice to properly install, then if not properly installed within 30 days, shall remove any such box at utility company's expense.

R-11. Fences: All fences are to present a well maintained and permanent appearance, free of any signs and or any missing or rotten members. Any portions of any fences which are exposed to the general public shall be maintained either uniformly painted or unpainted.

R-12. The Erection of Fences Directly Above Lot Lines: No homeowner shall erect a fence directly upon his or her lot line without the advance written consent of the owner of the adjacent property. In the absence of such a prior written agreement, all other fences shall be positioned so as to be clearly within the lot belonging to the person erecting the fence. All such fences positioned off of the lot line shall be erected with the poles and support members facing inwards, towards the house of the builder and owner of any such fence (good siding facing out).

R-13. Presumed Ownership of Fences In The Absence of Ownership Documentation: In the absence of any survey, and in the absence of any advance written agreement made between two lot owners which might prove otherwise, it shall be assumed that all other fences are the property of, and are situated upon the property of the owners of those properties towards which their support members point. In the case of any fence which lacks support members that point in one direction or the other and in the case of there being no other documentation of ownership of any such fence, any such fence shall be equally the responsibility of both homeowners, jointly and severally, to maintain.

R-14. The Erection of Fences along Association Property: Should any homeowner erect a fence along Association property, the Board strongly recommends that any such homeowner first consult with a licensed surveyor and place his or her fence on his or her side of the lot line accordingly. Any fences or other buildings found erected on Association property will be subject to removal by the Association at owner's expense with no prior notice to cover expenses at the Board's discretion.

R-15. Vehicle Pads: Vehicle pads shall consist of mulch, gravel, concrete, or pavers maintained so as to present a neat and orderly appearance. Vehicle pads shall be situated either immediately adjacent to driveways, or on the side of a unit. The vehicle pad must be contained wholly within the boundaries of an Owner's Lot. The vehicle pad must comply with specifications of Pinellas County for residential purposes. Approval of the Board of Directors must be obtained prior to installation and use of any vehicle pad. No vehicle pad may be placed on Pinellas County right of way in the subdivision.

R-16. Allowable Length of Time for Leaving Rubbish Cans or Rubbish at the Curb: Rubbish cans or rubbish shall be left at the curbside for collection for no longer than 24 hours.

R-17. Storage of Rubbish Cans: Beginning Jan. 1, 2001, no rubbish can(s) shall be regularly stored in front of any house or front fence. Should any homeowner have difficulty storing rubbish cans to the side or rear of one's house (possibly due to dog ownership) such a homeowner might consider to dog-proof his or her trash cans by tying down his or her trash can lids while away, or erecting a dog-proof trash can storage area to the side or rear of one's house.

R-18. Use of Lawn or Court Space for Storage of Materials: Any areas of any courts or of any lawns which homeowners are required to maintain shall not be used for the storage of machinery,

vehicles, construction materials, rubbish, or debris of any sort. Furniture and other similar items left out in public view which is marked for sale or for free is to be left out no longer than three days. Any such items left out longer than three days shall be considered to be improperly stored.

R-19. Use of Lawn or Court Space for Storage of Collapsible Swimming Pools, Toys & Other Related Items: Collapsible swimming pools, toys or other related items shall not be left out on lawns in public view or on any courts for more than seven nights but shall be properly stored away from public view at least once each week. Permanent basketball hoops or above-ground swimming pools shall be subject to review by the Architectural Review Committee as described in Article V of the Declaration prior to erection.

R-20. Boat, Trailer, or Commercial Vehicle Parking: No boats or jet skis of any kind, trailers, or commercial vehicles (commercial vehicles as defined by Pinellas County Statute) shall be parked overnight in front of any house, or in any location where they are in direct line of sight from the street, unless fully enclosed by a properly erected 6' privacy fence. Boat parking in the rear portion of any given lot, such that the boat is entirely situated behind the rear line of the rear wall of the house shall be permitted. Vehicles designed specifically and primarily for commercial use such as step vans or tractor trailers are prohibited under all circumstances. No boats or jets skis of any kind, trailers, or commercial vehicles (commercial vehicles as defined by Pinellas County Statute and Florida Law: Commercial vehicles include but are not limited to, any vehicle that has advertising signs, decals or any other indicia of commercial purposes, marketing or advertising; any vehicle that has ladders, ladder racks, storage racks, external storage boxes, external storage compartments, dump trucks, and any vehicle that is larger than 8' x 21', step vans or tractor trailers are prohibited under all circumstances) shall be parked overnight in front of any house, or in any location where they are in direct line of sight from the street, unless fully enclosed by a properly erected 6-foot privacy fence. Boat parking in the rear portion of any given lot, such that the boat is entirely situated behind the rear line of the rear wall of the house shall be permitted.

R-21. Vehicle Parking on Lawns: No vehicle may be parked overnight on a lawn, unless parked on a properly maintained and situated vehicle pad.

R-22. Parking of Unregistered or Inoperable Vehicles:

Part-A. Regularly no more than one: (County ordinances no longer prohibit this.) Homeowners shall regularly be permitted to park no more than one unregistered vehicle per property within the Association, provided that any such vehicle meets the following two conditions:

Sec.-1. Any such vehicle shall be maintained in a manner such that it presents the appearance of a well maintained fully functional vehicle.

Sec.-2. Any such vehicle shall be parked in the driveway of the owner being the first car in front of and closest to the homeowner's garage.

Part-B. Second such vehicle no more than three nights: Homeowners may intermittently park a second such vehicle, but for no more than three nights at a time, parking it in the same manner as the first such vehicle, in front of or behind it.

R-23. Special Rules for Use of Common Property:

Part-A. No Vehicles Permitted Upon: No motor vehicles shall be permitted upon any

Association property except for Association maintenance vehicles and utility company vehicles. Should any unauthorized vehicle be found to be operating upon Association property, the driver of any such vehicle shall be deemed to be trespassing. Unattended unauthorized vehicles found on Association property will be towed at owner's expense.

Part-B. Use between 11 p.m. and 6 a.m.: Between the hours of 11 p.m. and 6 a.m. all Association property shall be closed entirely to all public use. Any use made during such hours shall be deemed as trespassing and may be subject to arrest and or county fines.

Part-C. Planting on or removal of Plants From: No planting or removal of plants from Association property shall be permitted unless advance approval from the Board is first obtained in writing.

R-24. Enforcement Procedures for Violations Not Pertaining to the Use of Common Property:

Part-A. Enforcement of Maintenance Related Citations: In the event of a violation of any of the Rules or Regulations of this Association which constitutes a maintenance violation, the Board of Directors shall first mail the homeowner and tenant, if applicable a notification of the violation. This notice shall include the following information:

Sec.-1. Notification to the homeowner of specifically which section of the governing documents or which Rule has not been complied with.

Sec.-2. A direct quote of the pertinent section from the governing documents.

Sec.-3. A reasonable deadline by which time the homeowner must come into compliance with our regulations.

Sec.-4. An explanation of the homeowner's right to make a written appeal of his or her citation to the Board of Directors prior to the date of the deadline.

Sec.-5. An explanation of exactly how to make such an appeal and where to mail such an appeal.

Sec.-6. An explanation that in the event that no appeal is received with a postmark marked prior to the date of the deadline, that the homeowner automatically waives his or her right to an appeal.

Sec.-7. An explanation that should the homeowner waive his or her right to an appeal, and that should the homeowner fail to make the necessary maintenance repairs by the given deadline, that the Association will refer the matter to Association counsel.

Part-B. Enforcement of Improper Storage Related Rule: In the event that the Association finds any homeowner to have improperly stored items on his or her property the Association shall have the right to authorize HOA attorney to send a letter explaining the violation.

Part-C. Enforcement of Vehicle, Boat and Parking Related Violations: In the event of a violation of any of the rules or regulations of this Association which constitutes a vehicle, boat or parking related violation, the Board of Directors shall mail the homeowner a notification of the violation. This notice shall include the following information:

Sec.-1. Notification to the homeowner of specifically which section of the governing documents or which Rule has not been complied with.

Sec.-2. A direct quote of the pertinent section from the governing documents.

Sec.-3. A reasonable deadline by which time the homeowner must come into compliance with

our regulations.

Sec.-4. An explanation of the homeowner's right to make a written appeal of his or her citation to the Board of Directors prior to the date of the deadline.

Sec.-5. An explanation of exactly how to make such an appeal and where to mail such an appeal.

Sec.-6. An explanation that in the event that no appeal is received with a postmark marked prior to the date of the deadline, that the homeowner automatically waives his or her right to an appeal.

Sec.-7. An explanation that should the homeowner waive his or her right to an appeal, and that should the homeowner fail to remove the vehicle or boat in question, or to stop parking on the lawn by the date of the deadline, that the Association shall be forced to either take it upon itself, exercising its right to have the Association counsel send a letter to the owner.

Part-D. Enforcement of Non-Compliance of Tenants:

Sec.-1. Responsibility of Landlord to Provide Tenant with Copies of Governing Documents: It shall be the responsibility of any homeowner owning property within our Association who chooses to rent his or her property to any tenant to provide any such tenant with a full copy of the Governing Documents of the Association.

Sec.-2. In the Event of Non-Compliance, Association to Notify Landlord and Tenant: In the event that the Association finds any tenant to be in non-compliance with the governing documents of this Association, then the Association shall send notice of such non-compliance to the legal address of the property owner as recorded with the county tax assessor, and shall also send copies of any such notices to the tenant.

Part-E. Enforcement of Architectural Review Committee: In the event that the Architectural Review Committee as defined in Declaration Article V finds any homeowner to be out of compliance with this Article of the Declaration, then the Architectural Review Committee shall issue a citation to any such homeowner stating the following:

Sec.-1. A concise description of exactly how and why the homeowner is out of compliance with Article V of the Declaration.

Sec.-2. A detailed description of exactly what the homeowner must do to bring his or her property into compliance with this Article.

Sec.-3. A reasonable deadline by which time the homeowner shall be required to bring his or her property into compliance with this Article.

Sec.-4. An explanation of the homeowner's right to make a written appeal of his or her violation to the Architectural Review Committee prior to the date of the deadline.

Sec.-5. An explanation of exactly how to make such an appeal and where to mail such an appeal.

Sec.-6. An explanation that in the event that no appeal is received with a postmark marked prior to the date of the deadline, that the homeowner automatically waives his or her right to an appeal.

Sec.-7. An explanation that should the homeowner waive his or her right to an appeal, that the Association shall be forced to exercise its right to take whatever legal actions it may deem necessary to bring the property into compliance without any further advance notice to the homeowner and to assess the homeowner for reimbursement for all related expenses upon completion of the work (and, if applicable, all court costs) as required to bring the property into compliance with Article V of the Declaration.

Sec.-8. If after following all of the procedures as outlined in steps 1 through 7 above, the

homeowner still chooses to remain out of compliance with Article V, and then the Board will base its decision as to the best route to secure compliance based on the merits of the case at hand.

Part-F. Architectural Review Committee Set-back Policy: The Architectural Review Committee shall in no case grant approval to any construction within the Association which would not comply with the original 25' -5' zoning setback requirements as were effective at the time of the original planning of the community.

Part-G. Enforcement of Repeat Violations: In the event that any homeowner is found to make repeated violations of the same rules or regulations, and in the event that any such homeowner has already waived his or her right to an appeal for such a violation within the previous 6 months, then the Association shall be free to act without any further notification of the homeowner, providing no further deadline to the homeowner. The Association shall then either make the necessary repairs or file for injunctive relief without any additional notice to the homeowner. However, should a homeowner repeat a violation beyond six months after he or she had already waived his or her rights to an appeal or the violation had been upheld by the Board of Directors, then the Association shall be bound to provide a second written notice to the homeowner, and to grant the homeowner a second opportunity for appeal.

R-25. Responsibilities of Association to Maintain:

Part-A. Mowing of Fields & Pond: The Association shall be responsible to keep the two fields on either side of Wynford Drive, the pond along Wynford Drive, and the field along Langstaff (to a certain width along Langstaff) mowed at least once each month, and the pond kept free of algae and debris.

Part-B. Maintenance of the Blacktop on the Non-Dedicated Courts: The Association shall be responsible to re-seal all private courts at least once every four years.

Part-C. Maintenance of the Mailbox Posts: The Association shall be responsible to maintain any mailbox posts and stands in front of any duplex and single-family Units at which the owners of such duplex and single-family units choose not to do such maintenance themselves, so that such mailbox posts and stands present a neat and orderly appearance to the public, properly and securely aligned, and painted. Any such maintenance is to be undertaken at Association expense. The Association will not be responsible for the mailbox.

Part-D. Maintenance of a Web Site: The Association shall be responsible to maintain a web site which shall contain the most current and complete set of all governing documents of the Association available at all times, and to publish the address of this site at least once each year in one or more of its newsletter issues.

R-26. Release of Claims for Past Due Dues: No Board member nor management company shall be authorized to verbally release any homeowner from any claim for past dues that the Association may have against any such homeowner, except by means of a written release, authorized by a majority vote of the Board. Accordingly, no verbal release shall be authorized, unless also accompanied by such a written release. A management company issued invoice reflecting a zero balance due on any such property may serve as a suitable form of a written release of any past due dues. Should a management company ever erroneously issue such a statement, then the management company shall be held liable to

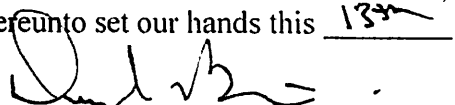
the Association for any resulting loss and net home-owner.

R-27. Obligation of Sellers to Provide New Homeowners With Copies of All Governing Documents: Any person selling a property within the Association shall be required to provide any prospective purchasers of their property with a complete set of the governing documents of the Association, prior to any such sale. Failure of a seller to inform a new homeowner of these governing documents, or to provide a set of them to the new homeowner prior to closing may expose the seller to various penalties and or liabilities as provided under State law due to failure to disclose, which may be sought after by the new homeowner. Regardless of whether or not a seller faithfully executes his or her responsibility in this matter, it shall also be the legal responsibility of all purchasers of property within this Association to determine any legal encumbrances upon any property which they intend to purchase, such as these governing documents, prior to any such purchase, and failure of seller to do so shall in no way excuse any new homeowner from his or her legal obligation to abide by the governing documents of this Association, as set forth by State law. Governing Documents available on Association web site lsgshoa.com link <http://lsgshoa.com/documents.html>.

R -28. Availability of Governing Documents to Members: By virtue of the Association web site lsgshoa.com all governing documents of the Association shall be made available to any members for viewing or printing either at the Palm Harbor Library or at any other location which may be connected to the Internet. If an owner does not have access to a computer or printer send a request for copy to: The Lake St. George South HOA, P.O. Box 1686, Oldsmar, Florida 34677.

R-29. Rules Adopted as Supplement to Governing Documents: These Rules Architectural Guidelines and Restrictions are adopted this day as a supplement to, and clarification of, the earlier governing documents of this Association, namely the Articles of Incorporation, the Declaration of Covenants, Conditions and Restrictions, and the Bylaws. These earlier governing documents remain this day in full effect, both this governing document and the earlier governing documents mutually supporting one another.

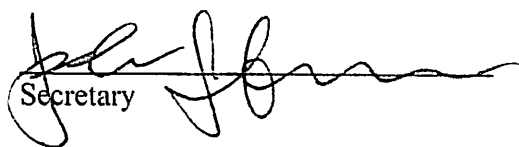
IN WITNESS WHEREOF, we being all directors of THE LAKE ST. GEORGE SOUTH HOMEOWNERS, ASSOCIATION, INC., D/B/A THE COURTS OF LAKE ST. GEORGE has hereunto set our hands this 13th day of Apr., 2017.



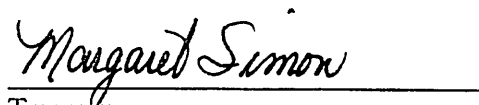
President



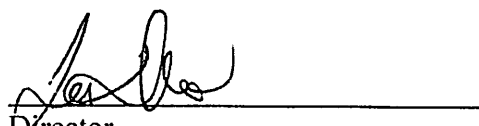
Vice President



Secretary



Treasurer

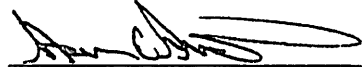


Director

Director

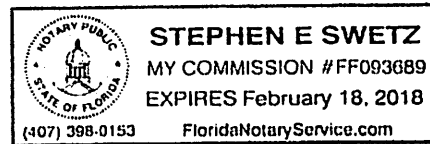
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing Architectural Guidelines and Rules and Restrictions to clarify deed restrictions and Regulations of THE LAKE ST. GEORGE SOUTH HOMEOWNERS ASSOCIATION, INC. D/B/A THE COURTS OF LAKE ST. GEORGE, a Florida non-profit corporation, were executed by DAVID BAIER as President of said corporation this 1st day of Dec., 2017.



Notary Public

My Commission Expires: 2/18/2018



PAINT • PAINT • PAINT • PAINT

Here we go again. Back by popular demand, the Sunkote paint listing for each unit's required paint color. (Sunkote has since come complete listing at the store.) Please let us know if you feel there are any discrepancies. There are 7 basic model/color combinations. Some units are currently painted with none of these combinations, but there is a method to identify what the original color was, and the correct color is listed. Some homes are painted in one of the color combos used by the builder, but not the original color for the unit. Milk Chocolate and Pilgram Red are the 2 most difficult to distinguish once faded. Those of you whose units are currently incorrect will need to correct the problem eventually. Keep in mind, units must be repainted in the builder's original scheme per our bylaws. Sunkote is located at

MODEL 1 UNITS

PRIMARY = Marbledique
 ACCENT = Curry

All Arjay Court units
 All Peter Court units
 All Rae Court units
 All Sail Court units
 All Gilmore Court units
 3740, 42 Canberra Court
 3784 Carmichael Court
 3717, 19 Cheltenham Drive
 3735, 39, 41 Ferrida Court
 2653 Finch Court
 3782 Halley Court
 3748, 82 Lamar Court
 2679, 81 Jenson Court
 3636 Kathy Court
 3761, 83 Lake Shore Drive
 2745, 80 Langstaff Drive
 3841, 49 Linmac Court
 3743, 47, 48 Linmac Court
 3617, 21, 23 Margery Court
 2654, 85 Midland Court
 2679, 81, 95, 98 Macklin Court
 2687, 89, 79, 80, 87, 89 Megan Court
 2680, 86 Peterborough Court
 3781, 89 Shapland Court
 3671, 73 Wynford Drive
 2688, 84 Ullman Court

MODEL 2 HOMES

PRIMARY = Silver Gray
 ACCENT = Otter Brown

All Ashley Court homes
 All Rachel Court homes
 3728 Albion Court
 3738, 38 Canberra Court
 3719, 18 Cheltenham Drive
 3728 Lake St. George Drive
 2683 Jenson Court
 3831 Kathy Court
 2685, 87, 90, 92 Macklin Court
 2684, 86, 81, 93 Megan Court
 2682, 88, 98 Peterborough Court
 2688 Ullman Court

MODEL 3 UNITS

PRIMARY = Marbledique
 ACCENT = Tupelo Brown
 2747, 40 Langstaff Drive

MODEL 4 UNITS

PRIMARY = Silver Gray
 ACCENT = Heritage Blue

All Appleton Court homes
 All Baird Court homes
 All Pamham Court homes
 All Glenmac Court homes
 All Levy Court homes
 All Randall Court homes
 3732 Albion Court
 3765, 67 Carmichael Court
 3733 Canberra Court
 3705, 07, 25, 27 Cheltenham Drive
 261 Finch Court
 3784, 60 Halley Court
 3607, 09 Johnson Court
 3728, 3808 Lake St. George Drive
 3744, 50 Lamar Court
 2743, 45 Langstaff Drive
 2677 Jenson Court
 3633, 37 Kathy Court
 3780, 82 Lake Shore Drive
 2658, 57, 80 Lazar Court
 3845 Linmac Court
 3731 Mackenzie Court
 3618 Margery Court
 2655, 59 Midland Court
 2678, 80, 97, 89 Macklin Court
 2661, 83, 88, 88, 79,
 81, 98, 98 Megan Court
 2692 Peterborough Court
 3766 Shapland Court
 3681, 83 Wynford Drive
 2652, 61, 83 Ullman Court

MODEL 5 UNITS

PRIMARY = Marbledique
 ACCENT = Milk Chocolate

All Alabaster Court homes
 All Cabana Court homes
 All Granite Court homes
 All Markham Court homes
 All Patrick Court homes
 All Simpson Court homes
 3724, 30 Albion Court
 3758, 80 Carmichael Court
 3742 Ferrida Court
 3701, 05, 09, 11, 21, 23, 29,
 31, 33, 35 Cheltenham Drive
 2652, 66, 87 Finch Court

3756, 58 Halley Court

3730 Lake St. George Drive
 3748 Lamar Court
 2685 Langstaff Drive
 2728, 30, 32, 34 Langstaff Drive
 3629 Kathy Court
 2681 Lazar Court
 3843 Linmac Court
 3733 Mackenzie Court
 2674, 73, 84, 88 Macklin Court
 2672, 73, 74, 75, 85,
 87, 90, 82 Megan Court
 3685, 87 Wynford Drive
 2680, 88 Ullman Court

MODEL 6 UNITS

PRIMARY = Putty
 ACCENT = Fieldstone

All Drake Court homes
 All Sammy Court homes
 3611 Johnson Court
 3647 Linmac Court
 3625 Margery Court
 2680, 82 Megan Court
 267A Peterborough Court
 3782 Shapland Court

MODEL 7 UNITS

PRIMARY = Marbledique
 ACCENT = Pilgram Red

All Biggar Court homes
 3728 Albion Court
 3789 Lake St. George Drive
 2688 Lazar Court
 2683 Midland Court
 2691, 93 Macklin Court
 2673, 75 Megan Court
 3785 Shapland Court

The key goes like this:
 The Primary Color is
 the base of your home.
 The Accent Color
 is your trim.
 Lets try to get them corrected.

Mention The Lake St. George South
 Homeowners Association dba
 The Courts of Lake St. George.
 Paint store has chart and color code.
 Call store for details: 727-845-3057

Submit architectural submittal form to Architectural Committee.
 Mail to: The Lake St. George South HOA
 PO Box 1686
 Oldsmar, FL 34677

