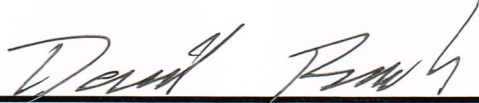
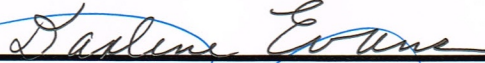


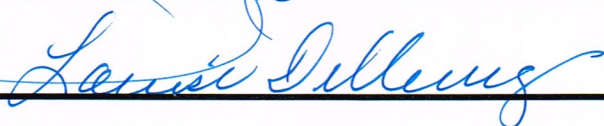
Resolution - Driveways

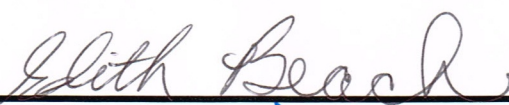
1. Alterations to driveway finishes must be approved in advance by the Architectural Review Committee. All colors must be a light neutral beige or gray tone in harmony with the external design of the community. If the property owner chooses to paint the sidewalk / apron area, a permit is required from the City of Melbourne (\$40). The ARC form must be completed before work is begun.

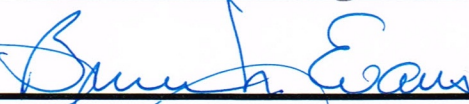
David Beach – April 10, 2012 

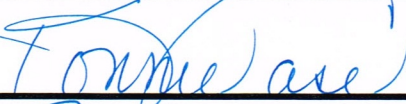
Darlene Evans – April 10, 2012 

Bonnie Case – April 10, 2012 

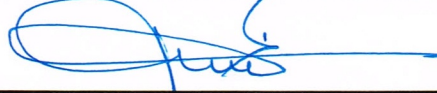
Louise Dillevig – April 10, 2012 

Edith Beach – Board - President 

Bruce Evans – Board – Vice President 

Bonnie Case – Board - Secretary 

Mark Abbey – Board – Treasurer 

Milad Chakhtoura – Board – Member 

Resolution - Landscaping

1. All lots in Bayberry are landscaped. Landscaping includes grass, hedges, shrubs, trees, mulch and plantings. No sod, topsoil, trees or shrubbery shall be removed from the community, no change in the elevation of such areas shall be made and no change in the condition of the soil level of the land (of such areas) which results in any permanent change in the flow or drainage of service water which the Board, in its sole discretion considers detrimental.
2. All landscaping additions or changes (other than annual flowers) require prior approval from the ARC Committee. A site plan with location of all plants, trees and lawn ornaments must be submitted for approval. Owner must take into consideration the property line of their neighbors. Plantings that alter the drainage of the home site are prohibited. All projects must be completed within thirty (30) days of start date.
3. Only the planting of sod/grass is permitted between the curbing and sidewalk in accordance with community harmony. All other plantings are prohibited.
4. Plantings of any type are prohibited upon any easement location on the lot.
5. All grass, hedges, shrubs, trees and plantings shall at regular intervals be mowed, trimmed and cut as to maintain a neat and attractive manner. Trees, shrubs, grass and plants which die shall be promptly removed and replaced. All flowers must be contained in flower beds or pots. Plants and flowers to grass shall be no more than 1 to 4 or 20% (est.) of open area of property, not including area between sidewalk and road. Trees should be trimmed and/or thinned out prior to hurricane season.
6. No weeds, vegetation, rubbish, debris, garbage, waste or materials of any kind shall be placed or permitted to accumulate upon any portion of a lot or public area which would render it unsanitary, unsightly, offensive or detrimental. Accumulation of yard waste in the street or gutter is prohibited. Yard waste must be removed to prevent street drains from clogging. Bayberry HOA adheres to the Melbourne city guidelines. If your yard waste is not picked up within ten (10) days by the city, please call for pickup at 321-953-6302.

David Beach – July 13, 2012



Darlene Evans – July 13, 2012



Bonnie Case – July 13, 2012



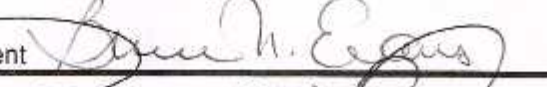
Louise Dillevig – July 13, 2012



Edith Beach – Board - President



Bruce Evans – Board – Vice President



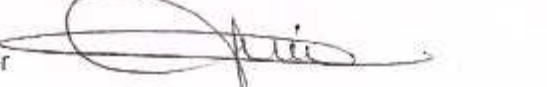
Bonnie Case – Board - Secretary



Mark Abbey – Board – Treasurer



Milad Chakhtoura – Board – Member



**BAYBERRY ESTATES HOMEOWNER'S ASSOCIATION, INC.
A RESOLUTION OF THE BOARD OF DIRECTORS ESTABLISHING A RULE /
REGULATION PERTAINING TO PARKING OF VEHICLES IN THE BAYBERRY
ESTATES SUBDIVISION COMMON AREAS**

BE IT HEREBY RESOLVED by the Board of Directors of Bayberry Estates Homeowner's Association Inc. ("Bayberry Estates"), as follows:

Section 1. THAT Bayberry Estates subdivision exists as a residential subdivision consisting of private dwellings.

Section 2. THAT Bayberry Estates subdivision has common areas, including but not limited to the Bayberry Estates common area swimming pool parking lot, where members, guests, tenants, invitees, or other persons affiliated with an occupant of a residence in the Bayberry Estates subdivision, on occasion park vehicles.

Section 3. THAT individuals on occasion park vehicles at the Bayberry Estates subdivision common area swimming pool parking lot even when that individual is not utilizing the Bayberry Estates subdivision swimming pool.

Section 4. THAT Bayberry Estates maintains that the Bayberry Estates subdivision common areas are not intended to be used as long term parking areas for vehicles being utilized by members, guests, tenants, invitees, or other persons affiliated with an occupant of a residence in the Bayberry Estates subdivision.

Section 5. THAT for purposes of this Rule / Regulation on parking vehicles in common areas, "long term parking" shall be defined as parking a vehicle for greater than six (6) hours and less than forty-eight (48) hours.

Section 6. THAT Bayberry Estates desires to enact rules and regulations on parking of vehicles in common areas, and that such rules are intended to promote the health, happiness, and peace of mind of Bayberry Estates members. In addition, such rules are intended to promote the security of Bayberry Estates members and their property. Further, such rules are intended to enable members and tenants to utilize certain common areas for parking on an infrequent basis.

Section 7. THAT Article IX, Section 11 of the Bayberry Estates Declaration permits the Board of Directors to enact rules and regulations applicable to parking vehicles in common areas.

Section 8. THAT subsection 720.304(1), Fla. Stat., empowers Bayberry Estates to enact rules and regulations pertaining to common areas, stating as follows: "The entity or entities responsible for the operation of the common areas and recreational facilities may adopt reasonable rules and regulations pertaining to the use of such common areas and recreational facilities."

Section 9. THAT Article IX, Section 11 of the Bayberry Estates Declaration empowers the Bayberry Estates Board of Directors to enact rules and regulations applicable to common area parking spaces, stating as follows:

Each Owner has the right to the exclusive use of the parking spaces which are located within that Owner's property lines. Any common parking spaces shall be subject to the rules and regulations of the Board of Directors. Lot Owners are prohibited from making major repairs on vehicles on any Lot or adjacent streets. No vehicles may be parked on any grassed area of the Lots. No vehicles which extend beyond the length of the Owner's parking spaces may be parked in such spaces. Permission must be obtained in writing from the ARC for the parking of any commercial or recreational vehicles, trailers, boats or campers on any Lot. Parking in the Common Areas shall be regulated by the rules of the Association.

Section 10. THAT members of Bayberry Estates, members' tenants, or guests, invitees, or other persons affiliated with an occupant of a residence in the Bayberry Estates subdivision may only utilize common areas for "long term parking" with prior written permission or authorization, granted to the member or the member's tenant, from the Board of Directors or their agent. Utilizing any common area for parking of a vehicle for more than forty-eight (48) hours is prohibited.

Section 11. THAT vehicles parked in common areas on a "long term" basis, without obtaining prior written permission from the Board of Directors shall be subject to towing.

Section 12. THAT the Board of Directors shall be entitled to consider factors when deciding whether to grant or deny a request for the use of a common area for vehicle parking. Such factors shall include, but shall not be limited to, the reason for the request, the type of vehicle(s) involved, the common area proposed to be utilized for vehicle parking, the length of time of the request, the frequency of the request, or other factors, such as factors amounting to an abuse of the authorization to the use of common areas for long term vehicular parking

Section 13. THAT violations of this Rule / Regulation applicable to parking of vehicles in common areas shall be subject to, in addition to towing, enforcement mechanisms as set forth under Florida Law and Bayberry Estates' governing documents.

ADOPTED by the Bayberry Estates Board of Directors this 30 day of July 2015, 2015.

BAYBERRY ESTATES HOMEOWNER'S ASSOCIATION INC.

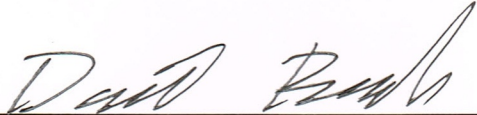
ATTEST:



Secretary

By: 
President

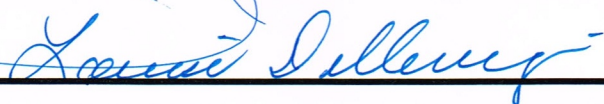
Resolution – ARC Property Inspections


1. All inspections in the neighborhood will be done twice a year by the Management Company. They will occur in April and October. If an ARC Committee member should see an issue that needs addressed immediately, the ARC Committee will notify the Management Company and a letter will be sent to the property owner.
2. A letter will be sent to property owners to notify them of an issue that needs to be addressed. After two weeks, if the issue is not corrected, a reminder letter will be sent to the property owner. After a second two week period, if the issue is not corrected, an intent to fine letter will be sent to the property owner.

David Beach – April 10, 2012 

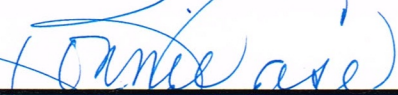
Darlene Evans – April 10, 2012 

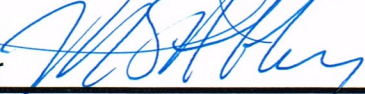
Bonnie Case – April 10, 2012 

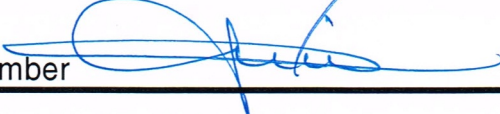
Louise Dillevig – April 10, 2012 

Edith Beach – Board - President 

Bruce Evans – Board – Vice President 

Bonnie Case – Board – Secretary 

Mark Abbey – Board – Treasurer 

Milad Chakhtoura – Board – Member 

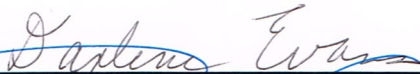
Resolution - Trash Cans

1. All exterior trash receptacles shall be placed so they are not visible from the street (including the side street in the case of a corner lot) or other residences.
2. All exterior trash receptacles can be placed behind the front building line of the residence with landscape, fence or lattice; behind the house or in your garage. When placing trash receptacles outside please be respectful of your neighbors as to what they might smell with open windows or doors.
3. No fence, lattice or landscaping device shall be constructed without the written consent and approval of the Architectural Review Control Committee.
4. All fences must comply with any and all applicable sections of the Declaration of Covenants and Restrictions.
5. Construction must be made of treated wood or vinyl fencing. Color must be neutral and be in harmony with external design of the community.

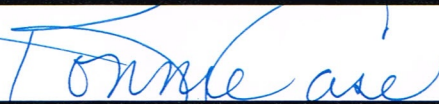
David Beach – April 27, 2012



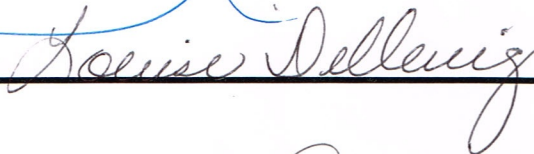
Darlene Evans – April 27, 2012



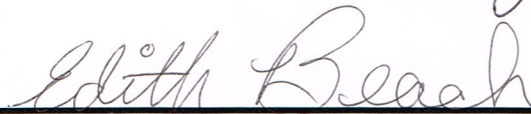
Bonnie Case – April 27, 2012



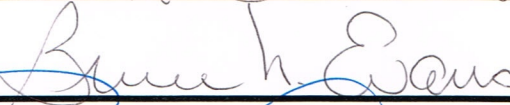
Louise Dillevig – April 27, 2012



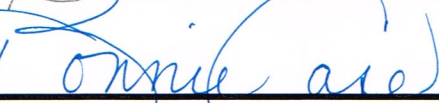
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Milad Chakhtoura – Board – Member

