

**BOARD RESOLUTION
FOR
LOGGERS' RUN, INC.**

WHEREAS, Section 8 of the Bylaws of Loggers' Run, Inc., provides the Corporation Board of Governors with the authority to adopt Rules and Regulations or amend or modify existing Rules and Regulations for the operation and use of any of the Corporation Property, including Residential Property; and

WHEREAS, Article III, Section D(5) of the Declaration of Protective Covenants and Restrictions for Loggers' Run (the "Declaration") provides the ACC with the authority to adopt further Rules and Regulations as it deems necessary, which Rules and Regulations shall be subject to the approval of the Board; and

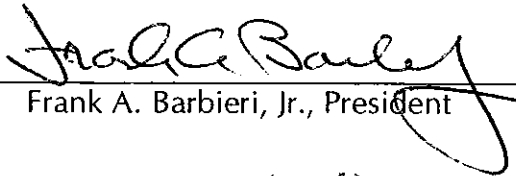
WHEREAS, the Board of Governors and the ACC have determined that Paragraph 10 of the Rules and Regulations shall be amended to create a new Paragraph D creating building requirements for knockdowns;

THEREFORE, be it resolved as follows:

Paragraph 10 of the Rules and Regulations of Loggers Run, Inc., shall be amended by the creation of a new Section D as provided in the attached Exhibit "A".

LOGGERS' RUN, INC.

6/26/06
Date

BY: 
Frank A. Barbieri, Jr., President

6/26/06
Date

By: 
Bruce Miller, ACC Chairperson

EXHIBIT "A"

AMENDMENT TO THE RULES AND REGULATIONS FOR LOGGERS' RUN, INC., CREATING ARCHITECTURAL CONTROL COMMITTEE BUILDING REQUIREMENTS for KNOCKDOWNS

The Declaration of Protective Covenants and Restrictions for Loggers' Run is recorded in Official Records 2793, Page 0001, of the Public Records of Palm Beach County, Florida.

ITEM 1: Paragraph 10 of the Rules and Regulations for Loggers' Run, Inc., shall be amended by the creation of a new Section D, entitled "Building Requirements for Knockdowns", as follows:

- D. Building Requirements for Knockdowns.
1. A "knockdown" shall be defined as the substantial tearing down or removal of an existing structure upon a Lot within Loggers' Run, with the intent of rebuilding or replacing said structure. Any determination of whether a proposed construction project shall be considered a knockdown will be made in the sole discretion of the ACC and/or Board of Governors.
 2. All construction shall be governed by the Declaration and other Association Documents, which shall include, but not be limited to, the Declaration of Protective Covenants and Restrictions for Loggers' Run, the Articles of Incorporation, Bylaws and Rules & Regulations of Loggers' Run, Inc., as amended from time to time, as well as any and all Replat Declarations, Sub-Association Declarations, Articles of Incorporation, Bylaws and Rules & Regulations as amended from time to time, (hereinafter "Association Documents") applicable to the Lot.
 3. A Construction Deposit of \$5,000.00 is required on each house before approval from the ACC will be granted (the Construction Deposit may be increased from time to time by resolution of the Board of Governors). To satisfactorily complete, all of your approved plans must be followed. If any plan is not followed, including landscaping, work must cease and desist, and a new plan must be submitted and approved before any further work is done. Upon completion of the work, the Construction Deposit will be refunded less any fee to review plans, such as landscape plans, any fee to enforce plans, such as attorney's fees or survey fees, and any costs to maintain the appearance of the property. Such fees may include, but shall not be limited to, any fee to a licensed architect, engineer, including landscape engineer, or any other similar

professional, as determined necessary by the ACC or Board of Governors. If your approved plan is not strictly adhered to, your Construction Deposit will not be refunded. In addition, the funds from the Construction Deposit may be used to offset the cost of any damage that occurs to the Common Areas or to another Lot as a result of your construction. This section shall not preclude any Sub-Association from having additional authority to approve construction plans, nor shall it preclude such Sub-Association from having the authority to require that an additional Construction Deposit be issued.

4. Construction shall be in accordance with the time frame as determined by the ACC. Unless determined otherwise by the ACC, at the time of approval, construction must commence within three (3) months after approval by the ACC of the construction plans. In addition, all work must be completed within twelve (12) months of such commencement of the work. Any extension of these time frames may be considered, in the sole discretion of the ACC, on a case-by-case basis.
5. The construction site must be free of unsightly trash, weeds, underbrush and debris at all times. A dumpster is required. No trash may be burned at anytime. While construction is in progress, the job site must be maintained. Dumpsters must be kept in a clean and neat condition and placed at a location approved by the ACC. Should any Owner not comply with this Section 5, the Association shall have the authority to enter upon a Lot which entry shall not be deemed a trespass and perform such maintenance in order to keep the construction site in a proper state of repair as provided in this Section 5, and the Association shall also have the authority to charge the Owner of said Lot for any costs necessary to perform such maintenance as an assessment against said Lot, or to deduct said charges from the Construction Deposit identified above.
6. Work hours are 8 A.M. to 6 P.M., Monday through Saturday.
7. Sign restrictions shall be enforced as per the Association Documents.
8. Parking regulations: No vehicles, except personal vehicles of an occupying Lot Owner, shall be left on job sites overnight. Notwithstanding same, any personal vehicles of an occupying Lot Owner shall otherwise comply with the remainder of the Association Documents.
9. No animals will be allowed on construction sites, except for pets of an occupying Lot Owner. Notwithstanding same, any occupying Lot Owner's pets must otherwise conform to applicable requirements of the Association Documents.
10. Swale trees shall be trimmed at start of new construction.

11. Landscaping must meet the standards of the ACC.

ADDITIONAL RESTRICTIONS AND PROCEDURES REGARDING KNOCKDOWNS

INITIAL SUBMITTALS

A complete application will be required prior to reviewing any proposed knockdown. All plans and applications must be submitted to the ACC prior to submission to the County for approval. An application will include, but is not limited to:

1. Application form, along with Exhibit A.
2. Site plans prepared by a licensed architect or registered land surveyor with a scale of not less than 1" = 20', showing all existing structures and trees and showing all proposed improvements including:

Buildings, fences, walls, pools, tennis courts, screening, decks, landscaping, drain fields, A/C equipment, pumps, lighting, etc.

The site plan must note set backs, road elevations, swales, street trees, building elevations, and site topography.
3. One (1) complete set of building plans in substantially the same form as required by the Palm Beach County Building Department, signed and sealed by an appropriately licensed professional, showing all exterior materials and details, and indicating building square footage.
4. Exterior materials and colors list, one (1) copy, in a form similar to Exhibit B, noting colors and details of all exterior surfaces (walls, doors, trim lighting, roof, chimney, driveway, fences, screening) in order to correspond to the building plans and site plan.
5. One (1) set of landscape plans, with scale not less than 1" = 20' showing all plant material and a corresponding plant list in a form similar to Exhibit C, noting the quantity, quality and price of each.
6. As part of the application to the ACC, the requesting Lot Owner must provide a copy of the general liability insurance coverage for the vendor or contractor performing the construction work. Such insurance policy must list the Association (Loggers' Run, Inc.) as an additional insured or loss payee. The requesting Lot Owner must provide a copy of the general liability insurance coverage for the vendor or contractor performing the construction work, for both demolition and construction. Such insurance policy(s) must identify the

Association as an additional insured and must provide Certificates of Insurance showing same. Additionally, such contractors or vendors shall supply copies of licenses and certificates showing that they have worker's compensation insurance. Further, the Lot Owner shall provide proof of premise liability insurance.

7. The ACC reserves the right to require additional information prior to granting approval in order to assure plans and specifications comply with the intent of the Association Documents.
8. NO IMPROVEMENTS OR CHANGE OF PLAN OF ANY TYPE OR NATURE, WHATSOEVER, SHALL BE COMMENCED UNLESS AND UNTIL THE APPROVAL THEREOF SHALL BE OBTAINED IN WRITING FROM THE ACC.

PROPOSED CHANGES

Any proposed changes of the plans or specification approved by the ACC shall be resubmitted in accordance with the initial submittal procedure previously noted.

1. Application form, one (1) copy, noting proposed changes.
2. Items 2, 3, 4, and 5 showing proposed changes, as required.
3. An additional Construction Deposit is not required.

UPON COMPLETION

Within thirty (30) days of written notice of completion of all of the improvements or construction, previously approved by the ACC, or its agent, the ACC will inspect the property, assure compliance with the plans as submitted, and refund the balance of the Construction Deposit, if any.

VIOLATIONS

Failure to comply with the intent of the Protective Covenants, the specific deed restrictions and the policies of the Board of Governors, or the rules and regulations of the ACC, will cause a submittal to be disapproved.

Violations of the Association Documents or commencing construction of any improvement, whatsoever, without the prior written approval of the ACC will be cause for immediate action by the ACC, including but not limited to:

1. The halting of construction on the property.
2. Notification of violation to the Palm Beach County Building Dept.
3. Recording a notice of violation in the public records and advising required parties, including any mortgagees or lenders.

4. Other actions as the ACC or the Board of Governors deem necessary to rectify the situation, including, but not limited to, forfeiture of the Construction Deposit and recovery of legal fees and costs incurred.
5. Any and all remedies available to the Association as provided in the Association Documents and as determined by the Board of Governors.

VARIANCES

Neither the Board of Governors nor the ACC are responsible for prior actions by the Loggers' Run developer or others. The original recorded Association Documents and the guidelines have changed over the years, and possibly prior violations exist and/or variances may have been granted. They do not establish a precedent to further violate the present Association Documents.

GUIDELINES

Must be in compliance with any and all Replat Declarations or Sub-Association Declarations, as well as any and all other Association Documents.

NOTE:

Plans will be reviewed for their overall compatibility with the existing homes in Loggers' Run. They must conform to the Declaration, Rules and Regulations and the policies of the Board of Governors. No home or improvement constituting a knockdown will be permitted that may destroy or negatively affect the aesthetic value of the community.

AGREEMENT TO COMPLY WITH KNOCKDOWN REQUIREMENTS

As a condition of approval by the ACC, each Lot Owner agrees and acknowledges that all of the requirements and restrictions set forth in this Rule 10(D) relating to knockdown requirements shall be adhered to by all Lot Owners regardless of whether such requirements are independently provided for in any of the other Association Documents.

EXHIBIT "A"

APPLICATION TO THE ARCHITECTURAL CONTROL COMMITTEE (ACC)

LOT OWNER: _____

LOT NUMBER: _____

CURRENT MAILING ADDRESS: _____

TELEPHONE: _____

BUILDER: _____

ADDRESS: _____

