

CROWN POINTE
REX QUALITY CORPORATION HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

Crown Pointe is an Association governed development of 105 conventionally constructed dwellings with the use of lots being restricted to residential purposes. The documents relating to the Association are the Articles of Incorporation (Rex Quality Corporation is the non-profit entity responsible for the Homeowners Association), the By-Laws and the Declaration of Restrictions. The following is a synopsis of the more commonly referred to articles in the documents and is intended as a guide for homeowners and residents. In cases of doubt, members should refer to copies of the official documents in their possession or consult with a member of the Board of Directors.

The Declaration of Restrictions is binding on all present and future owners of properties in Crown Pointe.

1) MEMBERSHIP

Each homeowner is a member of the Association and is subject to the terms of the documents referred to above. Members are represented by a Board of Directors (5 members) elected at the Annual General Meeting of the Association, which is usually held in January of each year.

2) ASSESSMENTS

The Board of Directors establishes the amount of the annual assessment, which is normally approved at the Annual General Meeting in January. Assessment fees are used to pay for such items as maintenance of common property, landscaping, water, electricity, insurance and any other expenses relating to the operations of the Association. The Association may initiate legal proceedings to collect unpaid assessments and may secure amounts due by liens on properties. The sale or transfer of a lot (other than in case of a mortgage foreclosure) does not remove liability for unpaid assessments.

3) ADDITIONS/ALTERATIONS

As required by Article IX of the By-Laws, there is an Architectural Control Committee consisting of two Directors. All proposals for additions or alterations to lots or to existing properties thereon must be submitted to the Committee (preferably in writing with plans when appropriate) for consideration. Restriction No. 6 states in part that no permanent structure or substantial addition thereto including walls, fences, barns, screened enclosures, swimming pools, driveways, paved parking areas, detached garages or utility sheds shall be erected on any lot without the prior written approval of the Association. Owners who are contemplating any changes to properties are advised to read Restriction No. 6 in its entirety and consult with a Director in the event that clarification or guidance is required.

4) STRUCTURES

No structure of a temporary character, small trailer, shed, tent, shack, garage, barn or any other building shall be used on any lot. However, utility sheds shall be permitted if approved in writing by the Corporation (Board of Directors) pursuant to Paragraph 3 above.

5) SIGNS

Restriction No. 8 states that “no sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.” After 2 years of legal proceedings on this particular restriction, the District Court of Appeal of Florida, Second District, entered a final opinion on March 26, 2003 stating that “paragraph 8”, (of the Declarations), “relates only to signs posted on the residents’ lots and not to vehicles parked in the driveways.”

6) VEHICLES

No noisy automobiles, trucks, motorcycles, dirt/motor bikes or other similar type vehicles and no commercial trucks (except small pick-up trucks) are permitted. Again, the District Court of Appeal entered a final opinion on March 26, 2003 stating, “This provision does not prohibit all “commercial vehicles. The plain meaning of the words reflects an intent to permit certain commercial vehicles.”

7) PARKING

Private vehicles of a lot’s occupants (owners, residents or guests) must be parked in the lot’s driveway. No wheeled vehicle or boat shall be parked in the front or side yard and no trailers or recreational vehicles are allowed unless they are kept completely inside a garage. Extended visible repair of vehicles is not permitted. Street parking is discouraged. Vehicles parked temporarily on streets must not block access to fire hydrants, driveways or mailboxes.

8) APPEARANCE

All lots and dwelling located thereon shall be kept in a neat and attractive manner and state of repair. All trees, lawns, shrubs, plants and flowers shall be kept in a neat, attractive and orderly manner.

9) GARBAGE

Garbage should be placed by the curb in sealed containers for collection on Tuesdays and Fridays. Garden trash is collected on Wednesdays. (At the beginning of the year (2005), the City of Lake Wales distributed large square yellow containers for the purpose of recycling aluminum cans, plastic bottles and newspapers. On Fridays, these containers should also be placed by the curb for collection.) Empty containers should be removed as soon as possible after collection and stored in a location not visible from the street.

10) COMMON AREAS

In order to accommodate members conducting occasional garage sales, the following resolution was passed by the Board on 8/8/01: “No signs are permitted on common areas except: a) official Crown Pointe signs. b) Signs no larger than four square feet announcing garage sales at specific addresses in the community. These signs may be displayed during the entire day preceding the date of the sale and must be removed by 6:00 p.m. on the date of the sale.” (In 2004, the City of Lake Wales passed an ordinance in which homeowners must obtain a permit from the city before conducting a garage sale and display it on the day of the sale. No more than one (1) garage sale is permitted every 6 months.)

11 NON-COMPLIANCE

Instances of non-compliance with the rules or other matters concerning the community should be reported to the Board of Directors.

12 OWNERSHIP/ADDRESSES

Changes of ownership of properties must be advised to the Association (Board of Directors). Members are asked to ensure that the Association is advised of mailing addresses of different from the address of the property. The mailing address of the Association is "Rex Quality Corporation HOA", P.O. Box 1107, Lake Wales, FL 33859-1107.

13 GENERAL

In cases of doubts concerning the contents of this synopsis or the wording of the Association documents, please contact a Director. Board meetings are usually held once a month. A member wishing to attend a meeting of the Directors should contact the Association indicating the subject matter which he or she wished to discuss. This will be noted on the agenda and the member advised of the time and place of the meeting.

Those members who did not obtain copies of the Association documents when purchasing their properties, may request copies from the Association and these copies will be provided at cost.

The documents refer to the Restrictions as being for the benefit and limitation of all members and compliance with the rules is for the good of all homeowners and will ensure the continuance of Crown Pointe as a pleasant residential community.

BOARD OF DIRECTORS

MAY 2005