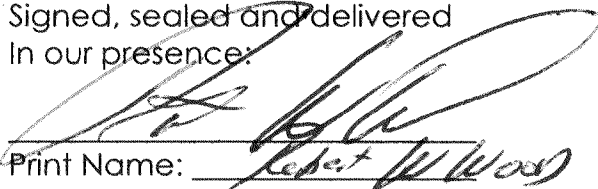


CERTIFICATE OF APPROVAL OF
RESTATED RULES & REGULATIONS AND ARCHITECTURAL STANDARDS FOR
BRITANNIA ESTATES HOMEOWNERS' ASSOCIATIONS, INC.

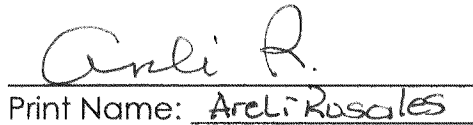
BRITANNIA ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation organized pursuant to Florida Statutes, Section 720 et seq. for the purpose of managing and operating the community known as BRITANNIA ESTATES, according to the Declaration of Covenants, Conditions and Restrictions for Britannia ("Declaration") for those properties lying and being in Britannia Estates, as recorded in Book 13804, Page 2317, of the Public Records of Miami-Dade County, Florida, hereby certifies that OCTOBER 21, 2021, at a duly and properly noticed and called meeting of the board of directors of said Association in which a quorum was present, board members of said Association, holding a majority of all votes of the Board of Directors, approved and adopted the Restated Rules & Regulations and Architectural Standards for Britannia Estates Homeowners' Associations, Inc. attached hereto and marked Exhibit "A".

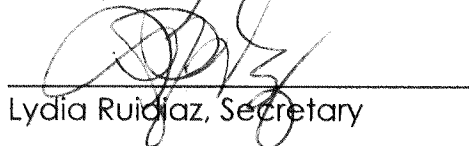
Signed, sealed and delivered
In our presence:


Print Name: Rosa Martinez

Britannia Estates Homeowners'
Association, Inc.


Rosa Martinez, President


Print Name: Ardi Rosales


Lydia Ruidiaz, Secretary

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 10th day of December, 2021, by **Rosa Martinez**, as President, and **Lydia Ruidiaz**, as Secretary, for **Britannia Estates Homeowners' Association, Inc.**, a Florida not-for-profit corporation, who is (or are) personally known to me or who has (have) produced _____ as identification and who did (did not) take an oath.

My commission expires:


NOTARY PUBLIC



Maria Palivoda
Comm #GG977552
Expires: April 21, 2024
Bonded Thru Aaron Notary

BRITANNIA ESTATES HOMEOWNERS' ASSOCIATION, INC.
RESTATED
RULES & REGULATIONS AND ARCHITECTURAL STANDARDS
(Approved by the BEHA Board on October 21, 2021)

**THESE RESTATED RULES & REGULATIONS ARE IN ADDITION TO THOSE
RESTRICTIONS FOUND IN THE DECLARATION AND HEREBY REPLACE IN ALL
PRIOR VERSIONS OF THE BEHA RULES AND REGULATIONS**

GENERAL OVERVIEW

This document was revised and approved by the Board of Directors ("Board") of Britannia Estates Homeowners' Association, Inc. ("BEHA" or "Association") on October 21, 2021. The Board may amend these Rules and Regulations and Architectural Standards from time to time, as authorized by the Association's Declaration of Covenants, Conditions and Restrictions ("Declaration"), By-Laws, and Articles of Incorporation, recorded on August 30, 1998, in Official Records Book 13804, at Page 2317, of the Public Records of Miami-Dade County, and which together with any Rules and Regulations adopted by the Association are referred to as the governing documents.

Pursuant to the Association's governing documents, the Board has the authority and responsibility to enact Rules and Regulations and Architectural Standards for the purpose of enforcing the covenants, conditions and restrictions in the governing documents of the Association, preserving the visual appearance of the BEHA community, and furthering the wellbeing, safety and peaceful co-existence of its neighbors. These updated and amended Rules and Regulations and Architectural Standards are also to be recorded in the Public Records of Miami-Dade County and henceforth are incorporated into and shall become part of the governing documents of the Association.

Planned communities are, by their nature, structured with rules and regulations and architectural standards intended for the best interest of all residents. It should be understood when moving into a planned community that rules and regulations exist for the common good and must be honored.

Homeowners accept these covenants and restrictions as a condition of ownership in Britannia. Homeowners are expected to maintain their properties in compliance with the BEHA Rules and Regulations and Architectural Standards set by the Board in furthering the aesthetic beauty of the Britannia Community and maintaining or enhancing property values for us all. [See Declaration, Art. VII, Sec. 2]. Homeowners shall not do anything on or in a Home which may be or may become an annoyance to the Association or any other Homeowner or resident of Britannia. [See Declaration, Art. XIII, Sec. 1]. For a list of the prohibited activities in the Declaration, see Art. XIII thereof.

In summary, Homeowners by virtue of purchasing a Home in Britannia agree to abide by and follow all the BEHA governing documents, including the Rules and Regulations and Architectural Standards. Failure of a Homeowner to do so could result in violations and fines against the Homeowner, the denial of the sale or lease of the Home, and legal action by the Association.

BEHA individual members, the BEHA contracted Management Company, security vendor, and/or any other vendor which the Association may subcontract, may assist in providing periodic inspections of the community to ensure compliance with the Rules and Regulations.

The Board meets the third Thursday of the month. The meeting notice and location is posted at the community news bulletin board by the guardhouse.

For purposes of these Rules and Regulations and Architectural Standards, the terms "BEHA", "Britannia community", "Britannia" or "community" may also be used to describe Britannia Estates Homeowners' Association, Inc. property or common areas.

EXTERIOR PAINT, FENCE, & ROOF

1. On October 21, 2021, the Board approved a Resolution as to Paint Colors (the "Resolution") listing the approved colors and addressing maintenance issues. The Resolution (recorded on December 6, 2021, in Official Records Book 32886, at Page 63, in the public records of Miami-Dade County) stands on its own and is also incorporated into and made part of these Rules and Regulations and Architectural Standards without having to be fully re-stated in the context of this document. See attached copy of recorded documents which may also be found on the community website, www.britanniaestateshoa.com.

2. Re-painting: Homeowners will be required to re-paint their Homes or a section of same in the event of peeling of exterior walls or trim, streaking or staining of exterior finish or fading of the color.

3. Homeowners must obtain Board approval when changing the Home's color. Britannia color samples are placed in the glass enclosed case located by the pool cabana area. A completed architectural form must be submitted for Board final approval.

4. Homes adjacent to each other may not be painted the same color. Homeowners who disregard this policy will be fined and may be referred to the association's attorney for corrective action.

5. The community was built with white roofs. Roofs must be kept white and free of mildew and dirt. The minimum standard "white" is identical to the color on file at Sherwin Williams and Property Management Company for exterior walls in Britannia. Roofs may be whiter than this minimum standard, but NOT tending toward grays, blacks, or other colors. Roof tiles must be

flat and of ceramic or concrete material. Homeowners should seek Board approval if replacement tiles may appear to differ from their existing roof tiles or risk corrective action.

6. All exterior fences must be painted white. Homeowners will be required to repaint their fence if it is peeling, looking dirty or has been the target of graffiti. White vinyl fences are permitted with an architectural form approved by the Board.

7. All exterior door/garage doors must be painted white, with the same color standard detailed in Rule #5.

LANDSCAPING

8. Definition of a tree. A tall woody plant at least ten (10) feet tall characterized by a single trunk (in most instances) with branches and green leaves rising at an appreciable distance from the ground and having enough leaf growth to create shade for the average adult at noon-time sitting at the base of the tree. This definition does not include the condition of the tree prior to trimming. Nor does it include a potential condition. It is the condition of the tree immediately after trimming. Tall stumps are NOT trees. Tall stumps with some leafy growth on them are NOT trees. The MINIMUM standard is that were a photograph to be taken of the tree immediately after trimming, the leafy area would constitute 50% of the overall surface area of the tree in the photograph. This standard does not apply to new trees during the first year after planting. It does thereafter. This standard does not apply to vegetation in the common areas.

9. Homeowners are responsible for maintaining the landscaping/trees on their property, in accordance with all applicable county ordinances. The lawn service provided only maintain the lawn in front yards and all common areas in order to maintain uniformity of appearance. The Association is responsible for only landscaping (trees and sod) in the common areas.

10. No trees or grass planted by the developer or the Association may be removed without Board approval. This includes common ground area and Homeowner's front and side yards. The Homeowner is subject to a fine and the cost of replacing the tree with one of equal size and any grass removed.

11. The grass in front of a house, the trees on the yard of the house, the shrubs and gardens planted by the owner or otherwise are the responsibility of the Homeowner. The Homeowner may trim the tree(s) (keeping in mind the definition of a tree in Rule #8), fertilize the grass or re-sod the area and/or treat the grass for pests at the Homeowner's expense.

12. Tree and plant trimmings from a Homeowner's front, side or backyard are to be disposed of by the Homeowner by reducing the cuttings to fit into a garbage bin for removal by the bi-weekly garbage pick-up. Relocating the trimmings to community common areas is forbidden, does not constitute proper disposal and may subject the Homeowner to fines and other sanctions for diminishing the visual appearance of Britannia.

AUTHORIZED ENTRANCE & PARKING

13. All Homeowner vehicles, including those of tenants residing in Britannia as renters or residents, must have a BEHA community transponder on the vehicle, located on the vehicle windshield. The transponder assists BEHA security in identifying vehicles that belong in the community. **NO EXCEPTIONS WILL BE MADE.** Vehicles without transponders may be denied entry into the community by BEHA security. Homeowners are responsible for attaining a transponder for each of their vehicles when they purchase a Home in Britannia. All Homeowners must register their vehicles (up to three) with BEHA Management Company. BEHA security will only allow non-transponder vehicles to enter with a guest permit/document. The Homeowner may elect to provide frequent visitor's names with proper ID listed for quicker access to the guest permit by the guard. These would be considered frequent visitors. Form is located on the Britannia website. Homeowners must maintain updated contact information in the event of any emergency.

14. Homes are only authorized for three (3) vehicles to receive a parking transponder. However, Homeowners that require more than three (3) transponders may make a special request to the BEHA Management Company for board approval on a case by case basis. If a vehicle is sold please remove the transponder and notify the Property Management Company and Blue Knight security that the prior transponder is to be voided prior to delivering the vehicle to the buyer of the vehicle and record the updated new vehicle information associated with the transponder with the BEHA security vendor. The transponders are not transferable from one car to another. New vehicle(s) will be associated with new transponder once the homeowner informs the property management company of the change.

15. Guest Parking Spaces. BEHA guest parking spaces are common area property. Vehicles that have the required community transponder may park for no more than forty-eight (48) consecutive hours in BEHA guest parking spaces. For vehicles that park in violation of this rule, BEHA security shall place a sticker on the window or windshield advising of the violation. If the vehicle remains in violation of this rule, or if a vehicle is a repeat violator of this rule, the vehicle may be towed or "booted" at the owner's expense. The Booting and Towing company is Dade Booting and signs will be posted at the community.

16. NO vehicle may block or impede a Homeowner's driveway, parking spaces, front door, or in any way impede the access to and from a Homeowner's driveway. No vehicle may park on BEHA common are in front or adjacent to a Homeowner's property without the express prior consent or authorization of the Homeowner whose property is affected. Violations of this rule may be towed at the owner's expense.

17. Streets and Roadways- Streets in the community are BEHA common area property. Vehicles that have the required community transponder may park for up to twelve (12) hours on the street, as long as the vehicle is NOT in violation of Rule #15, and subject to request by BEHA

security for relocation of the vehicle for any reason deemed necessary by BEHA security, law enforcement personnel, or other public service first responders.

18. A vehicle without a transponder that is authorized to enter the community as a "guest" shall receive a guest permit/document from BEHA security upon entering Britannia.

19. After 12:00 AM (midnight), any vehicle parked in BEHA common area property that does not have a transponder may be towed at owner's expense. This shall occur regardless of whether a vehicle contains a guest permit/document or not.

20. **Commercial Vehicles may not** be parked overnight in the community without the prior approval of the BEHA Board of Directors. Commercial Vehicles may be parked on the property during the day in connection with activities permitted under the Declaration of Covenants, Conditions and Restrictions for Britannia (e.g. lawn maintenance, utility workers, or other service personnel), or for temporary period when lawful and permitted work is being conducted on the property (e.g. deliveries or repairs to a Home). The following definition applies for the purposes of this section: "Commercial Vehicles" means vehicles of every kind whatsoever, which from viewing the exterior of the vehicles or any portion thereof, shows or tends to show any commercial markings, signs, displays, equipment, tools, inventory, apparatus or otherwise indicates a commercial use, including any vehicle having more than two axles or more than four wheels or both. Exceptions to this rule and definitions are law enforcement and fire department officer's vehicles.

Noncommercial vehicles which comply with the definitions established in this Rule may be parked on a Homeowner's property, and the BEHA Board hereby gives its written approval for any Homeowner or legal resident to park a complying noncommercial four wheel vehicle on the Homeowner's or resident's property. "Noncommercial Vehicles" are defined as four-wheel (a) passenger automobiles, (b) vans (c) Sport Utility Vehicles and (d) pick-up trucks. The following definition applies for the purpose of this section: "Vans and sport utility vehicles" means vehicles which are used solely as a passenger vehicles and not as a "commercial vehicle," as that terms is defined elsewhere in this section. This rule is intended to specifically permit the parking of a passenger and like windowed mini-vans and other vehicles of similar design which are within 5% of the height, width, and length of such vehicles. "Pick-up trucks" means vehicles with an enclosed cab area, an attached bed, and not as a "commercial vehicle," as that term is defined elsewhere in this section. This rule is intended to specifically permit the parking of pick-up trucks and all other vehicles of similar design (with a maximum of four wheels) and which are within the 5% of the height, width, and length of such vehicles and which are not used for commercial purposes. Motorcycles are to be parked or stored within the unit and not on the driveway per the Declaration of Covenants, I; Article XIII Section 10. Vans, trucks, and other sport utility vehicles for commercial use which are not contemplated by this section are prohibited.

GENERAL PROVISIONS

21. **Moving IN or OUT** cannot be done using a 18-wheel truck in the community. Britannia cannot accommodate a vehicle this size. One such vehicle damaged the entrance attempting to navigate the curved roadway. An option is to have the large truck remain outside the community on SW 112 Avenue in a "staging area" and use the smaller truck to relay contents to and from the house. Trucks longer than 26 feet are not permitted to enter the community. Security guards are to be advised with a 24 hour notice of the dates when moving.

22. **SALE** of Homes in Britannia need to be cleared through the BEHA management company for confirmation of maintenance and assessment fees, or fines paid or outstanding. The standard for management companies completing tasks for closing is thirty (30) days. Accordingly, please involve the BEHA management company early in your sales process to avoid delays at the time of closing. In addition, take special note of the Rule #47 relating to leasing of Homes in Britannia.

23. **Garbage bins/recycle bins** are to be placed outside at the end of each Home's driveway the night before, or the morning of, the garbage pick-up by Miami-Dade County Waste Division. The garbage cans are to be removed from view as soon after the pickup as possible and are to be stored behind the fence or in a location that is not visible from the street. Homeowners who disregard or violate this rule may have their bins removed by BEHA security. Replacement costs, as a result, are the responsibility of the Homeowner.

24. **Signs** of any kind in windows of Homes or adhered to the Home itself are NOT permitted. No signs of any kind are allowed in common areas. "For Sale" signs are permitted in front yards but are not to exceed 8" x 10" in size. Any signs placed in common areas or exceeding the size limit will be removed.

25. **Basketball hoops** (both permanent and removable) must be placed within the Homeowner's property line in such a manner that all play activity takes place within the Homeowner's property and NOT in common areas. Those installed or used that involve BEHA common areas are in violation and may be removed by BEHA at the owner's loss or expense.

26. Operation of **go-carts, mopeds, motorized scooters**, etc. are NOT permitted in the community. Homeowners or their guests or residents found in violation of this rule may receive a fine. The exceptions to this rule are electronically powered golf carts operated by an adult with a valid driver's license.

27. **Boats** must be kept inside garages or backyards that cannot be visible from the front of the house or neighbor's yard. Britannia has no storage facilities for boats.

28. **Trailers**, Pop-Up trailers, RV's- Motorhome or camping trailers are NOT allowed in Britannia.

29. **Speeding limits and stop** signs must be obeyed. Speed limits are posted and stop signs in place. There are children throughout the community, and everyone must exercise caution. Speed limit is designated at fifteen (15) miles per hour. Consistent violators in both these areas may be fined.

30. **Garage Sales** are NOT permitted in Britannia. Homeowner's or their guests or residents found in violation of this rule may receive a fine.

31. **Dogs and Cats** – Dogs and other pets are not allowed outside unleashed on BEHA common area property. Pet Stations are located throughout the community with plastic bag dispenser provided to properly dispose of pet/dog waste **ONLY**. This is in accordance with Miami Dade County ordinance 5-20 and violators will be subject to a fine per the county. This pertains to Homeowners, residents, and guests with pets. Ducks are not to be fed as they can cause a health hazard and will need to be relocated to the canal at an additional cost to the association. Homeowners, guests, or residents found in violation of this rule may receive a fine. **"THE FEEDING OF STRAY CATS, DOGS OR ANY OTHER ANIMAL IS STRICTLY PROHIBITED"** per Miami-Dade County Ordinance Part III Sec 5-1 – 5-25.

Please consider spaying or neutering any cats which have access to the outdoors as to avoid over population and homeless animals. **PLEASE NOTE:** Pit bulls have been illegal in Miami-Dade County since July of 1989. Anyone having one is subject to a fine from the county plus court action to remove the dog. To report a suspected pit bull, contact the dangerous dog inspector at the county's Animal Care and Control Division (305-884-1101, ext. 236).

32. **Parties** at the pool area are prohibited. Please also refer to the "Pool, Tennis Court & Playground Rules" section near the end of this document.

33. **Noise** which has the potential to disturb neighbors is to be avoided between the hours of 11:00 p.m. and 7:00 a.m. under county ordinance. In Britannia, the quiet hours are 11:00 p.m. to 8:00 a.m. Examples of "noise" may include, but not limited to, loud talk, loud music, construction work, pressure-cleaning, car wash, grass-cutting or other lawn maintenance. Car caravans and honking vehicle horns are not allowed.

34. **Guests' behavior will reflect upon the Homeowner.** Homeowners are responsible for the behavior of their guests while the guests are within the community. Homeowner or resident guest(s) found in violation of BEHA rules may subject a Homeowner or resident to receipt of a fine.

35. **Owner's complaints** about anything in the community should be in writing to the management company. If the management company cannot solve the problem(s), it will bring them to the BEHA Board's attention. Neither the BEHA Board, nor the management company, will mediate between Homeowner disputes. If a complaint falls within the scope of the function of the management company or the BEHA Board, every effort will be made by the management company or the Board to solve it. Complaints of a personal nature between owners or residents can be resolved by the parties resorting to professional mediators, found online or Greater Miami phone book, yellow pages. Owners and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at members of the board of directors and its officers, other owners, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors.

36. **Remedial action** taken by the BEHA Board to correct rule violation or other problem(s) caused by a Homeowner or his/her guest(s)- be it landscaping issues, paint issues, repairs, or any other matter, may be charged back to the responsible Homeowner's account. Otherwise, remedies for violations include fines, suspension of rights to use the pool, tennis court, or playground, and other various legal actions as warranted.

ARCHITECTURAL STANDARDS

37. Any additions, patios, porches, etc. require architectural committee or BEHA Board approval and must meet all Miami-Dade County specifications and be done with permits. Any such work completed without prior approval or proper permits will be reported to building and zoning. Aluminum roofs are not permitted. Some aluminum roofs pre-date this regulation and are exempt, pending BEHA Board review and decision. An architectural form must be completed and approved by the BEHA Board. This form can be found on the Britannia website, www.britanniaestateshoa.com

38. Iron Security bars are not permitted on the exterior front of Homes. They may be installed on the sides and rear of the Homes and must be white in color. Prior approval of the Board is required. [Some Homes have iron security bars on the exterior, which pre-date this regulation and are exempt.]

39. Hurricane shutters are permitted, but all permanent hardware must be white in color. Prior approval of the Board is required. Hurricane shutters may only be left on the Home up to forty-eight (48) hours before and up to forty-eight (48) hours after a "hurricane watch" is officially in effect for the area of Britannia is located in. Homeowners traveling and boarding their Home must advise BEHA Management company 48 hours prior to boarding closed.

40. No fountains, memorials, statues, etc. of any kind are permitted in the front yards or areas.

41. Satellite dishes should be installed in such a manner to be as least obtrusive and conspicuous as possible. Pursuant to federal law, the BEHA Board has the authority to dictate the size of satellite dishes in the community. Accordingly, authorized satellite dishes are small sized (e.g. the small Direct TV dishes), no larger than twenty-four (24) inches. Satellite dishes are prohibited from being placed in the front area of a Home. Homeowners are encouraged to seek BEHA Board approval prior to installing their satellite dishes to ensure compliance with these reasonable regulations, or risk being subjected to corrective action.

42. Windows must have the colonial white grids and suitable for a community such as Britannia. Newspaper or aluminum foils are NOT approved window treatments. Homeowners are encouraged to seek BEHA Board approval via the architectural form prior to installing new windows to ensure compliance, or risk being subjected to a corrective action.

43. Installation of artistic concrete or pavers in driveways must be gray and require BEHA Board approval. Britannia grays are painted on located by the cabana pool in the glass encased color selection and can be obtained at Sherwin Williams paint store. A store near to Britannia is located at Sunset Drive (SW 72 Street) and 108th Avenue. Certain Homes with artistic concrete or pavers installed prior to September 1, 1995 are exempt from this regulation, as reviewed and determined by the BEHA Board.

44. Dirty or dilapidated awnings must be removed or replaced.

45. Colors for new awnings are to be either hunter green or royal blue as approved by the Board on 1/21/1998. Awnings and colors prior to September 1, 1995 are exempt from this regulation for as long as the awnings are in good condition, as determined by the BEHA Board. At such time as the awnings become dirty or in a state of disrepair, they must be removed or replaced. Replacement shall be either hunter green or royal blue as already described herein.

46. Commercial grade lighting on or about the Home is NOT permitted. Homeowners shall apply for approval of the BEHA Board for any change or addition to the exterior lighting of their Homes. Hanging decorative lights are allowed only if hung along the inside of the fence and not to be seen above the fence line, along the pergola line or awning line of the unit backyard. Hanging lights are not allowed attached from the home to the fence or from the home to a tree or trees.

Visual Objects in backyards.- Anything that is over the fence line, either permanently or temporarily, must be approved by the Board of Directors. Anything that can be seen either in the front or backyard must be approved by the Board of Directors.

OTHER PROVISIONS

47. **Sales/Leases of Homes:** Britannia Estates is primarily an owner-occupied community. It is not intended to be a rental community. However, in order to maintain a community of congenial residents who are financially responsible and thus protect the value of the Britannia Estates properties, the selling and leasing of Homes by any Owner, shall be subject to approval by the Association, and all provisions related thereto each Owner covenants to observe. Processes are important to maintain and ensure property values and the safety and peaceful enjoyment of the community by all who live there. This process takes between ten (10) and fifteen (15) days but may take up to thirty (30) days to complete.

The **Application for Sale/Lease** and the **detailed requirements** for the Sale/Lease Procedure approved by the Association, which form part of the governing documents of the Association, can be found on the Britannia website, www.britanniaestateshoa.com, and must be completed, signed and returned to the property management company for processing. No process is considered commenced until such a time as all documentation and/or information required or otherwise requested by the Association has been received. An Owner intending to make a bona fide sale or lease of his or her Home must provide the following to the Association:

1. Written notice of Owner's intention to sell or lease together with the name and address of the intended purchaser or lessee, the terms of the purchase or lease, and a copy of the purchase agreement or lease.
2. Payment of the transfer fee in the amount of \$50 made payable to Britannia Estates Homeowners' Association, Inc.
3. Payment of the background check and credit check charge in the amount of \$35 per intended purchaser or lessee and intended occupant who is 18 years of age or older.

LEASES ONLY: The intended lease must be in writing and shall be for a term of more than six (6) months. The intended lease must also provide that the lessee and all intended occupants of the Home shall be subject in all respects to the terms and conditions of the Declaration and that any failure by the lessee or any intended occupant to comply with such terms and conditions shall constitute a material breach of the lease. The lease shall also state who is responsible for payment of assessments and whether the Owner is delegating to the intended lessee and the intended occupants Owner's rights to the use and enjoyment of the Common Area. No notice of intention to sell or lease shall be processed by the Association until all the above stated information is received by the Association, including the results of the background check and credit check for every intended purchaser or lessee, and intended occupant who is 18 years of age or older, and all other requirements state-above are met. The Association shall not issue any Certificate of Notice and Approval if the Owner is delinquent in paying any assessment or if the Owner, the Owner's family, guests, agents, licensees, or invitees are not in compliance with any provisions of the Declaration, or any Rules and Regulations adopted by the Association. Within ten (10) days after the Association is in possession of all required information and if the Owner is not delinquent in paying any assessment and is not in violation of the provisions of the Declaration or any Rules and Regulations, the Association shall issue the Owner a Certificate of Notice and Approval.

If the Association does not receive the required information the Association shall issue a Notice of Disapproval within ten (10) days after receipt of notice of intention to sell or lease and required information. If the Owner is delinquent in paying any assessment or in violation of the provisions of the Declaration or any Rules and Regulations, the Association shall issue a Notice of Disapproval within ten (10) days after receipt of the notice of intention to sell or lease and required information.


POOL, TENNIS COURT, & PLAYGROUND RULES

The BEHA tennis court, pool facility, and playground are BEHA common property.

- A. No children are allowed in the pool or pool area without homeowner present at all times. For the purpose of these rules, a child is defined as being under the age of sixteen (16).
- B. No guest is allowed in the pool, pool area or tennis court area without the homeowner being present at all times.

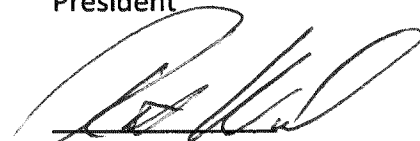
- C. No rollerblading, skating, skate-boarding, or bike-riding in pool or tennis court area.
- D. No bikes or bicycles of any kind are permitted inside of tennis court area.
- E. Pool hours are: sunrise to sunset. Tennis court hours are from 8:00 AM to sunset.
- F. No pets allowed in pool, tennis court, playground, or pool parking area.
- G. The BEHA board reserves the right to prohibit the use of these facilities for parties or functions of any kind. Also, refer to Rule #32.
- H. Any and all additional rules and regulations posted on the premises of these BEHA facilities must be strictly adhered to and followed by BEHA homeowners, residents, and guests alike. Failure to do so may result in BEHA security prohibiting access to these BEHA common area facilities. Failure to abide by these rules or BEHA security instructions may constitute trespassing by the individual(s) who are in violation of these rules, and subject them to actions by law enforcement.

These rules will be enforced for the safety of everyone. Thank you for your cooperation and for helping all of us who live in Britannia be proud of our community.

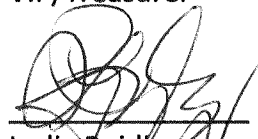


Rosa I. Martinez
President

October 21, 2021



Robert Wood
V.P./Treasurer



Lydia Ruidiaz
Secretary