

Barton Farms Association, Inc.

C/o Argus Property Management, Inc
2477 Stickney Point Rd Suite 118A
Sarasota, FL 34231
941-927-6464 OFFICE 941-927-6767 FAX

August 24, 2010

Dear Barton Farms Home Owners,

Please find enclosed a copy of the New Board Rules, as approved by the Transitional Board of Directors and adopted on August 17, 2010.

The intention of the Board is to clarify/enhance the initial Rules and Regulations to better govern the use of the common elements for all members of our Community.

Please read carefully and retain with your original governing documents you received when you purchased your unit, those rules are still in effect and enforceable.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elisa Andersen-CAM', with a large, stylized flourish extending to the right.

Elisa Andersen-CAM
Managing Agent Barton Farms Association

PROHIBITED VEHICLES

Barton Farms Association, Inc. (the "Association")

Laurel Lakes Subdivision (the "Community")

Approved by the Board of Directors on August 17, 2010

Effective Date: August 31st 2010

In accordance with the rights of the Association pursuant to Section 3.07(e) of the Master Declaration of Easements, Covenants and Restrictions for Barton Farms, Inc. (the "Declaration"), the following Rules & Regulations are hereby adopted and set forth by the Board of Directors of the Association:

1. Purpose. The purpose of these Rules & Regulations are to protect and safety and welfare of the owners and residents within the Laurel Lakes Subdivision.
2. Definition of Prohibited Vehicle. A "Prohibited Vehicle" shall be defined as an electric or gas powered motorized vehicle that is not licensed and/or permitted to be operated upon the public streets and/or roadways of Sarasota County and/or the State of Florida, including, without limitation, all terrain vehicles or ATV's, three-wheelers, scooters, dirt bikes, mini bikes, go karts and/or other similar vehicles.
3. Prohibited Activities: Prohibited Vehicles may not be operated on any roads, drives, paths, trails, vacant or undeveloped lots, sidewalks, recreation areas or any portion or portions of the Common Property or Common Properties of the Community.
4. Responsible Party. Each owner is responsible for ensuring that their family members, guests and tenants are aware of the restrictions and prohibitions contained herein and that the foregoing comply with and observe the same, in all material respects.
5. Violations. The Board of Directors of the Association may assess a fine for each violation of the foregoing Rules & Regulations concerning Prohibited Vehicles, in an amount no greater than \$100.00 per occurrence. The Board of Directors of the Association shall provide written notice of such violation to the responsible owner, setting forth the nature of the violation, the date on which the violation occurred and the fine assessed with respect thereto. An owner may appeal any fine assessed pursuant hereto, by delivering a written notice of appeal to the Board of Directors of the Association, within fourteen (14) days after receipt of a violation notice. All appeals must include the following information: (i) the owner's name and address; (ii) a copy of the notice of violation; and (iii) the basis of the appeal. All appeals shall be reviewed by a committee of owners within the Community, who shall be selected by the Board of Directors of the Association and who shall neither be related to or residing with a current member of the Board of Directors of the Association. A decision shall be rendered by the Review Committee within five (5) days after receipt of the appeal notice and such decision shall be final and binding.