

**BEACON WOODS EAST HOMEOWNERS' ASSN., INC.**

8421 CLAYTON BLVD.

HUDSON, FL 34667

Phone (727)863-5447

The Board of Directors adopts the following rules regarding the installation or location on the lot of any owner in Beacon Woods East any outdoor swing set, gymnastic equipment, playground equipment, sports apparatus, health and fitness equipment or any equipment or apparatus used for outdoor play or exercise.

1. The equipment's foundation or footers shall be installed or built to be a clear five (5) feet from the rear lot line and seven and one half (7-1/2) feet from the side lot line. It is not to be placed or built in the front of the house.
2. The overall height of the structure may not exceed (12) twelve feet.
3. The equipment may be constructed of metal, wood, fiberglass or plastic, and it must be maintained in a clean and attractive manner.
4. If the equipment or apparatus is made of painted metal, there shall be no more than ten (10) rust spots larger than a 25-cent piece evident upon the entire equipment or apparatus. If there are as many as ten (10) such spots, they shall be painted over by the Lot Owner within ten days of notification by letter from the association.
5. If the equipment or apparatus is made of colored plastic, the color plastic must be within three shades of its original color in order to be considered in conformance with this policy. Faded and streaked plastic play or exercise equipment must be either restored to its original color or removed from the premises.
6. If any portion of the play or exercise equipment or apparatus becomes inoperable or broken, ripped, torn, split, faded more than three shades from its original color or otherwise unsightly, it must be repaired or replaced within ten (10) Calendar Days after the condition is brought to the attention of the Lot Owner by a letter from the Association.
7. The footprint of the equipment or apparatus may occupy an area no larger than two hundred fifty (250) square feet as measured by straight lines running from the four outermost points of the equipment.
8. The grassy area underneath and around the equipment or apparatus must be in accordance with ARTICLE VII, Section 1 (e) (6), regarding the maintenance, appearance, and upkeep of lawns, except that mulch areas than thirty-six (36) inches in diameter may be installed under each swing, and builder's sand, white sand, or mulch areas no larger than thirty-six (36) inches in diameter may be installed at the foot of a slide for safety and aesthetic reasons. Grass around the legs of the equipment or apparatus must be clipped at the same height as the rest of the lawn and in no instance shall be allowed to present a ragged appearance.
9. The Association shall in no way be responsible for the safe use or safe maintenance of any equipment or apparatus on the property of a Lot Owner, nor shall the Association be responsible in any way should an invited or uninvited person or persons be injured in or around while using such equipment. It shall be the responsibility of the Lot Owner who erects or installs said equipment to see that it is used in a same manner and that it is kept in a safe condition.
10. No above ground swimming pools or wading pools shall be placed upon or maintained upon any lot. (Art. 7 sec 1n page 1214).