

Exhibit E

Crestview Sandy Ridge Homeowners Association

Update Sep 20, 2011

Board of Directors Reasonable Rules and Regulations

In Accordance with Article 7.19 of the Declaration of Covenants, Conditions and Restrictions

The following will reference the Article numbers, and the Board policy, interpretation or Procedures regarding the said Article.

Article 2.11 Management- In the best interest of the community, the current board of Directors has elected not to hire a management company, to conserve HOA funds, and use the funds to better benefit the community.

Article 3.7 Storm water management systems- To clarify the covenants- The Storm water management system, draining easements, and roads are owned and maintained by the City of Crestview.

Article 4.7 Owner Failure to Maintain Lot- The Compliance Committee will enforce any violations of this Article

Article 4.12 Non-payment of Assessments- In addition to pursuing a lien against the owners lot, the Board will also provide a 14 day notice of past due assessments to the owner, and suspend the voting rights of the past-due owner in Accordance with Florida Law . After providing a 14 day notice, that the Assessment is 90 days past due, the Owner will be provided an opportunity for a hearing which will determine if the voting rights will be suspended.

Article 6. 1 All improvements and modification subject to ARC approval - The current policy for submitting an improvement or modification is:

1. Submit a completed ARC form to the ARC Committee. The form can be requested at sandyridgehoa@gmail.com or downloaded at sandyridgehoa.org. Submit all available information per the request form to sandyridgehoa@gmail.com or mail the form to the HOA.
2. Once approved, you may begin the requested work per the ARC form. Work must be completed by the timeline approved
3. Per the email Dated April 3, 2011 regarding the ARC Fee: **“Architectural modifications: If you are adding something to your existing property or modifying any portion of your property/home, an ARC request must be submitted and approved before work can begin. This form and instructions can be found on the website. Currently the fee to submit this application is \$125.00, this fee will be Waived if an Application is submitted and approved before work begins, but if work is started before an ARC is approved or no application is received and modifications are noticed: The homeowner will be responsible to pay this fee. If**

the fee is not paid, your account will be considered “not in good standing.” If there is a doubt whether to submit an Application, Submit an application. “

Article 6.2 Architectural review committee- The current Architectural review committee is:

Greg Harding, Donnie Simmons, Sara Depue, – sandyridgehoa.arc@gmail.com

Article 6.3 ARC Guidelines- These can currently be found in Exhibit D, these guidelines do not necessitate approval, and therefore all modifications must be submitted to the ARC for approval.

Article 6.4 ARC procedure- All application must be submitted by mail or email (preferred), per the guidelines on the ARC form, which can be found at sandyridgehoa.org

Article 7 Use and Maintenance- Article 7 will be monitored and managed by the Compliance Committee and enforcement will be provided by The Board of Directors - The current Compliance committee is :

Sarah Depue, Nikki Warren, Donald Simmons -sandyridgehoa@gmail.com

Article 7.2 Lot Maintenance- This article includes any non-wooded “sloped or hilled” area that is within you property line.

Article 7.4 Vehicles- Registered Automobiles parked on a paved Driveway, and used on a regular basis, will be excluded from this article. Per the article, all other Automobiles, boats, campers, trucks, motorbikes, trailers, motor homes and the like, must be completely garaged or out of view from the front lot line, or adjoin lots. For example, anything parked or stored on the owners front grass would be a direct violation of the Article and will be enforced.

Article 7.5 No Nuisance- Any owners seeing or hearing a violation of this article, or an owner that has questions or concerns regarding a “nuisance,” please submit a written request or complaint by email for clarification. These issues will be handled on a case-by case basis.

Article 7.6 Pets- Any owners that notices a re-occurring problem or violation of these rules, please immediately contact the compliance committee by mail or email with a description of the problem.

Article 7.11 Garbage and Trash Receptacles (also including recycling bins)- The Day of Garbage & Trash Pickup and Recycling pickup, currently Monday and Thursday for Garbage & Trash and Tuesday for Recycling, Receptacles must be concealed in an effective manner such as garaged or placed in an inconspicuous place on the side or back of house. Garbage & Trash and Recycling Receptacles will not to be left in any part of the driveway after their respective days of collection.

Article 7.13 Signs- This includes Political signs or propaganda, and business signs, but excluded Seasonal decorations as determined by the compliance committee.

Article 10.3 Enforcement- In accordance with Florida. Stat. §720.305(2), an owner who is non-compliant will receive an initial notice of non-compliance. If this letter does not correct the offending

conditions, the owner will be sent a second notice of non-compliance giving them 14 days notice, and an opportunity for a hearing before the 3-member compliance committee. At this hearing, an appropriate reasonable fine will be determined for the offending condition, if required. If, after 14 days notice, the owner does not contact the compliance committee to make arrangements for the hearing, a hearing date and time will be set for the owner to attend. If the owner does not attend the meeting, the owner will waive their right for the hearing. At the hearing, the offending homeowner will have an opportunity to defend his/her position, and the Board (or some other representative of the HOA) will have an opportunity to argue why such a fine or suspension is justified. The committee will put their decision in writing, and the fine will be payable on such date.

Park USE: Per the email dated April 3, 2011.

As many have you have noticed we have installed a joint use park in the community. This park is for use by Sandy ridge HOA and Sandy Ridge Cottages Homeowners and Guest with Accounts "in GOOD STANDING". We will plan on having a grand opening of the park in the coming weeks, there is still work to be done on the park and need volunteers to contact use for some finishing touches. Please email your volunteer request.

Hours Sunrise to Sunset. Any person loitering at the park after these hours will be considered trespassing. This may get revised after lighting is installed at the park.

Trash- There is no trash can at the park for a reason. If you bring trash in, you bring trash out. If you don't bring trash in, Please bring any trash you observe out. Keep it clean, this is YOUR park, take initiative to help keep it nice, or we will have to hire a company to keep it clean, possibly resulting in higher assessments. If you see trash..please pick it up.

Playground equipment/ Loitering- The park is for the use and enjoyment of homeowners and their guests, however, the playground equipment is for YOUNG children playing- Not for older adults/teenagers to loiter on. Everyone can use the park, but be considerate of younger children on the playground equipment.

Behavior- Please be respectful of other homeowners while using the park. Tables/benches are on a first come/first serve basis. No reserving of equipment. Disorderly or rude conduct will not be permitted.

Landscaping- The park has new landscaping and grass that is still fragile. There is a watering system/sprinklers set up to maintain these plants. Please prevent children from moving, climbing on, kicking or playing with the new landscaping or sprinklers. Please be careful on the new grass and new trees, they are FRAGILE. If it is noticed these items are happening, we may have to **close the park** to re-establish the watering system/landscaping.

Homeowners are responsible for the actions of their guests, failure to comply will result in loss of privileges to the park.

The park is considered to be opened under these conditions, until the official opening. Once again we need volunteers to lay pinestraw, and assemble benches, tables, etc. Please email your request to volunteer. If the above rules cannot be followed, the park may need to be closed until the landscaping has more time to establish.

It's your park, keep it clean and please take pride for your community.

//signed//

Sandy Ridge Board of Directors, Sep 20, 2011