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+ Of Counsel

October 22, 2012

To: Owners of Summer Trees Homeowners Association, Inc.
Re: Adoption of Rules and Regulations

Dear Unit Owner:

Our Firm has the pleasure of representing your homeowners association (the "Association"). Please note that as part of our representation, we occasionally meet with the Board of Directors to review and discuss your Declaration and other Association documents, including (but not limited to) your Rules and Regulations. Recently, we have discussed (amongst other things) establishing protocols for records requests from unit owners, and procedures for audiotaping or videotaping meetings of the Board of Directors and/or the Association. In this regard, the Association's protocols are as follows:

AS TO REQUESTS FOR INSPECTION OF RECORDS:

1. All requests to inspect and/or copy the records of the Association shall be made in writing by a unit owner. Requests made in any other manner, including but not limited to those made orally or by e-mail, will not be accepted.
2. Such written requests for inspection and/or copying the Association's records shall be mailed to the Association at its business address, 48 Cypress Pond Road, Port Orange, Florida 32128. No other person or entity is authorized to accept request for inspection and/or copying of records.
3. No unit owner shall submit more than one written request for inspection or copying of the Association's records in any thirty (30) day period, and the time for inspection or copying of the Association's records shall not exceed eight (8) business hours within any such thirty (30) day period. All records inspections shall take place during the Association's normal business hours unless otherwise agreed in writing by the Association.

7805 SW Sixth Court • Plantation, FL 33324 • (T) 954-474-8000 • (F) 954-474-9850
1800 North Military Trail • Suite 170 • Boca Raton, FL 33431 • (T) 561-395-3350 • (F) 561-395-3339
1540 Cornerstone Boulevard • Suite 200 • Daytona Beach, FL 32117 • (T) 386-322-4430 • (F) 954-474-9850
(Volusia County office by appointment only)

4. Copies of records may be made at the time of inspection at the unit owner's expense.

AS TO REQUESTS TO AUDIOTAPE OR VIDEOTAPE MEETINGS:

1. Notification that a unit owner intends to audiotape and/or videotape any meeting of the Association or its members must be mailed to the Association at its business address, 48 Cypress Pond Road, Port Orange, Florida 32128. Such written notification must be made by a unit owner, and should be addressed to the President and/or Chairman. The notice must be received by the Association at least forty-eight (48) hours prior to the meeting.
2. All audiotaping and/or videotaping equipment must be set up prior to the commencement of the meeting, and must be to one side of the room or the other, at least 15 feet from the Board of Directors' table.
3. Any audio or video recording(s) of meetings of the Association or its members shall be made solely and exclusively for the personal, private use of the unit owner who makes such recording(s), and may not be transmitted, distributed, disseminated, or broadcast for any purpose whatsoever without the express written permission of the Board of Directors of the Association. The Board of Directors reserves all applicable copyrights in the meeting and in audio and video recordings thereof.

If you have any questions concerning these rules and regulations, or any Association matters whatsoever, please do not hesitate to contact us or your management company, Atlantic Community Association Management & Accounting, Inc., at (386) 760- 7365. Thank you.

Sincerely,

FRANK, WEINBERG & BLACK, P.L.



LEANNE B. WAGNER, ESQUIRE

For the Firm

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**RESOLUTION OF THE BOARD OF DIRECTORS
OF SUMMER TREES HOMEOWNERS ASSOCIATION, INC.**

The Board of Directors of SUMMER TREES HOMEOWNERS ASSOCIATION, INC. (hereinafter referred to as the "ASSOCIATION") held a meeting on the 18 day of October, 2012 at 9:00 a.m./p.m., wherein the following was discussed and approved:

WHEREAS, the By-Laws of the Association grants to the Board of Directors the power to make and amend rules and regulations concerning the operation of the Association; and

WHEREAS, Florida Statutes 720.306 specifically authorizes the Association to adopt reasonable rules and regulations with respect to audiotaping and videotaping meetings of the Association; and

WHEREAS, in order to ensure the efficiency of Association meetings, the Board of Directors is desirous of implementing a protocol with respect to audiotaping and videotaping such meetings.

NOW, THEREFORE, be it resolved, that the Board of Directors of the Association hereby establishes the following rules and regulations related to records requests:

1. Notification that a unit owner intends to audiotape and/or videotape any meeting of the Association or its members must be mailed to the Association at its business address, 48 Cypress Pond Road, Port Orange, Florida 32128. Such written notification must be made by a unit owner, and should be addressed to the President and/or Chairman. The notice must be received by the Association at least forty-eight (48) hours prior to the meeting.
2. All audiotaping and/or videotaping equipment must be set up prior to the commencement of the meeting, and must be to one side of the room or the other, at least 15 feet from the Board of Directors' table.
3. Any audio or video recording(s) of meetings of the Association or its members shall be made solely and exclusively for the personal, private use of the unit owner who makes such recording(s), and may not be transmitted, distributed, disseminated, or broadcast for any purpose whatsoever without the express written permission of the Board of Directors of the Association. The Board of Directors reserves all applicably copyrights in the meeting and in audio and video recordings thereof.

DATED: 10-18-12, 2012

SUMMER TREES HOMEOWNERS
ASSOCIATION, INC.

ATTEST:

By: Barbara Clark
BARBARA CLARK, President

Betty Beecei
Printed Name: Betty Beecei
Title: Vice President