

**WRITTEN CONSENT
OF THE
ARCHITECTURAL COMMITTEE
OF
TREE TOPS NEIGHBORHOOD ASSOCIATION, INC.**

The undersigned, being all of the members of the Architectural Control and Maintenance Standards Committee ("Committee") of, TREE TOPS NEIGHBORHOOD ASSOCIATION, INC., a Florida not for profit corporation, waiving notice hereof, hereby consent to and take the following action(s) in lieu of holding a meeting regarding same:

WHEREAS, Edward R. Bass and Amber R. Bass submitted certain plans and specifications for construction, improvements and/or remodeling of the premises located at 9824 Tree Tops Lake Rd., Tampa, FL 33626, which, in summary, requested approval for the following changes, construction, modifications and/or renovations:

Construction of a walkway, boardwalk, gazebo and dock on the rear of their lot.

WHEREAS, the plans submitted by the lot owner were incomplete and insufficient, and not in accordance with the Covenants.

NOW, THEREFORE, BE IT RESOLVED, that after review of those submittals by the Committee, and review of the Covenants, Construction Guidelines, and after taking into consideration the physical appearance and image of this Neighborhood, the possible impacts of such construction on the Neighborhood, the apparent size and general locations indicated, whether or not the requested construction and improvements will be detrimental to the appearance of the Neighborhood and will be in harmony with the surrounding Homes, buildings, docks, and other improvements, and the aesthetics of the proposed improvements, the Committee hereby finds as follows:

1. Sidewalk, Boardwalk and Dock Approval with Conditions. That the proposed construction of the sidewalk, boardwalk and dock are hereby approved, however, such approval is subject to, and expressly contingent upon, submittal by the lot owner of the following additional information and submittals, and approval of such by the Committee, which approval may be withheld or denied, in which event the improvements shall not be constructed:

(a) dimensioned site plan with all dimensions, heights, etc. (b) sketch showing the precise location and placement of the proposed improvements with reference to the rear and side lot lines, and existing improvements, (c) copy of the lot owner's survey; (d) material and color descriptions and colors (the lot owner is encouraged to use pavers or decorative concrete for the sidewalk, as plain concrete may not be acceptable), (e) material specifications, types and sizes, (f) mechanical drawings and specifications for the dock, the boardwalk and the sidewalk so acceptable engineering can be determined; and (g) landscaping plans, including details as to the plant types, sizes, placement and spacing, as required by the Covenants, General Guidelines and other restrictions and requirements, including, without limitation, sections 7.3, 12.39, 13.1 and 13.2, and subparagraph (DD) of the General Guidelines.

Such approval is also contingent upon the lot owner obtaining any and all necessary permits, approvals and variances from all applicable governmental entities, including without limitation, Hillsborough County, the Environmental Protection Commission and the Southwest Florida Water Management District. To that end, any approval by the Committee shall not be, and shall not constitute, any assurance of finding that the proposed improvements are legal or allowed by any governmental entity.

2. Denial of Gazebo, without Prejudice to Later Re-Submittal. That the proposed construction of a gazebo is hereby denied, as: (a) the proposed gazebo is not in accordance with the Declaration, Guidelines and other requirements; (b) the required specifications, plans, dimensions, material samples and descriptions, architectural design, colors and other required submittals were not submitted, were incomplete and/or were insufficient; (c) the proposed gazebo is too close to the lake; (d) the proposed gazebo may lie within the wetlands setback and/or the platted 10' drainage easement and other easements in that area; (e) the proposed gazebo violates the minimum rear building setback line which is (20) feet; (f) the proposed gazebo may obstruct or limit adjoining owner's views of the lake; (g) the proposed gazebo poses a wind borne debris hazard, and the plans lack any specifications regarding tie downs, construction methods and construction fasteners; (h) the proposed gazebo appears to be too tall for its location near the lake; (i) the proposed gazebo will be detrimental to the appearance of the Neighborhood and will not be in harmony with the surrounding Homes, lots, docks and other improvements; and/or (j) the proposed gazebo is not in compliance with the General Guidelines, including, without limitation, subparagraph (T) thereof which states that unless otherwise specifically approved by the Committee, no building may be constructed separate and apart from the Home. Such denial, however, is without prejudice to the lot owners' re-submittal of such request after the expiration of one (1) year from the date of this decision.

DATED and entered into effective the 26th day of October, 2005.

COMMITTEE MEMBERS:

Date: 10-26-05



RICHARD ROBERTS

Date: 10-26-05



ANNA K. LAUGHRIDGE