

COLONY PRESERVE AT BOYNTON BEACH, HOA  
400 POST AVENUE  
WESTBURY, NY 11590

June 15, 2005

RE: Vacancy of Home

Per its authority in the Covenants and Restriction the following language is approved by the board of directors for Colony Preserve at Boynton Beach, HOA and will be enforced. It leaves a home vulnerable to leave the shutters up when away as it informs unknowns that the home is not occupied and that home may be subject to vandalism. It is unappealing to the community as a whole to leave hurricane shutters up for an extended period of time. This policy is in place in most single family communities in Palm Beach County and has always been a policy in The Colony communities built by the Holiday Organization in Florida. The HOA has the authority to remove and charge the homeowner if not in compliance and/ or fine for this violation.

Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a UNIT shall be of a type as approved in writing by the APPROVING PARTY. Panel, accordion and roll-up style hurricane shutters may not be left closed during hurricane season (nor at any other time). Any such approved hurricane shutters may be installed or closed up to five (5) days prior to the expected arrival of a hurricane and must be removed or opened within five (5) day after the end of a hurricane watch or warning or as the BOARD may determine otherwise. **Shutters may not be closed at any time other than a storm event.** Any approval by the APPROVING PARTY shall not be deemed an endorsement of the effectiveness of hurricane shutters.

I. Extended Absences. In the event a UNIT will be unoccupied for an extended period, the UNIT must be prepared prior to departure by: (I) notifying the ASSOCIATION in writing; (ii) removing all removable furniture, plants and other objects from outside the Home; and (iii) designating a responsible firm or individual to care for the Home, should the Home suffer damage or require attention and providing a key to that firm or individual, and to comply with the provisions above regarding hurricane shutters. The name of the designee shall be furnished to ASSOCIATION. Neither the ASSOCIATION nor the APPROVING PARTY shall have any responsibility of any nature relating to any unoccupied Home.

Note: As the developer and provider for Colony Preserve The Holiday Organization reminds you it is important on a new home that it be not be left unattended for the first few months as that is usually when a defect in construction may appear. Failure on your part to inform us of a problem releases us of the responsibility of additional damage that may be caused by that problem. Ie: leaks unattended to for a period of time. If you will not be staying at your home you should make sure someone checks in on it every couple of days. Customer service should be informed of who this person or company is so they have the authority to conduct business with them. Per the limited warranty it is your responsibility to maintain your home.

COLONY PRESERVE AT BOYNTON BEACH HOA

*Board of Directors*

THE HOLIDAY ORGANIZATION

*Chuck Halberg, VP of Construction*