

BOCA LINDA NORTH CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

These Rules and Regulations are for all occupants to live by and will be enforced.

HOUSE GUESTS

It will be the responsibility of the Owner to notify the Management of the Association, in writing, two weeks in advance of the intended arrival of any guests who will be permitted to use the Owner's apartment in the Owner's absence. This is a security requirement of the Board. Report any suspicious person to the Management. If no one is in the office call 561-338-1333, the non-emergency number for the Boca Raton Police. The Board members require that they be made aware of the presence of strangers on the Condominium property. It is the Owner's responsibility to make their guests aware of the Association's Rules and Regulations.

Visitors residing as guests of an apartment Owner may stay only for a period of thirty (30) days once a year. The exception being members of the immediate family. Family members consist of father, mother, sons, daughters, or grandchildren. This rule does not include servants or full-time companions for those owners who are ill and require assistance.

It would be appreciated if any owner sending guests to Boca Linda North would please stress the importance of guests living by the Rules and Regulations that owners themselves live by, and to conduct themselves in a manner that will not be offensive in any way to any other occupant in the buildings or in the common areas.

SALES, LEASES, RENTALS

Prior to entering into any agreement for the sale or lease of a Unit, the Board must be notified in writing of the current Owner's intent to sell or lease.

No apartment may be sold, leased, or rented without the written approval of the Board of Directors. No apartment may be leased or rented for a period of less than three (3) months or for more than a period of one (1) year. No "live-ins" will be permitted for the sole purpose of helping defray expenses. Renters may enjoy the use of the facilities. Renters are not allowed to sub-lease an apartment.

All purchase, lease, and rental applications must be made through the Board of Directors at least thirty days before the anticipated occupancy date in order to allow enough time to conduct the usual investigation. The Seller or Lesser must submit an application and application fee to the management company with each sale or lease application to defray the expense of the investigation.

Each application must indicate the names of all persons who will occupy the apartment in addition to the Owners. All new Owners and Renters will be furnished with a copy of the Rules

and Regulations. Each of them must sign-and abide by the same-No prospective Owner or Renter may occupy an apartment before the Board gives approval. All persons who intend to occupy an apartment must appear before the Board of Directors for an interview before approval will be given.

Persons who have already been approved and have occupied an apartment in the past are not required to reappear for an interview, but the Owners must notify the Board of his/her intention to re-rent to the previously approved party for a stated time. The latter must occur at least thirty (30) days prior to the anticipated rental date so that the objections, if any, may be registered with the Owner.

Renters may not invite others for the purpose of using our facilities.

CHILDREN

Minors must be made aware of the Rules and Regulations governing the pool and must be supervised by an adult when in the pool area. Children may not play in the Clubhouse unattended. Children cannot play in the parking lot or in the common areas.

PETS

One pet, under 15 pounds, defined as any four footed animal of the canine, or feline family, are permitted on the Condominium property or in any apartment. All pets must be leashed, when outside the apartment and all feces shall be picked up and properly disposed of.

NOISE

No one shall create a nuisance upon Condominium property. No use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and use of the property by its residents will be tolerated. No excessive noise will be permitted between the hours of 11:00 P.M. and 8:00 A.M. These rules include radio, television, musical instruments, loud parties, loud talking, banging of doors, and operation of garbage disposals. Laundry rooms will be in operation between the hours of 8:00 a.m. – 10:00 p.m.

DESTRUCTION OF PROPERTY

The marking, marring, damaging, destroying, or otherwise defacing of any part of the buildings or grounds will not be tolerated. If anyone is responsible for any of the above-mentioned wrongdoings, the cost of repairing such items will be assessed against the person that is responsible for the damage. This includes damage to the buildings caused by moving or removing furniture or other articles of the Resident into or from the buildings, or any other damage caused in any manner whatsoever. Any damage done, whether intentionally or not, by a guest, tenant, or invitee of an owner shall also be charged to that Owner's account.

EXTERIOR APPEARANCE

Any Owner wishing to install hurricane shutters on the outside of his/her apartment must conform to the color schemes of the building, and must be approved by the Board of Directors.

When any Owner installs shades or shutters of any type on the screen enclosure on the inside of the patio or balcony, the Board of Directors must approve the installation. The installation of awnings on the outside of any apartment is forbidden.

No radio of television antenna or any wiring for any purpose may be installed on the exterior of a building.

BALCONIES

The balconies, terraces, fences, exterior stairways, and railings shall be used only for the purpose intended, and shall not be used for hanging garments, towels, or any other objects, or for cleaning rugs or other household items.

No drying of laundry will be permitted outside of an Owner's apartment. Clotheslines on the patios and balconies are forbidden. Drying laundry on the patios is not permitted. Bicycles may not be stored on balconies or patios.

Appliances may be stored in the closet only and may be used between the hours of 8:00 a.m. – 10:00 p.m. (the same as the laundry room).

BREEZEWAYS

Common areas of the buildings, such as halls or breezeways, will be used only for the purposes intended. No articles belonging to an apartment Owner will be kept in such areas. These areas must be kept free of obstruction. This includes bicycles, chairs of any type, tables, plants, etc. This ruling is made to comply with the Fire Prevention Laws of the City of Boca Raton. If any resident violates this regulation and subjects the Association to a fine, that resident will be responsible for the fine and any expenses incurred by the Association.

METER ROOM

No person or persons may use the meter rooms for storage of any kind. This is forbidden by the Fire Department of the City of Boca Raton and the insurance companies.

BICYCLE STORAGE

Facilities have been provided for the storage of bicycles for the convenience of the Owners and tenants. All storage is done at the resident's risk. The Association will not be responsible for damage or theft.

APARTMENT I.D.

Owners may identify their apartments with nameplates or doorknockers of a type that blends with the color scheme of the building. No other signs may be displayed. This includes "For Sale" and "For Rent" signs on the apartment and automobiles.

LAWN AND GARDEN AREAS

No person or persons are permitted to sunbathe in the common areas or use them as a playground. All sunbathing will be done in the enclosed pool area.

CLUBHOUSE

Use of the recreational facilities of the common elements will be in such a manner as to respect the rights of other apartment Owners. The use of particular recreational facilities will be controlled. Regulations will be issued from time to time, but in general such use will be prohibited between the hours of 11:00 p.m. and 8:00 a.m. There will be no commercial activities permitted in the Clubhouse.

No reservations for the Clubhouse will be accepted for national holidays.

Reservations for the use of the Clubhouse can only be made by an Owner who must be in attendance at any affair for which the Clubhouse is reserved. Reservations are to be made two weeks in advance through the manager. A \$50.00 deposit is required and will be refunded if everything is left in order. When approved, a notice will be posted on the Clubhouse door. The pool area is not included in the reservation.

All Owners and guests of Owners shall follow the Rules for the use of the Clubhouse. The Rules are posted on the bulletin board in the Clubhouse.

Persons in bare feet and/or wet bathing suits are not permitted entry into the Clubhouse.

Only Owners and Renters will be permitted to have a key to the Clubhouse. We use the bottom lock only. Ensuring proper use of the Clubhouse is the responsibility of each Owner & Renter

WASTE MATERIAL

The Sole method of disposal of garbage and trash shall be by use of garbage disposal units and receptacles supplied by the Association. All waste materials must be put in PLASTIC BAGS AND TIED and placed inside the dumpsters.

All cardboard boxes must be broken down and neatly stacked. Newspapers must be stacked and tied. These items are collected by an outside contractor employed by the City. The dumpsters are emptied by another branch of the Sanitation Department.

There are no facilities for disposing of old furniture, rugs, and other large objects. The Owner is responsible for disposition of same, which may, of course, include giving such items to a charitable organization. Failure to follow these rules may result in a fine being imposed upon the offender.

You may call the City of Boca trash collection at 561-416-3367 for special pickup.

AUTOMOBILES AND PARKING

Automobiles may be parked only in the areas provided for that purpose, and as designated by the Board of Directors and as assigned upon purchase of an apartment. Guest spaces may be used by an Owner who has two cars. Guest may use guest parking but not another Owner's space.

Car washing and polishing is permitted. However, the common parking area is not to be used for making car repairs, changing oil, and draining the radiator will not be tolerated.

The following may not be stored or parked on the premises unless prior approval has been obtained from the Board of Directors: motorcycles, pickup trucks, boats, trailers, campers, and recreational vehicles of any kind. If approval has not been obtained, such vehicles or vessels must be removed within twenty-four (24) hours.

Vehicles are not to be backed into parking spaces. Owners are permitted one (1) car per licensed driver. Any vehicles in excess of one per licensed driver will be considered and treated as dead storage.

Any vehicle in such condition as to detract from the appearance of the premises may not be kept in the parking areas.

Parking spaces are the sole responsibility of the Owner regarding oil leaks and damage to the asphalt. It will be repaired or replaced at the Owner's expense at the discretion of the Board.

The speed limit on the driveways is ten (10) miles per hour.

SWIMMING POOL

The Rules for use of the pools are conspicuously posted. Please read these rules. All Owners, guests, and renters are expected to abide by all the rules. The pool area is to be kept in a sanitary manner, and all furniture is to be replaced to its original position after use.

ACCESS TO APARTMENTS

This subject is covered under "Emergency" in the Declaration of Condominium of Boca Linda North. If no key is available, in case of an emergency, and forcible entry becomes necessary, any damage becomes the responsibility of the Owner.

CLOSING APARTMENTS

When closing your apartment for any extended period of time, the Owner must notify the manager. If you do not wish to leave your key at the office, please leave it with a neighbor who will be in residence, and let the office know who has the key.

It is imperative that the main water valve is turned off and the hot water tank be turned off when you close your apartment.

All residents not here during hurricane season are to clear their patios and yards of furniture and potted plants. If these are left for the Association to remove they will become the property of the Association and any cost incurred in their movement will be charged to the Owner's account.

COMMON PROPERTY MAINTENANCE

This is the Management's responsibility under the direction of the Board of Directors. Under no circumstances is an Owner to give the maintenance man orders or use the maintenance personnel for personal jobs, except through a request to the Board of Directors.

No Owners may plant large shrubs or trees on the grounds without approval from the Board of Directors. This does not apply to planting in fenced-in yards. No one is permitted to plant or set any obstruction in the area outside of the flowerbeds, which would interfere with our lawn maintenance.

LIMITED COMMON PROPERTY

Gates to fenced-in yards must be kept unlocked during normal daytime working hours for the convenience of lawn and other maintenance personnel.

Fenced-in yards are to be used for normal outdoor living and planting. They are not to be used as storage areas for garbage cans or obsolete items or any type of construction debris the use of barbeque grills is not allowed.

The areas enclosed by fences belong to the entire community and not any one Owner. They are, however, reserved for the exclusive use of the Owners of such apartments. Fence repairs are the responsibility of the Owners using it.

Fences may not be painted or altered in any way except with the prior approval of the Board of Directors.

Vegetation of any type or form that has been planted by an Owner is the sole responsibility of that Owner. The Association's responsibility for maintenance in the enclosed yards is limited to the trimming, cutting, and edging for the basic lawn area.

LAUNDRIES

It is the responsibility of those using the laundry facilities to keep the machines clean. Lint traps must be emptied after each use. Empty soap containers, bleach containers, etc. are not to be left in the laundry rooms. They are to be put in the dumpsters by the individual who is finished with them. Do not leave them in the laundry room for someone else to dispose of.

If a machine does not work properly, it is the responsibility of the person discovering the problem to call the Laundry Service. The phone number is posted in each laundry room. If you lose money in a machine, call the Laundry Service and tell them your name, apartment number, and amount lost, and they will reimburse you directly.

The laundries are to be used only between the hours of 8:00 A.M. and 10:00 P.M. Lights are to be turned off when leaving.

Laundry rooms are not to be used for personal storage. Any objects found in these areas will be disposed of.

Laundry rooms that have no laundry equipment are not to be used for personal storage. These areas are common grounds and cannot be used for person storage or sold or rented.

INSIDE YOUR APARTMENT

Owners are responsible for the maintenance and repairs inside their apartments. This includes the patio screening, which it to be kept in good repair and appearance. Patio shades are to be secured so that they do not flap in the wind and become an annoyance to others.

USE OF COMMON PROPERTY

Swimming pool furniture, umbrellas, clubhouse furniture, appliances, and the stereo belong to all the Owners, and care should be taken by all persons to protect and preserve this equipment. It is unlikely that replacements could be made without a special assessment made against all Owners.

The folding chairs in the clubhouse may be borrowed by Owners, but only when permission is obtained from the Manager or a Board member. Chairs must be returned within 24 hours.

BULLETIN BOARDS

There is one bulletin board in the clubhouse. Notices of all meetings and events are posted on the bulletin boards.

BARBECUING

Barbecuing is not allowed in any common area, with the exception of the grill provided outside the club house area. Common areas consist of garden areas, breezeways, and the parking lot.

MAINTENANCE CHARGES

Maintenance charges are due every three months, (I.e. January 1st, April 1st, July 1st and October 1st. Checks are to be made payable to Boca Linda North Condo.

Operating bills, such as water, electric, lawn maintenance, etc, cannot be paid without funds. For the sake of economy, notices of maintenance payments are not sent to owners. Maintenance check must be submitted to management no later than the tenth (10th) of each month that they are due. Please note the following:

PAYMENTS NOT RECEIVED WHEN DUE ARE SUBJECT TO A \$25 LATE FEE AND ENFORCEMENT OF ARTICLE VII. PARAGRAPH E OF OUR BY-LAWS, WHICH PROVIDE THAT WHEN A PAYMENT IS NOT TIMELY MADE, "THE ENTIRE BALANCE FOR THE CURRENT YEAR IS THEN DUE AND PAYABLE AT ONCE"