

**RULES & REGULATIONS OF EMERALD LAKE HOMEOWNER'S
ASSOCIATION**

(Adopted by the Board of Directors on February 9, 2012)

THIS NOTICE IS TO INFORM ALL RESIDENTS OF SOME OF THE RULES AND REGULATIONS TO BE FOLLOWED FOR THE BEST INTEREST AND WELFARE OF COMMUNITY LIVING.

POOL AND CLUBHOUSE

THE POOL AT THE FRONT OF THE COMMUNITY AND THE CLUBHOUSE ARE NOT OWNED BY EMERALD LAKE HOA AND RESIDENTS ARE NOT ALLOWED TO USE THE POOL. THE POOL IN THE BACK OF THE COMMUNITY IS FOR THE HOA RESIDENTS. THE POOL IS NOT HEATED AND SWIMMING IS ALLOWED FROM 7AM – 7PM. YOU MUST HAVE A KEY TO ENTER THE POOL AREA. ONE KEY IS PROVIDED PER UNIT AND ADDITIONAL KEYS MAY BE PURCHASED FOR \$25.00.

PARKING RULES

ANY VEHICLE PARKED CURBSIDE, DIRECTLY ON THE ROADWAY, DIRECTLY ON THE GRASS, OR PARTIALLY ON GRASS / ROADWAY OR IN AN UNAUTHORIZED PARKING AREA WILL BE TOWED IMMEDIATELY.

ANY VEHICLE WITHOUT A TAG, ALTERED TAG OR WITH AN EXPIRED TAG WILL RECEIVE A 48 HOUR TOW-AWAY STICKER PRIOR TO TOWING.

ANY VEHICLE INOPERABLE DUE TO FLAT TIRES, ETC., WILL RECEIVE A 48 HOUR TOW-AWAY STICKER PRIOR TO TOWING.

ALL RESIDENTS MUST HAVE A RESIDENT PARKING STICKER ON THEIR CAR AND ALL OVERNIGHT GUESTS MUST HAVE A GUEST HANG TAG TO PARK IN GUEST PARKING.

RESIDENTS ARE NOT ALLOWED TO PARK IN GUEST SPOTS IN OVERFLOW PARKING. RESIDENTS PARKED IN DESIGNATED GUEST SPACES WILL BE TOWED IMMEDIATELY.

PLEASE COME TO BANYAN PROPERTY MANAGEMENT, 2328 S. CONGRESS AVE., SUITE #1-C, WEST PALM BEACH, FL MONDAY-FRIDAY FROM 9:00 AM TO 4:30 PM TO OBTAIN YOUR VEHICLE STICKER. (YOU MUST BRING YOUR DRIVER'S LICENSE AND VEHICLE REGISTRATION).

FOR SPECIAL OCCASIONS, (i.e., BIRTHDAY PARTIES, ETC.) PLEASE NOTIFY BANYAN PROPERTY MGMT. 48 HOURS IN ADVANCE WITH THE ADDRESS AND DATE OF THE PARTY TO AVOID TOWING.

NO COMMERCIAL VEHICLES, BOATS, TRAILERS, RECREATIONAL VEHICLES, UNREGISTERED OR INOPERABLE VEHICLES PERMITTED TO BE STORED IN ANY AREA OTHER THAN YOUR CLOSED GARAGE.

NO PARKING IN NEIGHBOR'S DRIVEWAYS. VEHICLE WILL BE TOWED IMMEDIATELY.

HOLIDAY DECORATIONS

ALL HOLIDAY DECORATIONS OF ANY FORM, MUST BE REMOVED THIRTY (30) DAYS AFTER THE HOLIDAY. FOR EXAMPLE, CHRISTMAS, HALLOWEEN, EASTER, ETC.)

NO FISHING OR SWIMMING

NO FISHING, SWIMMING OR BOATING IN ANY OF THE LAKES AND WATERWAYS. SIGNS HAVE BEEN POSTED AND WILL BE ENFORCED.

GARBAGE AND TRASH

THE AMOUNT OF GARBAGE AND TRASH AROUND THE COMMUNITY IS GETTING OUT OF HAND. TRASH MUST BE PUT IN TRASH BINS, PLEASE DO NOT LEAVE PLASTIC BAGS OUTSIDE. WE DO NOT WANT TRASH BLOWING AROUND THE COMMUNITY AND IN OUR LAKES. YOU MUST PUT YOUR GARBAGE AND RECYCLING OUT AFTER 6:00 PM THE DAY BEFORE TRASH DAY AND TAKE YOUR CANS IN BY 6:00 PM THE DAY OF TRASH PICK-UP. TRASH IS PICKED UP ON TUESDAYS AND FRIDAYS, RECYCLABLES AND TREE TRIMMINGS ON FRIDAY ALSO.

PETS

ONLY TWO (2) PETS ARE ALLOWED PER UNIT. YOU MUST WALK ALL PETS ON A LEASH AND PICK UP IMMEDIATELY AFTER YOUR PETS. IT HAS BEEN NOTICED THAT MANY PET OWNERS ARE NOT FOLLOWING THIS RULE. THIS IS A HEALTH VIOLATION AND YOU WILL BE FINED.

LANDSCAPING

EACH OWNER SHALL MAINTAIN THE TREES, SHRUBBERY AND OTHER LANDSCAPING ON HIS LOT. THE ASSOCIATION ONLY PROVIDES LAWN MAINTENANCE AND IRRIGATION. THEREFORE, WE ASK THAT EACH HOMEOWNER CUT, WEED, FERTILIZE AND MULCH THEIR TREES, SHRUBBERY AND OTHER LANDSCAPING ON A REGULAR BASIS.

INSURANCE

PURSUANT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS, EACH HOMEOWNER SHALL CARRY BLANKET ALL-RISK CASUALTY INSURANCE ON THE LOT(S) AND STRUCTURES, INCLUDING, BUT NOT LIMITED TO, WALLS, ROOF AND STRUCTURE. FURTHERMORE, EACH OWNER SHALL PROVIDE PROOF OF SAID INSURANCE TO THE HOMEOWNER'S ASSOCIATION OR MANAGEMENT COMPANY FOR THE HOMEOWNER'S ASSOCIATION ON A YEARLY BASIS.

THANK YOU IN ADVANCE FOR YOUR COOPERATION TO MAKE OUR COMMUNITY "A GREAT PLACE TO CALL HOME".

CONTACT OUR PROPERTY MANAGER, SUE IORIO, AT BANYAN PROPERTY MANAGEMENT AT (561) 649-8585 EXT. 382 OR E-MAIL HER AT SUSAN.IORIO@BANYANPROPERTY.COM FOR ANY OTHER QUESTIONS.