

CATALINA PROPERTY OWNERS ASSOCIATION, INC.

**GRS Management Associates Inc.
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RULES AND REGULATIONS

Section 1. Except on pick-up day, all garbage cans, trash containers, bicycles, and other personal property shall be kept, stored and placed in an area not visible from outside the dwelling. Each Owner shall be responsible for properly depositing his garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate authorities.

Section 2. No temporary or permanent utility or storage shed, building, tent, structure or improvement shall be constructed, erected or maintained without the prior approval of the Architectural Control Committee.

Section 3. No horses, hogs, cattle cows, goats, sheep, poultry or other animals, birds or reptiles, shall be kept, raised or maintained on any Parcel; PROVIDED, HOWEVER, that dogs, cats and other household pets may be kept in reasonable numbers in the dwelling if their presence causes no disturbance to others. All pets shall be kept on a leash when not on the Owner's Parcel and the Owner shall be responsible to clean up after its pet.

Section 4. No stable, livery stable or barn shall be erected, constructed, permitted or maintained on any Parcel.

Section 5. No swimming pool, Jacuzzi or similar structure or appurtenant equipment shall be constructed, erected or maintained on any Parcel, without prior approval of the Architectural Control Committee.

Section 6. Except as may be specifically permitted by the Association for temporary parking overflow, no vehicles of any nature shall be parked on any portion of the Properties or a Parcel except on the hard-surfaced parking area thereof, and parking in the streets is specifically prohibited. No vehicle which cannot operate under its own power shall be kept on the Properties for a period more than twenty-four (24) hours except if located within a fully enclosed garage. No vehicle repairs or maintenance shall be allowed within the Properties, except in a garage, unless the

Association designates a specific area for such purpose. Only automobiles, vans, recreational or sports vehicles constructed as private passenger vehicles with permanent rear seats and side windows, and other vehicles manufactured and used as private passenger vehicles, may be parked on any portion of the Properties or a Parcel overnight, without prior written consent of the Association, unless kept within a garage; provided, however, commercial vehicles, including trucks rated one ton or less, used by an occupant of a dwelling for transportation to and from such occupant's place of employment may be parked outside of the garage overnight. All other vehicles, boats, trailers, motorcycles, recreational vehicles, or the like, shall be either kept inside a garage, or stored on the Parcel to the rear of the front building line of a dwelling on the condition that the storage of such vehicles comply with all governmental requirements and such area is properly screened from the street and adjoining properties by minimum of a six foot opaque fence or other screening materials so long as such opaque fence or other screening materials are of sufficient height to fully conceal the subject vehicle or vessel from the street and adjoining properties, approved by the Architectural Control Committee and applicable governmental authorities. The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles while making delivery to or from, or while used in connection with providing services to the Properties. The Association is specifically prohibited from amending these restrictions in a manner which would entirely prohibit the parking of motorcycles, vans or pickup trucks rated one ton or less upon the Properties.

Section 7. No "for sale" or "for rent" signs or any other signs, displays or advertising shall be maintained or permitted on any part of the Common Area, on any Parcel or in any dwelling, except in such locations and in accordance with the size requirements, as approved by the Architectural Control Committee. The right is reserved to the Declarant to place "for sale" or "for rent" signs in connection with any unsold Parcel it may from time to time own. The same right is reserved to the Association as to any Parcel which it may own.

Section 8. Each parcel is restricted to residential use. No trade or business shall be conducted on, nor any commercial use made of any Parcel or of the Properties, including but not limited to "garage sales" or like activities.

Section 9. All Parcels shall be kept in a clean and sanitary manner and no rubbish, refuse or garbage allowed to accumulate, or any fire hazard allowed to exist.

Section 10. No nuisance shall be allowed upon any Parcel or any use or practice that is a source of annoyance to other Owners or interferes with the peaceful possession and proper use of the Parcels by the Owners thereof.

Section 11. No immoral, improper, offensive or unlawful use shall be made of any Parcel and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be strictly observed.

Section 12. Except as permitted by law, no television or radio masts, towers, poles, dishes, antennas, aerials, or appurtenances may be erected, constructed, or maintained without first obtaining the prior consent of the Architectural Control Committee.

Section 13. No person shall use the Parcel or any parts, thereof, in any manner contrary to this Declaration.

Section 14. No garage shall be converted in to living area.

Section 15. Should any Owner fail to abide by any of the restrictions set forth in this Article XII, the Association, after approval of 75 percent (75%) vote of the Board of Directors and ten days prior written notice, shall have the right, through its agents and employees, to enter upon said Parcel and take such action to correct the violation, including, but not limited to remove of unauthorized improvements, structures or fixtures, and towing of vehicles. The costs thereof, plus reasonable overhead costs to the Association, and attorneys' fees and court costs at all levels of the proceedings, shall be added to and become a part of the assessment to which the Parcel is subject. This right of the Association is in addition to all other rights of enforcement herein set forth.

Section 16. No individual water supply system shall be permitted on any Parcel including drawing water from any lakes or a well. No individual sewage disposal system, including septic tanks, shall be permitted on any Parcel.

Section 17. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner Parcel within the triangular area formed by the street property lines, and connecting them at points 25 feet from the intersection of the street property lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. No tree shall be permitted to remain with such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. Notwithstanding anything to the contrary herein, all sight distances at intersections shall comply with applicable governmental regulations.

Section 18. Except for the fencing consisting of such materials and color(s) specifically approved by the Architectural Control Committee, and applicable governmental authority, no fences or fencing shall be installed, constructed or erected upon any portion of a lot. The approval of the Architectural Control Committee shall be specifically conditioned on the lot owner's agreement to install and maintain all such fencing in first class condition and to install and maintain landscaping in conjunction with such fencing, as below described. Such landscaping shall be mandatory on all fencing, except for fencing along the rear of lots having a rear property line which abuts or is contiguous to a body of water or a landscaped buffer. Landscaping shall be of sufficient size to substantially screen or cover

fencing from streets and other properties and shall be limited to the following vines, planted ten feet on center at minimum:

Petrea Volubilis (Queens-Wreath), Seneco Confusus (Mexican Flame Vine, Ipomoea Tuberosa (Wood Rose, Ipomoea Fistulosa (Morning Glory), Pyrostegia Venusta Ignea (Flame Vine), Tecomaria Capensis (Cape Honeysuckle), Clerodendrum Thomsoniae (Bleeding-Heart Glory-Bower), and Combretum Grandiflorum (Showy Combretum).

Section 19. The Owners, the Architectural Control Committee, the Association, its agents or assigns, shall not interfere with the Declarant's preparation, marketing, sale or use of any Parcels.

Section 20. The above restrictions set forth in this ARTICLE XII shall not apply to Declarant or its agents, employees, designated successors or assigns during the period of construction and sales of the Properties.