

**RULES AND REGULATIONS**  
**OF**  
**THE ESTATES OF ROYAL PALM BEACH**

NOTE: Unless otherwise stated, all terms used herein shall have the same meanings as are ascribed to such terms in the Amended and Restated Declaration of Protective Covenants of The Estates of Royal Palm Beach recorded in Official Records Book 10121, Page 1449, of the Public Records of Palm Beach County, Florida (the "Declaration"). The terms and provisions of the Declaration shall control over any conflicting or inconsistent rules and regulations contained herein, and the terms and conditions of the Declaration are hereby incorporated herein for all intents and purposes as if set forth herein at length. The Estates of Royal Palm Beach Homeowners' Association, Inc. (the "Association"), acting through its Board of Directors (the "Board") has adopted the following Rules and Regulations:

1. No business activity shall be conducted upon a Parcel which results in increased traffic (persons or vehicles) coming to the Parcel and which activity is of a wholesale, repair or retail nature.
2. Leashed pets shall be permitted upon the Common Areas so long as the Owner shall immediately clean up any mess left by the pet.
3. Each Owner shall have the obligation, at his or her sole cost and expense, to maintain the Association property between the sidewalk and the street in front of each Parcel in a safe, clean, operable and attractive condition at all times.
4. No garage sales or yard sales are permitted on the Property.
5. Without the prior permission of the Association, no contractor or worker employed by an Owner other than Declarant shall be permitted to do any work in any Parcel (except for emergency repairs) between the hours of 6:00 PM and 8:00 AM, or on Sundays or legal holidays if such work is likely to disturb other Parcel Owners.
6. No dirt or other substance or material shall be swept or thrown into or onto any portion of the Property.
7. No clothes or towels shall be hung from any window or balcony, nor shall any rugs, mats, bedding, or other item be shaken from any window, door or balcony.
8. No outside burning of wood, leaves, trash, garbage, or household refuse shall be permitted on any portion of the Property.
9. No employee of the Association shall be requested by any Owner to perform any personal service for any Owner not in the line of duties prescribed for such employee by the Association. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.
10. No disturbing noises, either within the Parcels or on the Property which would interfere with the rights, comfort, or convenience of Owners, shall be permitted or allowed.
11. No signs of any kind shall be displayed to the public view on a Parcel without the written consent of the Association, except one professionally prepared sign of reasonable and customary size indicating that the Parcel is for sale, and any sign used by a builder related to the development and sale of Parcels.
12. All parking regulations and traffic regulations and safety rules from time to time posted or promulgated by the Association shall be obeyed.
13. No tent, trailer, shed or other structure of a temporary character shall be permitted on a Parcel at any time, other than construction sheds and trailers used to facilitate ongoing construction upon a Parcel and only with the prior written permission of the Association.
14. Each Owner shall be held accountable for any violation of these rules by a family member, guests, visitors, invitees, licensees, tenants (whether or not in residence), agents or employees of the Owner.
15. Any consent or approval required of the Association by these Rules and Regulations must be in writing to be effective and may be conditioned on such matters as the Association deems appropriate.
16. These Rules and Regulations may be amended, supplemented, modified, repealed, and superseded by the Board of Directors, and the Association reserves the right to alter, amend, modify, repeal or revoke these Rules and Regulations and any consent or approval given hereunder at any time by resolution of the Association or Board of Directors.

Supplemental Rules and Regulations of  
The Estates of Royal Palm Beach Homeowners Association, Inc.

In accordance with Section 4.22 and Article XXVI of the Amended and Restated Declaration of Protective Covenants of The Estates of Royal Palm Beach for The Estates of Royal Palm Beach Homeowners Association, Inc. (the "Association") recorded at Official Records Book 10121 Page 1456 of the Public Records of Palm Beach County Florida, as amended, the following supplemental rules and regulations were adopted by the Board of Directors:

1. All leases/rental/licensing arrangements of a Parcel for occupancy purposes shall be for a duration of at least six (6) consecutive months.
2. No more than one lease/rental arrangement/licensing of a Parcel in a single calendar year for a Parcel shall be permissible.
3. All leases/rental/licensing arrangements are subject to an approval process with the Board of Directors responsible for the decision to approve or deny any such leases/rental/licensing arrangements of Parcels within the Association.
4. All completed applications for such initial term and renewal terms of all such leases/rental licensing arrangements of Parcels must be submitted to the then existing property manager of the Association along with any applicable application fee(s) payable to the Association and/or the then existing property management company as so directed.