

FROM :

**(Substantial rewording of  
House Rules and Regulations – See Current  
House Rules and Regulations for Current Text)**

**TROPICANA GARDENS, INC.**

**HOUSE RULES AND REGULATIONS**

**PUBLIC AREAS – INSIDE OF APARTMENTS – PRIVATE BALCONIES**

1. Quiet must be observed at all times, especially between the hours of 11:00 p.m. and 8: a.m.
2. No objects shall be placed on lawn, exterior of building, or roof without prior approval of the Board of Directors.
3. Do not discard cigarettes, cigar butts, paper, etc. anywhere in the common area. Don't be a litterbug.
4. Do not use any substances other than household cleaners inside of apartments that would be of a disturbing nature and injurious to the health of your neighbors.
5. Water beds and water pillows shall not be allowed.
6. Clean windows are an asset to the building.
7. For security reasons, the front and rear lobby doors are to be locked at approximately 9:00 p.m.
8. All owners are required to leave a key for their apartments with the Board of Directors which would permit access to the apartment in case of of an emergency, such as leakage of plumbing, water heater, etc. This would eliminate any damage caused by forceable entry should an emergency arise. Keys are kept securely locked and available for use by Directors only. Any cost incurred for damages to a unit should forceable entry be necessary would be to the owner.

From the Condominium Concept, Page 236, 10.8

Right of Access to Units. The association is granted by statute the irrevocable right of access to each individual condominium unit. Such access must be during reasonable hours for the purpose of maintenance, repair, or replacement of common elements or any portion of the unit for which the association is responsible. As well, the association may have access to the units to make emergency repairs which are necessary to prevent damage to the common elements or to another unit, such as to repair a broken water pipe which could cause water intrusion into other units. (Section 718.106 (3) and Section 718.111 (5), F.S.).

When the declaration of condominium requires a unit to provide a key to the condominium association so as to allow ready access to units, such requirement has been judicially upheld in Florida. The unit owner, not the condominium association, is responsible for any damage incurred in obtaining access to the unit if the access is not allowed by the unit owner. (Section 718.303 (1), F.S.).

9. Motor vehicles on premises will observe 5 mph speed limit as posted.

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**POOL RULES IN COMPLIANCE WITH STATE AND COUNTY REGULATIONS**

1. No animals in pool or on pool deck.
2. No glass on pool deck. No food or drink in pool or within 4' of pool.
3. Showers for rinsing only. No soaps or shampoo allowed.
4. No diving.
5. Bathing load 20 persons at one time.
6. Rinse sand, salt, and lotion off before entering pool.
7. No foreign objects in pool.
8. Children under 12 must be accompanied by an adult. Infants prohibited without proper sanitary swim garments.
9. No attendant at pool. Swim at your own risk.
10. Return chairs to designated area.
11. Place towel on chairs or chaises after applying body oil.
12. Life preservers and pool equipment to be used only in the event of an emergency.
13. Restrooms to be used when changing.
14. No personal grooming allowed at the pool area.

**BALCONIES - WALKWAYS - STAIRS**

1. Remove everything from balconies and patios during windstorms or when apartment will be unoccupied for an extended period.
2. Do not discard, shake, place, or hang any objects over or on balconies - i.e. towels, rugs, etc.
3. Do not throw anything over the railings.
4. The use of outdoor cooking facilities on balconies, patios, walkways, roofs, or stairs is prohibited.
5. Any replacement of air conditioners not to extend any further than three inches (3") outside walk wall. (Please consult with the Directors)
6. Do not hose down balconies or walkways as water drips over balconies below.
7. No use of roller skates, roller blades, scooters or skateboards on premises except for entrance or exit to public sidewalk/roadway.
8. Balconies, roofs, and patios should not be used as additional storage areas.

FROM :

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**TRASH AND GARBAGE**

1. Large bones, fibrous material, and facial tissue should not be placed in garbage disposal, sink, or toilet
2. Garbage not disposed of in garbage disposal must be wrapped securely to avoid dripping or spills on common ground. Trash containers located in front on south side of driveway.

**SEWER**

1. Do not throw paper towels or facial tissues in lavatories or toilets.
2. Please do not throw filtered cigarettes down toilets.

**LAUNDRY**

1. Clean laundry equipment after use.
2. Clean filters in the dryers after use.
3. All garments must be washed before being put in dryers.

**COMPLAINTS**

All complaints should be in writing, signed and deposited in Tropicana Gardens, Inc. office mail slot or mailed to Tropicana Gardens, 4001 S. Ocean Boulevard, Palm Beach, FL 33480

**STORM SHUTTERS**

1. Owner shall be responsible for cost of installing and removing shutters. However, owner can make arrangements with maintenance man for removal.
2. Only aluminum storm shutters shall be permitted.
3. New installation of shutters on walkways not to extend more than three inches (3") from wall.

**HOT WATER HEATERS**

1. If your apartment is to be unoccupied, snap off electricity at your fuse box.
2. Close the valve on the supply line to your heater and open hot water faucets to relieve pressure. Owner is responsible for damage to other apartments.

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**PARKING AND VEHICLES**

1. No boats, trailers, house trailers, campers, commercial vehicles, motorhomes, vans without side or rear windows, pickups, or motorcycles allowed. Passenger vehicles only. Vehicles in excess of 18' in length must get Board approval. No vehicles on jacks or blocks allowed. No backing into parking places.
2. No hosing off, waxing, or washing of cars permitted except in the area designed for such purpose. The washing area is located on the northwest section of the property. No routine maintenance of vehicles on property.
3. Shareholders should not park their cars in visitor's spaces.
4. Vehicles should be in good mechanical and physical condition. Any costs incurred for repairing damage to parking lot due to improperly maintained vehicles will be assessed against owner.

**OCCUPANCY BY GUEST AND RELATIVE IN ABSENCE OF OWNER**

Should an owner desire to permit friends or guests to occupy his or her apartment during their absence, they shall notify the Secretary in writing to this effect, stating who is to occupy the apartment and the number of guests. Time limit three (3) weeks, once a year only. They shall report to the person in charge upon arrival and obtain a parking permit. (Instructions in Guest Sign-In Book in Lobby). Use of apartments by relatives of shareholder greater than three (3) weeks shall be considered on a special basis by the Board of Directors.

For your safety do not sit or lean on railings.

Kindly caution your guests.

These House Rules will be vigorously enforced by the Board of Directors. Any exception to these regulations should be addressed to the Board of Directors for consideration. It is hoped that all Tropicana Gardens, Inc. owners and guests will cooperate in keeping our property a place of which we can all be proud. Please keep these House Rules in a conspicuous place for yourself and your guests.

COPY



04/09/2003 12:25:28 20030197582  
OR BK 15039 PG 0035  
Palm Beach County, Florida

This instrument was prepared by:  
**PETER C. MOLLENGARDEN, ESQUIRE,**  
Becker & Pollakoff, P.A.  
500 Australian Avenue South  
9th Floor  
West Palm Beach, FL 33401  
**(W-C112)**

**CERTIFICATE OF AMENDMENT TO THE  
HOUSE RULES AND REGULATIONS FOR  
TROPICANA GARDENS, INC.**

WHEREAS, the **Bylaws for Tropicana Gardens, Inc.** have been duly recorded in the Public Records of **Palm Beach County, Florida**, in Official Record Book **4920** at Page **316**; and

WHEREAS, the House Rules and Regulations for Tropicana Gardens, Inc. are attached and recorded as an exhibit to the Bylaws; and

WHEREAS, at a duly called and noticed meeting of the Board of Directors of Tropicana Gardens, Inc., a Florida profit corporation, held on \_\_\_\_\_, 2002, the House Rules and Regulations for Tropicana Gardens, Inc. were amended in their entirety.

NOW, THEREFORE, the undersigned hereby certify that the following House Rules and Regulations for Tropicana Gardens, Inc., are true and correct copies as amended:

**(SEE ATTACHED HERETO)**

\*\*\*\*\*

WITNESS my signature hereto this \_\_\_\_\_ day of \_\_\_\_\_, 2002, at Palm Beach, Palm Beach County, Florida.

**TROPICANA GARDENS, INC.**

Nancy Clementson  
Witness  
NANCY CLEMENTSON  
(PRINT NAME)

By: Jay Gaston  
President

Marisol Victoria  
Witness  
MARISOL VICTORIA  
(PRINT NAME)

Attest: Thomas Weeden  
Secretary

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of MARCH 2002 by JAY GASTON and THOMAS WEEDEN, as PRES. and SEC. respectively, of Tropicana Gardens, Inc., a Florida profit corporation, on behalf of the corporation. They are personally known to me, or have produced as identification and did take an oath.

[Signature] (Signature)

SIMON C. ABREU (Print Name)

Notary Public, State of Florida, Commission Expires March 25, 2008  
Simon C. Abreu Large



03/11/2002 16:06:07 20020129238  
OR BK 13495 PG 0874  
Palm Beach County, Florida

This instrument was prepared by:  
**PETER C. MOLLENGARDEN, ESQUIRE,**  
Becker & Poliakoff, P.A.  
500 Australian Avenue South  
9th Floor  
West Palm Beach, FL 33401  
**(W-C112)**

**CERTIFICATE OF AMENDMENT TO THE  
BYLAWS FOR  
TROPICANA GARDENS, INC.**

WHEREAS, the Bylaws for Tropicana Gardens, Inc. have been duly recorded in the Public Records of Palm Beach County, Florida, in Official Record Book 4920 at Page 316; and

WHEREAS, the aforementioned Bylaws were amended by the affirmative vote of two-thirds (2/3) of the Stockholders.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Bylaws is a true and correct copy of the amendment as amended by the membership:

**PROPOSED AMENDMENT TO THE  
BYLAWS FOR  
TROPICANA GARDENS, INC.**

(Additions shown by "underlining",  
deletions shown by "strikeout")

**ARTICLE XII  
ASSESSMENTS**

Section 5. Fines for late payments. Fines for late payment of Maintenance and/or special assessments to be as follows: If a stockholder has not paid his just fees within Thirty (30) days of due date, a fine of Ten (\$10.00) will be levied, if the fees are not paid within Forty Five (45) days an additional Five (\$5.00) fine will be added and for each further Fifteen (15) days thereafter without payment there will be an additional five (\$5.00) fine interest will begin to accrue at the highest rate authorized by the law (currently 18%) plus an administrative fee of Twenty Five (\$25.00) Dollars for each Thirty (30) days payment is in arrears. When payment is received it will first be applied to interest incurred, then to administrative fees incurred, then toward any legal fees incurred toward collection, and finally, to the delinquent maintenance and/or assessment.

WITNESS my signature hereto this 6TH day of MARCH, 2002, at Palm Beach, Palm Beach County, Florida.

**TROPICANA GARDENS, INC.**

By: Jay W. Boston President

Stephanie A. Ottinger  
Witness  
Stephanie A. Ottinger  
(PRINT NAME) Stephanie Ottinger

Attest: Marianne Oly Penna Secretary

Nancy Clementson  
Witness  
NANCY CLEMENTSON  
(PRINT NAME) Nancy Clementson

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 6th day of MARCH 2002,  
by JAY GASTON and MARIANNE MCKENNA, as  
PRESIDENT and SECRETARY  
respectively, of Tropicana Gardens, Inc., a Florida profit corporation, on behalf of the  
corporation. They are personally known to me, or have produced  
as identification and did take an oath.

[Signature] (Signature)

SIMON C. ABREU (Print Name)



My Commission DD0081287  
Expires March 25, 2006

Notary Public, State of Florida at Large

204705\_1

THIS IS NOT A CERTIFIED COPY