



This Instrument Prepared By:  
 Louis Caplan, Esquire  
 Sachs, Sax & Klein, P.A.  
 301 Yamato Road, Suite 4150  
 Boca Raton, FL 33431  
 (561) 994-4499

CFN 20040429407  
 OR BK 17303 PG 0700  
 RECORDED 07/26/2004 15:28:33  
 Palm Beach County, Florida  
 Dorothy H Wilken, Clerk of Court

**CERTIFICATE OF RECORDING  
 OF THE  
 AMENDMENT TO THE  
 AMENDED AND RESTATED RULES AND REGULATIONS  
 FOR SEMINOLE COLONY, INC.**

I HEREBY CERTIFY that the Amendment to the Amended and Restated Rules and Regulations attached as Exhibit "A" to this Certificate was duly adopted by Seminole Colony, Inc., at a duly called meeting of the Board of Directors dated June 21, 2004. The original Declaration of Condominium of Seminole Colony, a Condominium, is recorded in Official Records Book 1691, at Page 1610, of the Public Records of Palm Beach County, Florida. The Amended and Restated Rules and Regulations for Seminole Colony, Inc., are recorded in Official Records Book 16776, at Page 1868, of the Public Records of Palm Beach County, Florida.

DATED this 16<sup>th</sup> day of July, 2004.

WITNESSES:

*Linda Goldstone*  
 Signature  
LINDA GOLDSTONE  
 Print Name

*Ann M. Merwin*  
 Signature  
Ann M. Merwin  
 Print Name

SEMINOLE COLONY, INC.

By: *Harlan J. Merwin*  
 Harlan J. Merwin, President

By: *Joseph Arnone*  
 Shirley DeLong, Secretary  
 Joe Arnone, Treasurer

STATE OF FLORIDA )  
 ) ss:  
 COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of July, 2004, by Harlan J. Merwin, as President, and Shirley DeLong, as Secretary, of Seminole Colony, Inc., who are Personally Known  or Produced Identification [ ].

Type of Identification Produced: \_\_\_\_\_

(SEAL)



*Gina Grant*  
 NOTARY PUBLIC, State of Florida

**EXHIBIT "A"**

**AMENDMENT TO  
THE AMENDED AND RESTATED RULES AND REGULATIONS FOR  
SEMINOLE COLONY, INC.**

The Declaration of Condominium of Seminole Colony, a condominium, as amended from time to time, is recorded in Official Records Book 1691, at Page 1610, of the Public Records of Palm Beach County, Florida. The Amended and Restated Rules and Regulations of Seminole Colony, Inc., as amended from time to time, are recorded in Official Records Book 16776, at Page 1868, of the Public Records of Palm Beach County, Florida.

As indicated herein, words underlined are added and words ~~struck through~~ are deleted.

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Item 1: Rule 2 of the Amended and Restated Rules and Regulations of Seminole Colony, a condominium shall be amended as follows:

Rule 2 - Assessments

All assessments shall be due on the first of each month. Payments may be paid by personal check, postal or bank money order or bank certified check. No cash payment will be accepted. All payments may be mailed to the office or placed into the Clubhouse outside office wall slot marked "Assessments".

~~Late Assessments - Any assessments received after the 15<sup>th</sup> of the month are overdue. These then become liable to late charges of \$20.00. At this point, late notices shall be mailed out to the delinquent Unit Owner posting all amounts due.~~ Assessment unpaid for over fifteen (15) days after due date, shall bear interest at the rate of ten (10%) percent per annum, from due date until paid, and, at the sole discretion of the Board of Directors, a late charge of Five (\$5.00) Dollars shall be due and payable thereon.

Late Assessments Legal Collection - Accounts delinquent past the 15<sup>th</sup> of the month shall have all paperwork associated with that Unit sent to the attorney for legal action. All assessments, late charges, interest, and attorneys' fees must be settled through the attorney's office. After that Unit settlement is completed, said paperwork will be returned to the Condominium Treasurer.

...



This Instrument Prepared By:  
 Louis Caplan, Esquire  
 Sachs, Sax & Klein, P.A.  
 301 Yamato Road, Suite 4150  
 Boca Raton, FL 33431  
 (561) 994-4499

CFN 20040190579  
 OR BK 16776 PG 1868  
 RECORDED 04/07/2004 15:36:31  
 Palm Beach County, Florida  
 Dorothy H Wilken, Clerk of Court

**CERTIFICATE OF RECORDING  
 OF THE  
 AMENDMENTS TO THE  
 RULES AND REGULATIONS  
 FOR SEMINOLE COLONY, INC.**

I HEREBY CERTIFY that the Amendments to the Rules and Regulations attached as Exhibit "A" to this Certificate were duly adopted by Seminole Colony, Inc., at a duly called meeting of the Board of Directors dated March 31, 2004. The original Declaration of Condominium of Seminole Colony, a Condominium, is recorded in Official Records Book 1691, at Page 1610, of the Public Records of Palm Beach County, Florida.

DATED this 31<sup>st</sup> day of March, 2004.

WITNESSES:

Marilyn Minor  
~~Harlan J. Merwin~~  
 Signature  
MARILYN MINOR  
 Print Name

Carol R. Bessette  
 Signature  
Carol R. Bessette  
 Print Name

SEMINOLE COLONY, INC.

By: Harlan J. Merwin  
HARLAN J. MERWIN, President

By: Shirley DeLong  
Shirley DeLong, Secretary

STATE OF FLORIDA )  
 ) ss:  
 COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2004, by Harlan Merwin, as President, and Shirley DeLong, as Secretary, of Seminole Colony, Inc., who are Personally Known  or Produced Identification [ ].

Type of Identification Produced: \_\_\_\_\_

(SEAL)  Deanne M Beaver  
 My Commission DD211332  
 Expires August 01, 2007

Deanne M Beaver  
 NOTARY PUBLIC, State of Florida

M:\Association\Seminole Colony\Certificate of Recording for Rules 3-23-04.wpd

**AMENDED AND RESTATED RULES AND REGULATIONS OF SEMINOLE COLONY CONDOMINIUM**

At a meeting of the Board of Directors of Seminole Colony Incorporated held on March 15, 2004, the following Amended and Restated Rules and Regulations were adopted. These Amended and Restated Rules and Regulations shall take effect 15 days from the date of adoption. Until the Amended and Restated Rules and Regulations become effective, the existing rules and regulations shall remain in effect.

**RULE 1 – RESPONSIBILITY**

All the Common Elements are provided for the benefit and convenience of the residents. Facilities used are at one's own risk and everyone shall exercise due care for the safety of all concerned.

Common Elements generally are defined as the roadways, street lights, adjacent lawns, fence encompassing the pool, compound perimeter fence (except the fence along Biscayne Avenue), the storage compound, and the clubhouse and storage shed. The pool, signs, and fixtures and apparatus associated with recreation.

Individual fences of each lot owner shall be the responsibility of that owner.

The residents and other users have the responsibility to know the rules and obey them. The association reserves the right to enforce the rules and regulations of Seminole Colony Condominium. This includes taking legal action and if necessary requesting the support of the Palm Beach County Sheriff's Department.

**RULE 2 – ASSESSMENTS**

All assessments shall be due on the **FIRST of Each Month**. Payments may be paid by personal check, postal or bank money order or bank certified check. **No Cash** payment will be accepted. All payments may be mailed to the office or placed into the clubhouse outside office wall slot marked "ASSESSMENTS".

**LATE ASSESSMENTS** – Any assessments received after the FIFTEENTH of the month are **OVERDUE**. These then become liable to **LATE CHARGES OF \$20.00**. At this point Late Notices shall be mailed out to the delinquent Unit Owner posting all amounts due.

**LATE ASSESSMENTS LEGAL COLLECTION** – Accounts delinquent past the 15<sup>th</sup> of the following month shall have all paperwork associated with that unit sent to the Attorney for legal action. All assessments, late charges, interest, and attorney fees must be settled through the attorney's office. After that unit's settlement is completed, said paperwork will be returned to the Condominium Treasurer.

**RULE 3 – MAINTENANCE**

Mobile Homes must be maintained in a neat and clean appearance. Each lot may be arranged in an attractive manner to suit the resident concerning lawn, shrubs and flowers. At no time shall any shrubs, trees or flowers obstruct clear vision of ingress of any street or driveway. In the event an owner does not keep their lawn mowed or shrubbery trimmed, the Board of Directors reserves the right to enter upon the premises and have the necessary work completed. The owner shall be responsible for charges in accordance with the work required. The Board of Directors shall establish charges, which may be amended from time to time. For example, the first mowing in a twelve month period shall be \$50.00, second \$75.00, third \$100.00, fourth \$100.00, and so on.

**RULE 4 – PEDDLING, SOLICITING, OR COMMERCIAL ENTERPRISE**

Peddling, soliciting or commercial enterprise shall not be conducted on or from the Condominium property or its units.

**RULE 5 – PETS**

Dogs must be kept on a leash at all times, unless contained on their own lot by a chain or fence. Pets that are noisy or unruly or cause complaints will not be permitted. Curbing of dogs and cats on other peoples property is **PROHIBITED**. All animal waste must be removed from the Common Element. It is recommended that if you walk your dog you carry a plastic bag or other means of picking up the animal waste.

- A. Pets are not allowed on condominium property without written permission of the Association. The owner must present the written permission upon request by a Board Member.
- B. Dogs are not allowed if their weight exceeds 35 pounds at maturity.
- C. The owners of any dogs deemed vicious (threatening) shall be put on notice by the Board to control their dog.
- D. The owner of any dog that is dangerous (has bitten or attacked another dog or a person) shall be reported to Palm Beach County Animal Control. The dog shall be kept away from everyone for ten (10) days for observation for the development of Rabies. The dog shall then be removed from Condominium property or at the direction of Animal Control.
- E. Based on the Palm Beach County Anti-Tethering (tying) Law, dog owners may be penalized by the County for tethering their dogs outdoors between the hours of 10 a.m. and 5 p.m. The first offense is usually a written warning, second offense \$91.00 fine, third offense \$166.00 fine, and fourth offense \$500.00 fine and Mandatory Court Appearance.
- F. No more than two (2) animals shall be harbored in any one Condominium Unit (i.e., 2 dogs or 2 cats or 1 dog and 1 cat).

**RULE 6 – MOTOR VEHICLES, RECREATIONAL VEHICLES AND BOATS**

All motor vehicles, recreational vehicles and boats must be parked or stored in the compound. Boats, travel trailers, motor homes and utility type trailers shall not be parked or stored on any unit site with the following exceptions:

- A. Utility trailers shall be exempted for a period not exceeding 48 hours in any calendar month or for special exemptions if and when permitted by the Board of Directors in writing at its discretion.
- B. For Motor Homes and Travel Trailers being loaded or unloaded for a vacation, shall be allowed a preparation period commencing at 1:00 p.m. on the day of arrival or departure, and such preparation shall not exceed 48 hours.
- C. Residents shall be permitted to perform only the minor vehicle repairs listed below:
  - a. Adding air to the tires.
  - b. Changing tires as needed.
  - c. Replacing brake pads or shoes.
  - d. Washing or waxing.
  - e. Changing an air filter, fuel filters, lamps, oil and coolant. However, all liquids are to be contained and disposed of properly. There shall be no oil or other such contamination of Condominium property.
  - f. Changing spark plugs, batteries, belts, etc. That does not necessitate removing other parts in order to install.
  - g. There shall not be any vehicles left elevated at night, the tires shall be inflated, mounted and touching the ground.
  - h. Boat building is prohibited.
- D. There shall be no parking at any time on any street in the Condominium (Biscayne Avenue or any side streets). The parking area at the clubhouse is a TOW AWAY ZONE, unless attending approved activities established by the Board of Directors. These include meetings of the association, conducting business relative to the Condominium's matters at the business office, participating in activities at the pool, clubhouse and playground and authorized entry into the compound storage area. Parking at the pool may be used as overflow parking for any unit owner. Unit owners with visitors may park extra vehicles at the clubhouse for a couple of hours. These vehicles shall be considered authorized and must display on the dash the lot # of the owner being visited.
- E. Any vehicles parked that are blocking or restricting access to any common area of the Condominium shall be considered a pediment to emergency access and subject to towing at the owners expense. The unit owner or lawful occupant need only call in a complaint to the Palm Beach County Sheriff's Office giving plate number, vehicle color, location, time and date and follow their instructions.
- F. The owner of a unit may authorize the Board of Directors to TOW vehicles parked on their property, while they are in absence from the Condominium.
- G. The number of vehicles per unit is limited to three (3) on a permanent basis. Additional vehicles at units may be parked partially on the street for a short



period of time as long as they do not block emergency access and are not on another unit owner's site. If another unit owner gives permission to park on their property then it will be allowed but only for a short period of time and shall be restricted to the driveway area.

- H. Vehicles are defined as passenger vehicles, vans, and pickup trucks.
- I. There shall not be any dump trucks or tow trucks or similar commercial vehicles or equipment parked overnight.
- J. Any vehicle that has out of date plates or is considered not to be road worthy by the Board of Directors shall be subject to being towed from Condominium property.
- K. The speed limit is as posted on Condominium roadways. All unit owners, renters, and guests shall abide by the speed limit. Violators may be reported to the County Sheriff's Office for prosecution.

#### **RULE 7 – COMPOUND STORAGE AREA**

The compound storage area is secured and lighted for the storage of owner's vehicles, trailers, and other approved property. The following rules apply:

- A. The property stored in the storage area must have been authorized by a representative of the Board of Directors for storage. If the owner has not chosen to rent a space annually, they may pay fees on a quarterly basis.
- B. The owner of the property must have paid the required storage fees.
- C. Any property not authorized or for which fees have not been paid shall be subject to being towed.
- D. Annual residents shall be given preference in assignment of storage spaces.
- E. Annual residents are allowed up to two (2) spaces as long as the fees are paid at least semi-annually and the property being stored is authorized.
- F. All property stored in the storage compound shall have active registration.
- G. All property stored in the compound shall be assigned storage spaces and shall have the owners lot number displayed.
- H. The storage spaces are 10' x 28' and stored property shall not be stored outside of this area.

#### **RULE 8 – RECREATION FACILITIES**

The use of the clubhouse may be set aside for scheduled activities such as Board Meetings, Park activities or for private parties. During private parties, the unit owner or person signing for the private party shall control the participants so as not to cause disturbances or damage to facilities. The Park functions will be posted on the Activity Sign. Any activities other than the activity sign will be considered a private party. FAILURE TO COMPLY CAN RESULT IN REVOCATION OF THE RIGHT TO USE ANY OF THE ABOVE AREAS AND COSTS FOR REPAIR OR REPLACEMENT OF DAMAGES SHALL BE ASSESSED TO THE OWNER WHO'S NAME APPEARS ON THE APPLICATION.

Please contact the Condominium Office for an application form to apply for private party use. The charge for private party use will be determined by the Board of Directors. The State Fire Regulations sets a maximum Clubhouse occupancy of sixty-three (63) personnel. The applicants shall be responsible for cleaning up the clubhouse and pool area, if used. If the area was not cleaned up, the Board of Directors reserves the right to have the area cleaned and the owner charged accordingly.

The clubhouse may be available for rental between the hours of noon and 10:00 p.m. The person whose name is on the application shall be responsible for locking clubhouse doors and windows, shutting off any fans, lights, stove, etc., and making sure the pool gate is closed and locked. No one is permitted to be within the or around the facilities after the party is over.

The playground behind the pool may be used for limited ball playing. Because of the proximity to house, pool and clubhouse, the batting of hard surface balls cannot be permitted. Because of possible injury and property damage there shall be no climbing on or over fences, nor running against them with bikes, scooters or one's body. The playground area shall be open between the hours of 9:00 a.m. and 9:00 p.m.

If there are no clubhouse activities, the clubhouse parking lot shall have no unauthorized vehicles parked after 10:00 p.m. Please refer to item D under rule six (6) for the meaning of authorized.

#### **RULE 9 – MOBILE HOMES**

In order to protect the architectural nature of the park, Mobile Homes must be inspected and gain written Board of Directors approval prior to entry and set up. Anyone moving a mobile home onto Condominium property without such approval will be subject to removal of the home from the property.

- A. The Mobile Home proposed to be brought onto Condominium Property shall not be over ten (10) years old.
- B. The unit owner shall inform the Board of Directors where the Mobile Home can be inspected prior to being brought onto Condominium Property.
- C. The square footage of the Mobile Home shall not be less than 600 square feet.
- D. The outside dimension of the Mobile Home shall fit onto the proposed site.
- E. A drawing of the mobile home placement shall be provided to the Board of Directors for measurement and written approval or disapproval.
- F. The Unit owner shall obtain all necessary county and local permits prior to installing the mobile home. Copies of these permits shall be provided to the Board of Directors. Anyone failing to obtain these permits and providing copies of them to Board of Directors shall be considered in violation not only of local laws and regulations, but of these Rules and Regulations.
- G. A copy of any County Official inspections shall be provided to the Board of Directors.



- H. The Board of Directors will enforce the same restrictions as the County on set backs for new Mobile Homes moved onto Condominium Property.
- I. The unit owner shall provide the Board of Directors a copy of any variances issued for the Mobile Home by County Officials.

#### **RULE 10 – LOT OWNERS AND TENANTS**

The Unit Owner shall provide a copy of Condominium Documents whenever the Mobile Home and/or Lot, is sold or rented. If they do not have copies available they can obtain copies through the Board of Directors at a reasonable copying charge. The prospective new owner or renter can then become familiar with the type of community they propose to enter.

The screening committee or an Officer of the Board of Directors shall conduct a screening session with the new owners or renters to go over the Condominium Documents to answer any questions and provide them a basic understanding of the Condominium requirements. Renters shall include the rental of a room, in addition to renting the entire unit.

Applicants will be assisted in understanding and filling out Seminole Colony Residency Applications. A nonrefundable fee shall be collected per the original Rules and Regulations as attached to the Declaration and a background check performed of prospective owners or renters, prior to being reviewed and approved or disapproved by the Board of Directors. The prospective owner or renter shall receive written approval or disapproval from the Board of Directors. Decisions shall not be made on any basis that is unlawful.

The applicant's signature on Condominium Documents is a pledge of agreement to abide by all condominium Documents and Rules and Regulations of Seminole Colony, Inc.

The maximum number of units that may be owned by any unit owner shall be three (3) units. A unit must be owned for a minimum of Five (5) years prior to being rented. All rental property must have a minimum of ONE YEAR LEASE with the approval of the Board of Directors before a renter may move in. The unit owner may request in writing a variance of the one year lease if the renter leaves due to circumstances beyond the control of the owner.

#### **RULE 11 – UNDERGROUND FACILITIES**

Prior to digging, planting or removing plants, trees or shrubs, residents shall contact the Florida Diggers hotline.

#### **RULE 12 – DISTURBANCE AND VIOLATIONS OF PRIVACY**

The privacy of all unit owners shall be respected and trespassing on another's property will not be permitted. There shall not be loud or disturbing noise after 10 p.m. Violators will be receive a verbal warning for first offense, a written warning for second offense within one year, and legal action shall be pursued after a third offense.

#### **RULE 13 – COMPLAINTS**

**COMPLAINTS MUST BE IN WRITING** containing all details signed and deposited in the Assessment Box at the Condominium Office. The Board of Directors will conduct an investigation of all complaints, and all parties to the complaint will be given the opportunity to be heard.

UNLESS IT IS AN EMERGENCY, WE ASK THAT YOU DO NOT CONTACT THE BOARD OF DIRECTORS AT THEIR HOME. PLEASE CALL SEMINOLE COLONY PHONE NUMBER 561-689-8056.

#### **RULE 14 – GUEST**

Guests are welcome for visits. However, the residents host will be responsible for their conduct at all times during the visit.

The use of the unit owner's property shall be limited to the owner's family members. The Board of Directors reserves the right to perform a background check of any guest at no cost to the unit owner. The guest must comply with a request for the necessary background information or they will be considered in violation of the Condominium Rule and Regulations. The unit owner's family members shall be allowed to use the unit owner's property when the unit owner is not in residence. The unit owner's family members shall be considered as the following:

- A. Parents
- B. Children and grandchildren over the age of eighteen (18).
- C. Brothers and Sisters over the age of eighteen (18) and their children.

Any guests staying longer than three weeks must be screened by the Associations Screening Committee and pay a reasonable background check fee. Guests will not be permitted to stay if they fail to comply with, or if the unit owner does not follow the above procedure.

#### **RULE 15 – ROADWAYS**

**BISCAYNE AVENUE** – As this is the Condominiums main thoroughfare, playing, loitering, congregating or obstructing emergency traffic in any way is prohibited.

To help avoid accidents that could result in severe injury or death, children are not permitted to play along Biscayne Avenue or in the drainage ditch area, or climbing on or over fences, nor onto roofs within the Condominium property, nor shall bicycles be

parked or left in such a manner as to interfere with traffic or the proper parking of motor vehicles, particularly at the clubhouse.

For their safety, children are encouraged to use the playground provided next to the pool. Anyone walking or bike-riding along Biscayne Avenue should stay to the side facing traffic and not interfere with traffic. Parents are responsible for supervision of their children. A curfew may be enforced by the Board Directors after 11:00 p.m. for anyone less than eighteen (18) years of age.

**ALL PARK ROADWAYS** – No joy riding at any time on streets and avenues of the Condominium Property. Joy riding shall be deemed to mean the following:

**Operating any motor vehicle or engine powered vehicle back and forth, into and out of side streets or on Biscayne Avenue which does not amount to normal going or coming for such purposes as shopping, visitation or to and from work.**

Joy riding is considered hazardous to pedestrians and motorists and otherwise, serves no useful purpose within the Park.

No person shall operate any motor or engine powered vehicle within the Condominium Property which is not currently lawfully registered and licensed to go upon the public highways, and shall carry insurance meeting minimum State of Florida requirements.

#### **RULE 16 – POOL AND CLUBHOUSE**

Only six (6) guests per unit are allowed to use the pool at one time including holidays, a unit owner shall not allow anyone other than a family member or a guest to use their pool-key.

Tanning oils or Body lotion must be removed before entering the pool and users must shower before entering the pool.

Radios and other entertainment devices such as flotation devices and toys are permitted as long as they do not disturb other people using the pool or clubhouse area.

All children under the age of twelve (12) must be accompanied by an adult.

#### **Exclusions:**

- A. Alcoholic beverages
- B. Profane language
- C. Running or pushing
- D. Diving
- E. Glass
- F. Cutoffs or street clothing for swimming

- G. Bicycles
- H. Pets

CHAISE LONGES ARE NOT TO BE REMOVED FROM THE POOL AREA AT ANY TIME.

Unit owners and renters are responsible for their family members and/or guests, and will be held responsible for any vandalism or destruction of Condominium Property.

The pool gates are to be locked or someone in attendance at all times.

POOL HOURS are 7:00 a.m. to 9:00 p.m.

**RULE 17 – GARBAGE**

No garbage is to be put out until the night before the scheduled garbage pickup. ALL GARBAGE MUST BE PALCE IN GARBAGE CANS WITH A SECURE LID OR IN RECYCLE CONTAINERS. GARBAGE CANS WITHOUT LIDS ARE NOT ALLOWED. DO NOT BLOCK MAILBOX. All containers must be removed from curbside the day of the pickup. For a large pickup call Waste Management.

**RULE 18 – CONDOMINIUM RECORDS**

All Condominium records will be available for inspection by unit owners upon written request. A maximum of three people at a time may inspect the records, and the records will not leave the Clubhouse. If the unit owner wants a copy of any records, they shall be charged a reasonable copying fee.

**RULE 19 – LOITERING**

CONGREGATING OR LOITERING ON THE ROADWAYS, WALKWAYS OR THE RECREATION AREA AFTER 10:00 P.M. IS NOT PERMITTED. THIS INCLUDES BLOCKING TRAFFIC OR ANY OTHER ACTIVITY ON THE ROADS AND WALKWAYS, OTHER THAN INGRESS AND EGRESS.

**RULE 20 – RULE REVISION**

The Board of Directors reserves the right to amend the Rules and Regulations as required.

SPECIAL NOTE: Any member of the Board of Directors or Associations employees, who learns of or discovers firsthand a violation of the above Rule and Regulations or Condominium Documents shall note the facts, date, time, place, identity or other pertinent information and shall make appropriate log entry. The Association Board of Directors reserves the right at all time to enforce these rules and other Condominium Documents or seek damages for their breach in accordance with Florida Law.

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED  
RULES AND REGULATIONS OF  
SEMINOLE COLONY, A CONDOMINIUM**

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Amended and Restated Rules and Regulations of Seminole Colony, a Condominium. The original Rules and Regulations of Seminole Colony, a Condominium, are recorded in Official Records Book 7511 at Page 753 of the Public Records of Palm Beach County, Florida and as amended, recorded in Official Record Book 3391 at Page 1490, Official Record Book 9541 at Page 1873 and Official Record Book 10193 at Page 185.

DATED this 19 day of JANUARY, 2000.

WITNESSES:

SEMINOLE COLONY, INC.

Joan W. Dolan Signature By: Nikki Provenzano, Pres.  
Signature Nikki Provenzano, President

JOAN W. DOLAN  
Print Name

Janet Minor Signature By: Henry Jolley, Pres.  
Signature Henry Jolley, Treasurer

Janet Minor  
Print Name

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) )ss:

The foregoing instrument was acknowledged before me this 19 day of January, 1998, by Nikki Provenzano, as President and Henry Jolley, as Treasurer of Seminole Colony, inc., who are Personally Known  or Produced Identification .

Type of Identification Produced Personally Known

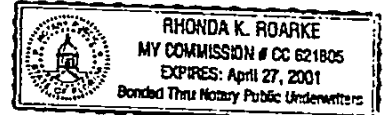
NOTARY PUBLIC (SEAL)

This instrument prepared by: LC  
Louis Caplan, Esquire  
ST. JOHN, DICKER & CAPLAN  
500 Australian Avenue So.

Sign: Rhonda K. Roarke  
Print: Florida Suite 600  
State of Florida

West Palm Beach, Florida 33401  
t:561.833.5511 f:561.833.1124

My Commission Expires:



**AMENDED AND RESTATED RULES AND REGULATIONS  
OF SEMINOLE COLONY A CONDOMINIUM**

At a meeting of the board of directors of Seminole Colony Inc. held on November 22, 1999, the following Amended and Restated Rules and Regulations of Seminole Colony, a condominium, were adopted by the board. These Amended and Restated Rules and Regulations shall take effect 15 days from the date of adoption. Until the Amended and Restated Rules and Regulations become effective, the existing rules and regulations shall remain in effect.

**RULE 1 - RESPONSIBILITY**

All the Common Elements are provided for the benefit and convenience of the residents. Facilities used are at one's own risk and everyone shall exercise due care for the safety of all concerned.

Common Elements, generally are defined as the roadways, street lights, adjacent lawns, fences encompassing the pool, clubhouse and the compound and the west side of the entrance, the west side fence at the drainage canal south of 5th street, and the east end of the 4th ave. and the west end of the 8th ave. roadways. The signs, all the lands and buildings within the fenced area at the clubhouse and pool, fixtures and apparatus associated with recreation.

All fences at individual units are the responsibility of the unit owner.

The residents and other users have the responsibility to know the rules and obey them. The Association has the right to take away privileges to use said Common Elements from anyone found to be willfully and consistently disobeying the rules.

**RULE 2 - ASSESSMENTS**

All assessments shall be due on the FIRST of each month. Payments may be paid by personal check, postal or bank money order or bank certified check. No Cash payment will be accepted. All payments may be mailed to the office or placed into the slot marked "ASSESSMENTS" on the outside of the office wall.

**LATE ASSESSMENTS** Any assessments received after the FIFTEENTH of the month are **OVERDUE**. These then become liable to LATE CHARGES of \$20.00, plus INTEREST at the rate of 10% per annum. At this point Late Notices shall be mailed out to the delinquent Unit Owner posting all amounts due.

**LATE ASSESSMENTS LEGAL COLLECTION** - Accounts delinquent past the 15th of the following month shall have all paperwork associated with that unit sent to the Attorney for legal action. All assessments, late charges, interest, and attorney fees must be settled with him and through his office. After that unit's settlement is completed, said paperwork will be returned to the Treasurer for routine collections thereafter.



**RULE 3 - MAINTENANCE**

Amended 11/22/99

Mobile Homes must be maintained in a neat and clean appearance. Each lot may be arranged in an attractive manner to suit the resident concerning lawn, shrubs and flowers. At no time shall any shrubs, trees or flowers obstruct clear vision for ingress or egress of any street or driveway. In the event the owner does not keep his lawn mowed or his shrubbery trimmed, the Board of Directors reserves the right to enter upon the premises and have the necessary work completed, for which the owner will be charged in accordance with the work required. The Board of Directors shall establish charges, which may be amended from time to time.

Grass is to be no longer than 4 inches uniformly cut and trimmed. Hedges, bushes and shrubs are to be neatly trimmed. Trees are to be pruned and dead branches removed. Garbage and debris removed from the yard. All clotheslines must be maintained in good working order. No clotheslines from tree to tree. Mobile Homes must be cleaned, painted and maintained, no mildew. The skirting must be fixed and storm shutters repaired or removed. The screened in porches and car port areas must be kept in a neat and orderly fashion and not used as a storage area.

**RULE 4 - PEDDLING, SOLICITING, OR COMMERCIAL ENTERPRISE**

Peddling, soliciting or commercial enterprise shall not be conducted on or from the Condominium property or its units.

**RULE 5 - PETS.**

Amended 11/22/99

Dogs must be kept on a leash at all times, unless contained on their own lot by a chain or fence. Pets that are noisy or unruly or cause complaints will not be permitted. Curbing of dogs and cats on other peoples property is **PROHIBITED**. All animal waste must be removed from common element.

- A. No pets of any type shall be brought onto the condominium property or its units without written permission from the Association
- B. Dogs that are allowed as stated below, shall not be of a weight exceeding 35 pounds at maturity:

Sporting Group	Hounds	Working Group	Toy Group
Cocker Spaniel	Dachshund Beagle Basset Hound Basenji	Puli Schnauzer Welsh Corgi	All Allowed
Non Sporting Group			
Bichon French Bulldog	Frise Poodle	Boston Terrier Schipperke	Lhasa Apso Tibeton Terrier

Terrier Group-All Terriers except:

Wheaton Airedale American Staffordshire

Furthermore, the Board shall not approve the harboring of any dogs whether or not they weigh in excess of 35 pounds at maturity which the Board in its sole discretion determines to be dangerous. Said dangerous dogs which are prohibited shall include, but not be limited to the following:

Rottweiler, Doberman Pinscher, Pit Bull, and German Shepard

Also subject to Board Rules if not on list.

- C. Not more than (2) animals shall be harbored in any one Condominium unit. (2 dogs or 2 cats or 1 dog 1 cat ).
- D. Animals now living in Seminole Colony are grandfathered in. After said animals die or are otherwise removed from the Condominium property the above rules shall apply.

**RULE 6 - MOTOR VEHICLES, RECREATIONAL VEHICLES AND BOATS**

Amended 11/22/99

All motor vehicles, recreational vehicles and boats must be parked or stored in the compound. Boats, travel trailers, motor homes and utility type trailers shall not be parked or stored on any unit site with the following exceptions.

- A. Utility trailers shall be exempted for a period not exceeding 72 hours in any calender month or for special exemptions if and when permitted by the Board of Directors in writing at its discretion.
- B. For Motor Homes and Travel Trailers leaving for a period exceeding three weeks duration, or returning from a trip period exceeding three weeks duration, a preparation period to load or clean up shall be allowed commencing at 1:00 PM on the day of arrival or departure, and such preparation period shall not exceed 72 hours.
- C. Residents shall be permitted to perform **only** the minor repairs listed below, **on their own vehicle**.
  1. Adding air and changing tires and brake pads and shoes.
  2. Washing and waxing.
  3. Changing air filter, fuel filter, lamps, oil and coolant : But all liquids are to be contained and disposed of properly. **They may not be drained onto the Condominium Property.**

4. Changing spark plugs, batteries, belts etc: That do not necessitate removing other parts in order to install.
  5. No vehicle shall remain elevated in any manner at night, it shall have it's tires inflated, mounted and touching the ground.
  6. Boat building is prohibited.
- D. There shall be no parking at any time on any street in Seminole Colony (Biscayne Rd. or any side streets). The parking area at the pool and recreation hall is a Tow Away Zone, unless attending approved activities established by the Board of Directors. These include meetings of the association, conducting business relative to the Condominium's matters at the business office, participating in activities at the pool, clubhouse and playground and authorized entry into the compound storage area. Vehicles parked blocking or restricting access to the compound storage area are to be considered a special fire hazard and will be towed away at the owners expense. Parking at the pool may be used as overflow parking for any unit owner. Unit owners with visitors may park extra vehicles at the clubhouse for a couple of hours. Said vehicles must display lot # they are visiting in the windshield in case vehicle needs to be moved.
- E. Any vehicle or trailer parked in such a way as to block free entrance or exit to any unit site is subject to being TOWED AWAY at the offending vehicle owners expense. The unit owner or lawful occupant need only call in a complaint to the Palm Beach County Sheriff's Office giving plate number, vehicle color, location, time and date and follow their instructions.
- F. The number of vehicles per unit is limited to three on a permanent basis. Vehicles parked at units are to be parked on asphalt or concrete surface for a short period of time when visitors are present and paved areas are fully occupied. Vehicles are defined as passenger vehicles, vans and pickup trucks not over 3/4 ton classification.
- G. No commercial vehicle with the exception of pickup trucks, minivans, or passenger vehicles not over 3/4 ton classification shall be allowed on Condominium property nor are they permitted to be parked in Seminole Colony at any hour, day or night. This rule will be strictly enforced. This does not apply to moving vans, delivery trucks, garbage trucks, mobile home moving operations or authorized emergency vehicles. If any conflict occurs, registration must be provided to the Board of Directors upon request.
- H. The speed limit is as posted on Condominium roadways. All unit owners and other residents are responsible to inform their visitors and other family members to adhere to speed limits for the well being and safety of all concerned.

**RULE 7 - COMPOUND STORAGE AREA**

Amended 11/22/99

The compound storage area is a place secured and lighted for the storage of certain types of equipment on the first come first serve basis. It is located east of the Clubhouse , Pool Area. Contact the Association's Treasurer for a key to said area. The following regulations are in effect in rule7.

- A. Storage of approved equipment only which is owned by a unit owner or a full time tenant. Strict proof thereof is required.
- B. Storage area is only for storage of motor or sailboats mounted on trailers, residential utility trailers, travel trailers, camper top or cap( for pickup trucks, to be stored off the ground ) and motor homes. (vehicles having accommodations for vacations and the like classified as a camper motor vehicle).
- C. In order to accommodate the greatest number of users the maximum length of any R.V. stored herein shall not exceed 30 feet. Each unit is limited to one space at any time. Spaces shall be assigned by a designated member of the Board of Directors.
- D. All equipment in the storage compound shall have and maintain an active vehicle registration , and shall have lot number clearly displayed, if not it shall be considered abandoned and will be towed from the premises.

**RULE 8 -RECREATION FACILITIES**

Amended 11/17/97

The use of the clubhouse may be set aside for scheduled activities such as Board Meetings, Park activities or for private parties. During private parties, the unit owner or person signing for said private party shall control the participants so as not to cause noise which may disturb nearby residents, and no activity shall be permitted which can or is likely to cause damage to the facilities. The Park functions will be posted on the Activity Sign. Any activity other than those on the activity sign will be considered a private party. **FAILURE TO COMPLY CAN RESULT IN REVOCATION OF THE RIGHT TO USE ANY OF THE ABOVE AREAS AND COSTS FOR REPAIR OR REPLACEMENT OF DAMAGES SHALL BE ASSESSED THE PERON WHOSE NAME APPEARS ON THE APPLICATION.**

Please contact the Condominium Office for an application form to apply for private party use. The charge for private party use is \$35.00 and a \$35.00 clean up fee must be submitted upon application. Applicants shall deposit with the park one check or money order for the use fee and a second for the clean up fee. Applications must be submitted 14 days prior to use and will be posted on calendar when deposits are received.

Times of use for private parties are NOON until 10:00 PM. IT IS FURTHER PROVIDED THAT THE PERSON WHOSE NAME IS ON THE APPLICATION SHALL BE RESPONSIBLE FOR LOCKING CLUBHOUSE DOORS AND WINDOWS, ANY FANS, LIGHTS, STOVE AND SUCH ARE SHUT OFF AND THE POOL GATE IS LOCKED. NO ONE IS PERMITTED TO BE WITHIN OR AROUND THE FACILITIES AFTER SAID PRIVATE PARTIES ARE OVER.

The playground behind the pool may be used for limited ball playing. Because of the proximity to house, pool and clubhouse, the batting of hard surface balls cannot be permitted. No climbing on or over fences, nor running against them with bikes, scooters or one's body which will greatly destroy the appearance and effectiveness. The playground area shall be open from 9:00AM until 9:00PM.

### RULE 9 - MOBILE HOMES

In order to protect the architectural nature of the park, Mobile Homes must be inspected and gain written approval prior to entry and set up. This shall be done by the screening committee, with final decision of approval or disapproval made by the Board of Directors.

#### PROCEDURE

Any unit owner proposing to bring into the park any Mobile Home, new or used (NOT OVER 10 YEARS OLD) shall notify the association in writing, and provide a plan of intent prior to meeting with the Board of Directors.

The unit owner shall provide the location of unit to be inspected, the number of square feet of living space, not less than 600 sq. ft., and the outside dimensions in order to ascertain if the Mobile Home will fit on the proposed site.

If approval in writing is given by the Board, the unit owner is then required to apply for and be issued a permit prior to start of set up. County officials will inspect the installation to determine if all codes are being followed and the Board of Directors will check to insure that Seminole Colony's best interest are being served.

Seminole Colony will enforce the same restriction as the county on set backs for new Mobile Homes and improvements.

### RULE 10 - LOT OWNERS AND TENANTS

Amended 11/22/99

Before a Mobile Home and/or unit or any interest of such sold, rented, conveyed, transferred by gift or otherwise, the unit owner has the responsibility to provide prospective new people with a copy of his condo documents and rules so they can become familiar with the type community they propose to enter.

Then the Screening Committee shall set a meeting to, among other things, determine if the new applicants properly understand Seminole Colony's rules and regulations.

Applicants will be assisted in understanding and filling out Seminole Colony Residency Applications, be made aware that approximately 30 days are required for the research company to report back and that applicants must first provide a non-refundable screening fee of a minimum of \$75.00 or whatever other amount is permitted under Florida law. They shall be given written notice of APPROVAL OR DISAPPROVAL after all the required paperwork and research is completed. Decisions on applications shall not be made on any basis which is unlawful.

Applicants signature on Seminole Colony's papers are their pledge of agreement to abide by all the Condominium Documents and Rules and Regulations of Seminole Colony, Inc.

Any individual or family may own a maximum of three units in Seminole Colony. Any purchased unit must be owned for a minimum of two (2) years prior to becoming a rental property. All rental property must have a minimum ONE YEAR LEASE with the approval of the BOARD OF DIRECTORS.

**RULE 11 - UNDERGROUND FACILITIES**

Prior to digging, planting or removing plants, trees or shrubs, residents shall contact the Utility Companies to avert damage to underground electrical , telephone or cable television wires or cables.

**RULE 12 - DISTURBANCES AND VIOLATIONS OF PRIVACY**

The privacy of all unit owners shall be respected and trespassing upon another's property will not be permitted. Radios, stereos, and televisions must be kept at a low volume at all times, so that neighbors will not be disturbed. Outside speakers or such equipment are not permitted.

**RULE 13 - COMPLAINTS**

COMPLAINTS MUST BE IN WRITING containing all details, signed and deposited in the Assessment Box at the Condominium Office. The Board of Directors will conduct an investigation of all complaints, and all parties to the complaint will be given the opportunity to be heard.

UNLESS IT IS AN EMERGENCY, WE ASK THAT YOU DO NOT CONTACT THE BOARD OF DIRECTORS AT THEIR HOME.

**RULE 14 - GUEST**

Guest are welcome for visits. However, the residents host will be responsible for their conduct at all times during the visit.



While the unit owners ARE NOT IN RESIDENCE the use of the property shall be limited to the owner's :

- Parents
- Children and any Grandchildren over the age of 18
- Brothers and Sisters over the age of 18 and their children.

Any guests staying longer than three weeks must be screened by the Associations Screening Committee and pay \$75.00 (Rule 10 will apply). Guests will not be permitted to stay if they fail to comply with, or if the unit owner does not follow the above procedure.

**RULE 15 - ROADWAYS**

Amended 11/22/99

**BISCAYNE RD.** - As this is the Condominium's main thoroughfare, playing, loitering, congregating or obstructing traffic in any way is prohibited.

To help avoid accidents that could result in severe injury or death, children are not permitted to play along Biscayne Road or in the drainage ditch area, or climbing on or over fences, nor onto roofs within the Condominium Property, nor shall bicycles be parked or left in such a manner as to interfere with traffic or the proper parking of motor vehicles, particularly at the Clubhouse.

For their safety, children are encouraged to use the playground provided next to the pool. Anyone walking or bike-riding along Biscayne Rd.. should stay to the side facing traffic and not interfere with traffic. Parents are responsible for supervision of their children.

**ALL PARK ROADWAYS** -No joy riding at any time on streets and avenues of the Condominium Property. Joy riding shall be deemed to mean the following:

Operating any motor or engine powered vehicle back and forth, into and out of side streets or on Biscayne Rd. which does not amount to normal going or coming for such purposes as shopping, visitation or to and from work.

Joy riding is considered hazardous to pedestrians and motorists and otherwise, serves no useful purpose within the Park.

No person shall operate any motor or engine powered vehicle within the Condominium Property which is not currently lawfully registered and licensed to go upon the public highways, and shall carry insurance meeting minimum State of Florida standard.

**RULE 16 -RULE REVISION**

The Board of Directors reserves the right to amend the Rules and Regulations as required.

**RULE 17 - POOL AND CLUBHOUSE**

Amended 11/22/99

Only 6 guest per units are allowed to use the pool at one time including holidays. Except for house-guests the owner of the unit must be present at the pool with non-resident guests. You cannot give the pool-key to outsiders to use the pool.

Tanning oils or Body Lotion must be removed before entering the pool and users must shower before entering the pool.

Radios and other entertainment devices such as flotation devices and toys are permitted as long as they do not disturb other people using the pool or clubhouse area.

All children under the age of 12 must be accompanied by an adult

- NO Excessive use of alcohol
- Profane language
- Cutoffs
- Running pushing or shoving
- Diving
- Glass in pool area or deck

Bathing suits **only** must be worn

**CHAISE LOUNGES ARE NOT TO BE REMOVED FROM THE POOL AREA AT ANY TIME.**

No Bicycles are permitted to park inside pool gate (clubhouse or pool deck). All Unit owners and tenants are responsible for their children and guests, and will be charged for any vandalism or destruction of Condominium Property.

The two pool gates are to be kept locked at all times. This includes during Poker, Bingo, Potluck, Shuffleboard and Private Parties. (This is mainly for insurance purposes but there also have been instances of derelicts wandering around the pool area. So it is also for your own safety).

**POOL HOURS**

Amended 11/22/99

7:00 AM to 9:00 PM

**RULE 18 - GARBAGE**

Amended 11/22/99

No garbage is to be put out until the night before the scheduled garbage pickup. **ALL GARBAGE MUST BE PLACED IN GARBAGE CANS WITH A SECURE LID OR IN RECYCLE CONTAINERS. GARBAGE CANS WITHOUT LIDS ARE NOT ALLOWED.** DO NOT BLOCK MAILBOX. All containers must be removed from curb the day of pickup. For large pickup call Waste Management.

**RULE 19 - CONDOMINIUM RECORDS**

All condominium records will be available for inspection by unit owners upon written request. The time will be three to four PM on the Saturday following the receipt of the written request. A maximum of three people at a time may inspect the records, and the records will not leave the Clubhouse.

**RULE 20 - LOITERING**

CONGREGATING OR LOITERING ON THE ROADWAYS, WALKWAYS OR THE RECREATION AREA AFTER 10:00 PM IS NOT PERMITTED. THIS INCLUDES BLOCKING TRAFFIC OR ANY OTHER ACTIVITY ON THE ROADS AND WALKWAYS, OTHER THAN INGRESS OR EGRESS. THE ASSOCIATION RESERVES THE RIGHT TO CONTACT THE POLICE FOR VIOLATIONS OF THIS RULE.

Any member of the Board of Directors or Associations employee, who learns of or discovers firsthand a violation of the above rules or Condominium Documents shall note the facts, date, time, place, identity or other pertinent information and shall make appropriate log entry. The Associations Board of Directors reserve the right at all times to enforce these rules and other Condominium Documents or seek damages for their breach in accordance with Florida Law.

ATTEST

Joan W. Dolan  
Secretary 1-10-00

Nikki Provenzano  
President 1-10-00

Return to: (enclose self-addressed stamped envelope)

Name

Address:

Property Appraisers Parcel Identification (Folio) Number(s):

JAN-22-1998 2:09PM 98-023270  
ORB 10193 Pg 185

### CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED RULES AND REGULATIONS OF SEMINOLE COLONY, A CONDOMINIUM

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Amended and Restated Rules and Regulations of Seminole Colony, a Condominium. The original Rules and Regulations of Seminole Colony, a Condominium, are recorded in Official Records Book 7511 at Page 753 of the Public Records of Palm Beach County, Florida and as amended, recorded in Official Record Book 3391 at Page 1490, and Official Record Book 9541 at Page 1873.

DATED this 13 day of JANUARY, 1998.

WITNESSES: SEMINOLE COLONY, INC.

Ushree Paltor  
Signature

By: Nikki Provenzano Pres.  
Nikki Provenzano, President

Ushree Paltor  
Print Name

[Signature]  
Signature

By: Henry Jolley Pres.  
Henry Jolley, Treasurer

AUSTIN CONGER  
Print Name

STATE OF FLORIDA )  
) ss:  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 13 day of January, 1998, by Nikki Provenzano, as President and Henry Jolley, as Treasurer of Seminole Colony, Inc., who are Personally Known  or Produced Identification .  
Type of Identification Produced \_\_\_\_\_

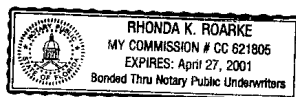
NOTARY PUBLIC (SEAL)

This instrument prepared by:  
Louis Caplan, Esquire  
ST. JOHN, DICKER & CAPLAN  
500 Australian Avenue So.  
Suite 600  
West Palm Beach, Florida 33401  
56410101.09A

Sign Rhonda K. Roarke

Print Rhonda K. Roarke  
State of Florida

My Commission Expires:



# SEMINOLE COLONY

4311 OKEECHOBEE BOULEVARD  
WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561) 689-8056

Rule #8 has been changed as highlighted below in bold print.

## RULE 8 -RECREATION FACILITIES Amended 11/17/97

The use of the clubhouse may be set aside for scheduled activities such as Board Meetings, and for Private Parties. During private parties, the unit owner or person signing for said private party shall control the participants so as not to cause noise which may disturb the nearby residents and no activity shall be permitted which can or is like to cause damage to the facilities. The park functions are posted on the Activity Sign. Any activity other than those on the activity sign will be considered a private party. FAILURE TO COMPLY CAN RESULT IN REVOCATION OF THE RIGHT TO USE ANY OF THE ABOVE AREAS AND COSTS FOR REPAIR OR REPLACEMENT OF DAMAGES SHALL BE ASSESSED THE PERSON WHOSE NAME APPEARS ON THE APPLICATION.

Please contact the Condominium office for an application form when wishing to apply for private party use. The charge for private party use is **\$35.00** and a clean up fee of **\$35.00** must be submitted prior to use. If the applicant cleans up to the satisfaction of the association, the clean up fee shall be returned. Applicants shall deposit with the park one check or money order for the use fee and a second for the clean up fee. Applications must be submitted no less than 14 days prior to the party and posted on the calendar in the clubhouse when deposits are received.

Times of use for private parties are NOON until 11:00 PM. IT IS FURTHER PROVIDED THAT THE PERSON WHOSE NAME IS ON THE APPLICATION MUST SEE TO IT THAT THE CLUBHOUSE DOORS AND WINDOWS ARE LOCKED, THAT THE FANS, A/C, LIGHTS, STOVE AND SUCH ARE SHUT OFF AND THE POOL GATE IS LOCKED. NO ONE IS PERMITTED TO BE WITHIN OR AROUND THE FACILITIES AFTER SAID PRIVATE PARTIES ARE OVER.

The playground behind the pool may be used for limited ball playing. Because of the proximity to houses, pool and clubhouse, the batting of hard surface balls cannot be permitted. No climbing over fences, nor running against them with bikes, scooters or ones body which will greatly destroy their appearance and effectiveness. The playground area shall not be used prior to 8:30 AM and activities must conclude at 9:00 PM.

CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED  
RULES AND REGULATIONS  
OF  
SEMINOLE COLONY, A CONDOMINIUM

I HEREBY CERTIFY that the Amendment attached as Exhibit "1" to this Certificate was duly adopted as an Amendment to the Amended and Restated Rules and Regulations of Seminole Colony, a Condominium. The original Rules and Regulations of Seminole Colony, a Condominium, are recorded in Official Records Book 7511 at Page 753 of the Public Records of Palm Beach County, Florida and as amended, recorded in Official Records Book 3391 at Page 1490.

DATED this 20<sup>th</sup> day of November, 1996.

WITNESSES:

SEMINOLE COLONY, INC.

John S. Carter  
Signature

By: Nikki Provenzano Pres.  
Nikki Provenzano, President

JOHN S. CARTER  
Print Name

Austin P. Conger  
Signature

By: Henry Jolley Treas.  
Henry Jolley, Treasurer

AUSTIN P. CONGER  
Print Name

STATE OF Florida  
COUNTY OF Palm Beach ) ss:

The foregoing instrument was acknowledged before me this 20th day of November, 1996, by Nikki Provenzano, as President and Henry Jolley, as Treasurer of Seminole Colony, Inc., who are Personally Known X or Produced Identification \_\_\_\_.  
Type of Identification Produced \_\_\_\_\_

NOTARY PUBLIC (SEAL)

This instrument prepared by:  
Louis Caplan, Esquire  
ST. JOHN, KING & DICKER  
500 Australian Avenue So.  
Suite 600  
West Palm Beach, Florida 33401  
564101R-AMD

Sign Rhonda Kay Roarke  
Print Rhonda Kay Roarke  
State of Florida

My Commission Expires \_\_\_\_\_  
RHONDA KAY ROARKE  
My Commission CC280745  
Expires Apr 27, 1997.  
Bonded by ANB  
800-852-5878





AMENDED AND RESTATED RULES AND REGULATIONS  
OF SEMINOLE COLONY A CONDOMINIUM

At a meeting of the board of directors of Seminole Colony Inc. held on October 21, 1996 the following Amended and Restated Rules and Regulations of Seminole Colony, a condominium, were adopted by the board. These Amended and Restated Rules and Regulations shall take effect 15 days from the date of adoption. Until the Amended and Restated Rules and Regulations become effective, the existing rules and regulations shall remain in effect.

**RULE 1 - RESPONSIBILITY**

All the Common Elements are provided for the benefit and convenience of the residents. Facilities used are at one's own risk and everyone shall exercise due care for the safety of all concerned.

Common Elements, generally are defined as the roadways, street lights, adjacent lawns, fences encompassing the pool, clubhouse and the compound and the west side of the entrance, the west side fence at the drainage canal south of 5th street, and the east end of the 4th ave. and the west end of the 8th ave. roadways. The signs, all the lands and buildings within the fenced area at the clubhouse and pool, fixtures and apparatus associated with recreation.

All fences at individual units are the responsibility of the unit owner.

The residents and other users have the responsibility to know the rules and obey them. The Association has the right to take away privileges to use said Common Elements from anyone found to be willfully and consistently disobeying the rules.

**RULE 2 - ASSESSMENTS**

All assessments shall be due on the **FIRST** of each month. Payments may be paid by personal check, postal or bank money order or bank certified check. No Cash payment will be accepted. All payments may be mailed to the office or placed into the slot marked "ASSESSMENTS" on the outside of the office wall.

**LATE ASSESSMENTS** Any assessments received after the FIFTEENTH of the month are **OVERDUE**. These then become liable to **LATE CHARGES** of \$20.00, plus **INTEREST** at the rate of 10% per annum. At this point Late Notices shall be mailed out to the delinquent Unit Owner posting all amounts due.

**LATE ASSESSMENTS LEGAL COLLECTION** - Accounts delinquent past the 15th of the following month shall have all paperwork associated with that unit sent to the Attorney for legal action. All assessments, late charges, interest, and attorney fees must be settled with him and through his office. After that unit's settlement is completed, said paperwork will be returned to the Treasurer for routine collections thereafter.

**RULE 3 - MAINTENANCE**

Mobile Homes must be maintained in a neat and clean appearance. Each lot may be arranged in an attractive manner to suit the resident concerning lawn, shrubs and flowers. In the event the owner does not keep his lawn mowed or his shrubbery trimmed, the Board of Directors reserves the right to enter upon the premises and have the necessary work completed, for which the owner will be charged in accordance with the work required. The Board of Directors shall establish charges, which may be amended from time to time.

Grass is to be no longer than 4 inches uniformly cut and trimmed. Hedges, bushes and shrubs are to be neatly trimmed. Trees are to be pruned and dead branches removed. ( Garbage and debris removed from the yard. All clotheslines must be maintained in good working order. No clotheslines from tree to tree. Mobile Homes must be cleaned, painted and maintained, no mildew. The skirting must be fixed and storm shutters repaired or removed. The screened in porches must be kept in a neat and orderly fashion and not used as a storage area).

**RULE 4 - PEDDLING, SOLICITING, OR COMMERCIAL ENTERPRISE**

Peddling, soliciting or commercial enterprise shall not be conducted on or from the Condominium property or its units.

**RULE 5 - PETS.**

Dogs must be kept on a leash at all times, unless contained on their own lot by a chain or fence. Pets that are noisy or unruly or cause complaints will not be permitted. Curbing of dogs and cats on other peoples property is **PROHIBITED.**

A. No pets of any type shall be brought onto the condominium property or its units without written permission from the Association

B. Dogs that are allowed, as stated below, shall not be of a weight exceeding 35 pounds when full grown:

Sporting Group	Hounds	Working Group	Toy Group
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Cocker Spaniel	Dachshund	Puli	All Allowed
	Beagle	Schnauzer	
	Basset Hound	Welsh Corgi	
	Basenji		

**Non Sporting Group**

Bichon	Frise	Boston Terrier	Lhasa Apso
French Bulldog	Poodle	Schipperke	Tibeton Terrier

**Terrier Group-All Terriers except:**

Wheaton	Airedale	American Staffordshire
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Also subject to Board Rules if not on list.

- C. Not more than (2) animals shall be harbored in any one Condominium unit. (2 dogs or 2 cats or 1 dog 1 cat ).
- D. Animals now living in Seminole Colony are grandfathered in. After said animals die or are otherwise removed from the Condominium property the above rules shall apply.

#### **RULE 6 - MOTOR VEHICLES, RECREATIONAL VEHICLES AND BOATS**

All motor vehicles, recreational vehicles and boats must be parked or stored in designated areas. Boats, travel trailers, motor homes and utility type trailers shall not be parked or stored on any unit site with the following exceptions.

- A. Utility trailers shall be exempted for a period not exceeding 72 hours in any calendar month or for special exemptions if and when permitted by the Board of Directors in writing at its discretion.
- B. For Motor Homes and Travel Trailers leaving for a period exceeding three weeks duration, or returning from a trip period exceeding three weeks duration, a preparation period to load or clean up shall be allowed commencing at 1:00 PM on the day of arrival or departure, and such preparation period shall not exceed 72 hours.
- C. Residents shall be permitted to perform **only** the minor repairs listed below, **on their own vehicle**.
  1. Adding air and changing tires and brake pads and shoes.
  2. Washing and waxing.
  3. Changing air filter, fuel filter, lamps, oil and coolant : But all liquids are to be contained and disposed of properly. **They may not be drained onto the Condominium Property.**
  4. Changing spark plugs, batteries, belts etc: That do not necessitate removing other parts in order to install.
  5. No vehicle shall remain elevated in any manner at night, it shall have it's tires inflated, mounted and touching the ground.
  6. Boat building is prohibited.
- D. There shall be no parking at any time on any street in Seminole Colony (Biscayne Rd. or any side streets). The parking area at the pool and recreation hall is a Tow Away Zone, unless attending approved activities established by the Board of Directors. These include meetings of the association, conducting business relative to the Condominium's matters at the business office, participating in activities at the pool, clubhouse and playground and authorized entry into the compound storage area.

Vehicles parked blocking or restricting access to the compound storage area are to be considered a special fire hazard and will be towed away at the owners expense. Parking at the pool may be used as overflow parking for any unit owner. Unit owners with visitors may park extra vehicles at the clubhouse for a couple of hours. Said vehicles must display lot # they are visiting in the windshield in case vehicle needs to be moved.

- E. Any vehicle or trailer parked in such a way as to block free entrance or exit to any unit site is subject to being TOWED AWAY at the offending vehicle owners expense. The unit owner or lawful occupant need only call in a complaint to the Palm Beach County Sheriff's Office giving plate number, vehicle color, location, time and date and follow their instructions.
- F. The number of vehicles per unit is limited to four on a permanent basis. Vehicles parked at units are to be parked on asphalt or concrete surface. Parking on the grass of any unit site is only permitted for a short period of time when visitors are present and paved areas are fully occupied. Vehicles are defined as automobiles, vans, pickup trucks. (not over 3/4 ton).
- G. No vehicle over 3/4 Ton shall be allowed on Condominium property on a regular basis, and they are not permitted to be parked in Seminole Colony at any hour, day or night. This rule will be strictly enforced. (this does not apply to moving vans, delivery trucks, garbage trucks, mobile home moving operations or authorized emergency vehicles).
- H. The speed limit is as posted on Condominium roadways. All unit owners and other residents are responsible to inform their visitors and other family members to adhere to speed limits for the well being and safety of all concerned.

#### **RULE 7 - COMPOUND STORAGE AREA**

The compound storage area is a place secured and lighted for the storage of certain types of equipment on the first come first serve basis. It is located east of the Clubhouse, Pool Area. Contact the Association's Treasurer for a key to said area. The following regulations are in effect in rule 7:

- A. Storage of approved equipment only which is owned by a unit owner or a full time tenant. Strict proof thereof is required.
- B. Storage area is only for storage of motor or sailboats mounted on trailers, residential utility trailers, travel trailers, camper top or cap( for pickup trucks, to be stored off the ground ) and motor homes. (vehicles having accommodations for vacations and the like classified as a camper motor vehicle).
- C. In order to accommodate the greatest number of users the maximum

length of any R.V. stored herein shall not exceed 30 feet.

- D. All equipment in the storage compound shall have and maintain an active vehicle registration, if not it will be considered abandoned and will be towed from premises.

#### **RULE 8 - RECREATION FACILITIES**

The use of the clubhouse may be set aside for scheduled activities such as Board Meetings, and for Private Parties. During private parties, the unit owner or person signing for said private party shall control the participants so as not to cause noise which may disturb the nearby residents and no activity shall be permitted which can or is like to cause damage to the facilities. All park functions will be posted on the Bulletin Board. FAILURE TO COMPLY CAN RESULT IN REVOCATION OF THE RIGHT TO USE ANY OF THE ABOVE AREAS AND COSTS FOR REPAIR OR REPLACEMENT OF DAMAGES SHALL BE ASSESSED THE PERSON WHOSE NAME APPEARS ON THE APPLICATION.

Please contact the Condominium office for an application form when wishing to apply for private party use. The charge for private party use is \$25.00 and a clean up fee of \$25.00 must be submitted prior to use. If the applicant cleans up to the satisfaction of the association, the clean up fee shall be returned. Applicants shall deposit with the park one check or money order for the use fee and a second for the clean up fee.

Times of use for private parties are NOON until 11:00 PM. IT IS FURTHER PROVIDED THAT THE PERSON WHOSE NAME IS ON THE APPLICATION MUST SEE TO IT THAT THE CLUBHOUSE DOORS AND WINDOWS ARE LOCKED, THAT THE FANS, A/C, LIGHTS, STOVE AND SUCH ARE SHUT OFF AND THE POOL GATE IS LOCKED. NO ONE IS PERMITTED TO BE WITHIN OR AROUND THE FACILITIES AFTER SAID PRIVATE PARTIES ARE OVER.

The playground behind the pool may be used for limited ball playing. Because of the proximity to houses, pool and clubhouse, the batting of hard surface balls cannot be permitted. No climbing over fences, nor running against them with bikes, scooters or ones body which will greatly destroy their appearance and effectiveness. The playground area shall not be used prior to 8:30 AM and activities must conclude at 9:00 PM.

#### **RULE 9 - MOBILE HOMES**

In order to protect the architectural nature of the park, Mobile Homes must be inspected and gain written approval prior to entry and set up. This shall be done by the screening committee, with final decision of approval or disapproval made by the Board of Directors.

Any unit owner proposing to bring into the park any Mobile Home , new or-used (NOT OVER 10 YEARS OLD) Shall notify the association in writing, and provide a plan of intent prior to meeting with the Board of Directors.

The unit owner shall provide the location of unit to be inspected, the number of square feet of living space, not less than 600 sq. ft., and the outside dimensions in order to ascertain if the Mobile Home will fit on the proposed site.

If approval in writing is given by the Board, the unit owner is then required to apply for and be issued a permit prior to start of set up. County officials will inspect the installation to determine if all codes are being followed and the Board of Directors will check to insure that Seminole Colony's best interest are being served.

Seminole Colony will enforce the same restriction as the county on set backs for new Mobile Homes and improvements.

**RULE 10 - LOT OWNERS AND TENANTS**

Before a Mobile Home and/or unit or any interest of such sold, rented, conveyed, transferred by gift or otherwise, the unit owner has the responsibility to provide prospective new people with a copy of his condo documents and rules so they can become familiar with the type community they propose to enter.

Then the Screening Committee shall set a meeting to, among other things, determine if the new applicants properly understand Seminole Colony's rules and regulations.

Applicants will be assisted in understanding and filling out Seminole Colony Residency Applications, be made aware that approximately 30 days are required for the research company to report back and that applicants must first provide a non-refundable screening fee of a minimum of \$75.00 or whatever other amount is permitted under Florida law. They shall be given written notice of APPROVAL OR DISAPPROVAL after all the required paperwork and research is completed. Decisions on applications shall not be made on any basis which is unlawful.

Applicants signature on Seminole Colony's papers are their pledge of agreement to abide by all the Condominium Documents and Rules and Regulations of Seminole Colony, Inc.

Any individual or family may own a maximum of three units in Seminole Colony. All rental property is to have a minimum ONE YEAR LEASE with approval of the BOARD OF DIRECTORS.

**RULE 11 - UNDERGROUND FACILITIES**

Prior to digging, planting or removing plants, trees or shrubs, residents shall contact the Utility Companies to avert damage to underground electrical or telephone cables.



**RULE 12 - DISTURBANCES AND VIOLATIONS OF PRIVACY**

The privacy of all unit owners shall be respected and trespassing upon another's property will not be permitted. Radios, stereos, and televisions must be kept at a low volume at all times, so that neighbors will not be disturbed. Outside speakers or such equipment are not permitted.

**RULE 13 - COMPLAINTS**

COMPLAINTS MUST BE IN WRITING containing all details, signed and deposited in the Assessment Box at the Condominium Office. The Board of Directors will conduct an investigation of all complaints, and all parties to the complaint will be given the opportunity to be heard.

UNLESS IT IS AN EMERGENCY, WE ASK THAT YOU DO NOT CONTACT THE BOARD OF DIRECTORS AT THEIR HOME.

**RULE 14 - GUEST**

Guest are welcome for visits. However, the residents host will be responsible for their conduct at all times during the visit.

While the unit owners ARE NOT IN RESIDENCE the use of the property shall be limited to the owner's

Parents

Children and any Grandchildren over the age of 18

Brothers and Sisters over the age of 18 and their children.

Any guests staying longer than three weeks must be screened by the Associations Screening Committee and pay \$75.00 (Rule 10 will apply). Guests will not be permitted to stay if they fail to comply with, or if the unit owner does not follow the above procedure.

**RULE 15 - ROADWAYS**

BISCAYNE RD. - As this is the Condominiums main thoroughfare, playing, loitering, congregating or obstructing traffic in any way is prohibited.

There shall be no playing along the drainage ditch area, or climbing on or over fences, nor onto roofs within the Condominium Property, nor shall bicycles be parked or left in such a manner as to interfere with traffic or the proper parking of motor vehicles, particularly at the Clubhouse.

For their safety, children are encouraged to use the playground provided next to the pool. Anyone walking or bike-riding along Biscayne Rd. should stay to the side facing traffic and not interfere with traffic.

ALL PARK ROADWAYS -No joy riding at any time on streets and avenues of the Condominium Property. Joy riding shall be deemed to mean the following.

Operating any motor or engine powered vehicle back and forth, into and out of side streets or on Biscayne Rd. which does not amount to normal going or coming for such purposes as shopping, visitation or to and from work.

Joy riding is considered hazardous to pedestrians and motorists and otherwise, serves no useful purpose within the Park.

No person shall operate any motor or engine powered vehicle within the Condominium Property which is not currently lawfully registered and licensed to go upon the public highways, and shall carry insurance meeting minimum State of Florida standard.

Any member of the Board of Directors or Associations employee, who learns of or discovers firsthand a violation of the above rules or Condominium Documents shall note the facts, date, time, place, identity or other pertinent information and shall make appropriate log entry. The Associations Board of Directors reserve the right at all times to enforce these rules and other Condominium Documents or seek damages for their breach in accordance with Florida Law.

#### **RULE 16 -RULE REVISION**

The Board of Directors reserves the right to amend the Rules and Regulations as required.

#### **RULE 17 - POOL AND CLUBHOUSE**

Only 6 guest per units are allowed to use the pool at one time including holidays. Except for house-guests the owner of the unit must be present at the pool with non-resident guests. You cannot give the pool-key to outsiders to use the pool.

Tanning oils or Body Lotion must be removed before entering the pool and users must shower before entering the pool.

Radios and other entertainment devices such as flotation devices and toys are permitted as long as they do not disturb other people using the pool or clubhouse area.

All children under the age of 12 must be accompanied by an adult

- NO** Excessive use of alcohol  
 Profane language  
 Cutoffs  
 Running pushing or shoving  
 Diving

**CHAISE LOUNGES ARE NOT TO BE REMOVED FROM THE POOL AREA AT ANY TIME.**

No Bicycles are permitted to park inside pool gate (clubhouse or pool deck). All Unit owners and tenants are responsible for their children and guests, and will be charged for any vandalism or destruction of Condominium Property.

The two pool gates are to be kept locked at all times. This includes during Poker, Bingo, Potluck, Shuffleboard and Private Parties. (This is mainly for insurance purposes but there also have been instances of derelicts wandering around the pool area. So it is also for your own safety).

**POOL HOURS**

9:00 AM to 9:00 PM

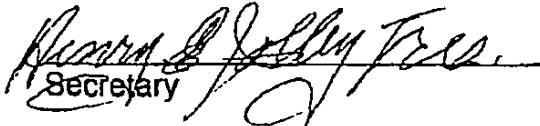
**RULE 18 - GARBAGE**

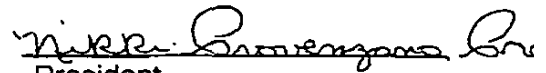
No garbage is to be put out until the night before the scheduled garbage pickup. DO NOT BLOCK MAILBOX. For large pickup call Waste Resources.

**RULE 19 - CONDOMINIUM RECORDS**

All condominium records will be available for inspection by unit owners upon written request. The time will be three to four PM on the Saturday following the receipt of the written request. A maximum of three people at a time may inspect the records, and the records will not leave the Clubhouse.

ATTEST

  
Secretary

  
President  
10-21-96

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unsatisfactory in this document  
when received.

St. John & King  
500 Australian Ave. So.

AUG-17-1994 3:59pm 94-281892

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✓ Ste 600  
W. Palm Bch, Fl 33401

AMENDED AND RESTATED RULES AND REGULATIONS  
OF SEMINOLE COLONY, A CONDOMINIUM

At a meeting of the Board of Directors of Seminole Colony, Inc. held on August 15 1994, the following Amended and Restated Rules and Regulations of Seminole Colony, a Condominium were adopted by the Board. These Amended and Restated Rules and Regulations shall take effect 15 days from the date of adoption. Until the Amended and Restated rules and regulations become effective, the existing rules and regulations shall remain in effect.

RULE 1 - RESPONSIBILITY

All the Common Elements are provided for the benefit and convenience of the residence. Facilities used are at one's own risk and everyone shall exercise due care for the safety of all concerned.

Common Elements, generally, are defined as the roadways, streets, lights, adjacent lawns, fences and signs, all the lands and buildings within the fenced area at the Clubhouse and Pool, fixtures and apparatus associated with recreation.

The residents and other users have the responsibility to know the Rules and obey them. The Association has the right to take away privileges to use said Common Elements from anyone found to be willfully and consistently disobeying the rules.

RULE 2 - ASSESSMENTS

All assessments shall be due on the FIRST of each month. Payments may be paid by personal check, Postal or Bank Money Order or Bank Certified Check. No Cash payment will be accepted. All payments may be mailed to the office or placed into the slot marked "ASSESSMENTS" on the outside of the office wall.

LATE ASSESSMENTS - Any assessments received after the SEVENTEENTH of the month are OVERDUE. These then become liable to LATE CHARGES of \$5.00, plus INTEREST at the rate of 10% per annum. At this point Late Notices shall be mailed out to the delinquent Unit Owner posting all amounts due.

LATE ASSESSMENTS LEGAL COLLECTION - Accounts delinquent past the 15 Th. of the following month shall have all paperwork associated with that Unit sent to the Attorney for legal action. All assessments, late charges, interest and attorney fees must be settled with him and through his office. After that Unit's settlement is completed, said paperwork will be returned to the Treasurer for routine collections thereafter.

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### RULE 3 - MAINTENANCE

Mobile Homes must be maintained in a neat and clean appearance. Each lot may be arranged in an attractive manner to suit the resident concerning lawn, shrubs and flowers. In the event the owner does not keep his lawn mowed or his shrubbery trimmed, the Board of Directors reserves the right to enter upon the premises and have the necessary work completed, for which the owner will be charged in accordance with the work required. The Board of Directors shall establish charges, which may be amended from time to time.

Grass is to be no longer than 4 inches uniformly cut and trimmed. Hedges, bushes and shrubs are to be neatly trimmed. Trees are to be pruned and dead branches removed. Garbage and debris removed from the yard. All clotheslines must be maintained in good working order. No clotheslines from tree to tree. Mobile Homes must be cleaned, painted and maintained, no mildew. The skirting must be fixed and storm shutters repaired or removed. The screened in porches must be kept in a neat and orderly fashion and not used as a storage area.

### RULE 4 - PEDDLING, SOLICITING, OR COMMERCIAL ENTERPRISE

Peddling, soliciting or commercial enterprise shall not be conducted on or from the Condominium property or its units.

### RULE 5 - PETS

Dogs must be kept on a leash at all times, unless contained on their own lot by a chain or fence. Pets that are noisy or unruly or cause complaints will not be permitted. Curbing of dogs and cats on other peoples property is **PROHIBITED.**

A. New pets of any type shall not be brought onto the Condominium property or its units without written permission from the Association.

B. Dogs shall not be of a height in excess of 15 inches when full grown or of a weight exceeding 25 pounds.

C. Not more than two (2) animals shall be harbored in any one Condominium unit. (2 dogs or 2 cats or 1 dog and 1 cat) Dogs up to 36 inches, full grown, and a weight of not more than 75 pounds will be permitted PROVIDED IT IS THE ONLY DOG AT THE UNIT.

D. Animals now living in Seminole Colony are grandfathered in. After said animals die or are otherwise removed from the Condominium property the above rules shall apply.

### RULE 6 - MOTOR VEHICLES, RECREATIONAL VEHICLES AND BOATS

All motor vehicles, recreational vehicles and boats must be parked or stored in designated areas. Boats, travel trailers, motorhomes and utility type trailers shall not be parked or stored on any Unit site with the following exceptions:

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A. Utility trailers shall be exempted for a period not exceeding 72 hours in any calendar month or for special exemptions if and when permitted by the Board of Directors in writing at its discretion.

B. For Motorhomes and Travel Trailers leaving for a period exceeding three weeks duration, or returning from a trip period exceeding three weeks duration, a preparation period to load or clean up shall be allowed commencing at 1:00 PM on the day of arrival or departure, and such preparation period shall not exceed 72 hours.

C. Major vehicle repair, overhaul or boat building on any Unit site or the common element is prohibited.

D. There shall be no parking at any time on any street in Seminole Colony (Biscayne Blvd. or the side streets). The parking area at the pool and recreation Hall is a Tow Away Zone, unless attending approved activities established by the Board of Directors. These include meetings of the Association, conducting business relative to the Condominium's matters at the business office, participating in activities at the pool, clubhouse and playground and authorized entry into the compound storage area. Vehicles parked blocking or restricting access to the compound storage area are to be considered a special fire hazard and will be towed away at the owners expense. Parking at the pool may be used as overflow parking for any unit owner. Unit owners with visitors may park extra vehicles at the clubhouse for a couple of hours. Said vehicles must display lot # they are visiting in the windshield in case vehicle needs to be moved.

E. Any vehicle or trailer parked in such a way as to block free entrance or exit to any unit site is subject to being TOWED AWAY at the offending vehicle owners expense. The Unit Owner or Lawful occupant need only call in a complaint to the Palm Beach County Sheriff's Office giving plate number, vehicle color, location, time and date and follow their instructions.

F. Vehicles parked at units are to be parked on asphalt or concrete surface. Parking on the grass of any Unit site is only permitted for short periods of time when visitors are present. Vehicles are defined as automobiles, vans, pickup trucks. (not over 3/4 ton)

G. No Vehicles Over 3/4 Ton shall be allowed on Condominium property on a regular basis, and they are not permitted to be parked in Seminole Colony at any hour, day or night. This rule will be strictly enforced. (this does not apply to moving vans, delivery trucks, garbage trucks, mobile home moving operations or authorized emergency vehicles)

H. The speed limit is as posted on Condominium roadway. All Unit Owners and other residents are responsible to inform their visitors and other family members to adhere to the speed limits for the well being and safety of all concerned.

#### RULE 7 - COMPOUND STORAGE AREA

The Compound Storage Area is a place secured and lighted, for the storage of certain types of equipment on a first come first serve basis. It is located east of the Clubhouse, Pool Area. Contact the Association's employee at the office for a key to said area.



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- The following regulations are in effect in rule 7.
- A. Storage of approved equipment only which is owned by a Unit Owner or a full time tenant. Strict proof thereof is required.
  - B. Storage area is only for the storage of motor or sailboats mounted on trailers, residential utility trailers, travel trailers, camper top or cap (for pick-up trucks, to be stored off the ground,) and motor homes. (vehicles having living accommodations for vacations and the like classified as a camper motor vehicle)
  - C. In order to accommodate the greatest number of users, the maximum length of any RV stored herein shall not exceed 30 feet.
  - D. All equipment in the storage compound shall have and maintain an active vehicle registration if not it will be considered abandoned and will be towed from premises.

#### RULE - 8 - RECREATIONAL FACILITIES

The use of the Clubhouse may be set aside for scheduled activities such as Board Meetings, and for Private parties. During private parties, the Unit Owner or person signing for said private party shall control the participants so as not to cause noise which may disturb the nearby residents and no activity shall be permitted which can or is like to cause damage to the facilities. All park functions will be posted on the Bulletin Board. FAILURE TO COMPLY CAN RESULT IN REVOCATION OF THE RIGHT TO USE ANY OF THE ABOVE AREAS AND COSTS FOR REPAIR OR REPLACEMENT OF DAMAGES SHALL BE ASSESSED THE PERSON WHOSE NAME APPEARS ON THE APPLICATION.

Please contact the Condominium office for an application form when wishing to apply for private party use. The charge for private party use is \$25.00 and a clean up fee of \$35.00 must be submitted prior to use. If the applicant cleans up to the satisfaction of the association, the clean up fee shall be returned. Applicants shall deposit with the Park one check or money order for the use fee and a second for the clean up fee.

Times of use for private parties are NOON until 11:00 PM. IT IS FURTHER PROVIDED THAT THE PERSON WHOSE NAME IS ON THE APPLICATION MUST SEE TO IT THAT THE CLUBHOUSE DOORS AND WINDOWS ARE LOCKED, THAT THE FANS, A/C, LIGHTS, STOVE AND SUCH ARE SHUT OFF AND THAT THE POOL GATE IS LOCKED. NO ONE IS PERMITTED TO BE WITHIN OR AROUND THE FACILITIES AFTER SAID PRIVATE PARTIES ARE OVER.

The Playground behind the pool may be used for limited ball playing. Because of the proximity to houses, pool and Clubhouse, the batting of a hard surface balls cannot be permitted. No climbing over fences, nor running against them with bikes, scooters or ones body which will greatly destroy their appearance and effectiveness. The playground area shall not be used prior to 8:30 AM and activities must conclude at 8:00 PM.

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#### RULE 9 - MOBILE HOMES

In order to protect the architectural nature of the park, Mobile Homes must be inspected and gain written approval prior to entry and set back. This approval is given by the Screening Committee with final decision of approval or disapproval made by the board of directors.

##### PROCEDURE

Any Unit Owner proposing to bring onto the park any Mobile Home, new or used (NOT OVER TEN YEARS OLD) shall first notify the association, in writing, and provide a plan of intent prior to meeting with the board of directors.

The Unit Owner shall provide the location of unit to be inspected, the number of square feet of living space not less than 600 sq. ft., and the outside dimensions in order to ascertain if the Mobile Home will fit on the proposed site.

If approval in writing is given by the Board, the Unit Owner is then required to apply for and be issued a permit prior to start or set up. County officials will inspect the installation to determine if all codes are being followed and the board of directors will check to insure that Seminole Colony's best interest are being served.

Seminole Colony will enforce the same restrictions as the county on set backs for new Mobile Homes and improvements.

#### RULE 10 - LOT OWNERS AND TENANTS

Before a Mobile Home and/or unit or any interest of such sold, rented, conveyed, transferred by gift or otherwise, the Unit Owner has the responsibility to provide prospective new people with a copy of his condo documents and rules so they can become familiar with the type community they propose to enter.

When the Screening Committee shall set a meeting to, among other things, determine if the new applicants properly understand Seminole Colony's Rules and Regulations.

Applicants will be assisted in understanding and filling out Seminole Colony Residency Applications. Applicants shall be made aware that approximately 30 days are required for the research company to report back and that applicants must first provide a non-refundable screening fee of a minimum of \$50.00 or whatever other amount is permitted under Florida law. They shall be given written notice of APPROVAL OR DISAPPROVAL after all the required paperwork and research is completed. Decisions on applications shall not be made on any basis which is unlawful.

Applicants' signature on Seminole Colony's papers are their pledge of agreement to abide by all of the Condominium Documents and Rules and Regulations of Seminole Colony, Inc.

Any individual or family may own a maximum of three units in Seminole Colony. All rental property is to have a minimum ONE YEAR LEASE with approval of the BOARD OF DIRECTORS.

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If a Unit is rented, the Unit Owner and their Tenants must agree to sign a three way rental agreement between themselves and the Condominium Association requiring the Unit Owner to proceed against the tenants and their Tenants if the tenants be found to be disregarding the Condominium Documents or the Rules and Regulations of the Condominium. THE SAID THREE WAY RENTAL AGREEMENT SHALL BEAR THE SIGNATURE OF THE Unit Owner, THE TENANT AND THE BOARD OF DIRECTORS DESIGNATED SIGNER.

**RULE 11 - UNDERGROUND FACILITIES**

Prior to digging, planting or removing plants, trees or shrubs, residents shall contact the Utility Companies to avert damage to underground electrical or telephone cables.

**RULE 12 - DISTURBANCES AND VIOLATIONS OF PRIVACY**

The privacy of all Unit Owners shall be respected and trespassing upon another's property will not be permitted. Radios, stereos, and televisions must be kept at a low volume at all times so that neighbors will not be disturbed. Outside speakers or such equipment are not permitted.

**RULE 13 - COMPLAINTS**

COMPLAINTS MUST BE IN WRITING containing all details, signed and deposited in the Assessment Box at the Condominium Office. The Board of Directors will conduct an investigation of all complaints, and all parties to the complaint will be given the opportunity to be heard.

UNLESS IT IS AN EMERGENCY, WE ASK THAT YOU DO NOT CONTACT THE BOARD OF DIRECTORS AT THEIR HOMES.

**RULE 14 - GUESTS**

Guests are welcome for visits. However, the resident host will be responsible for their conduct at all times during the visit.

While the Unit owners ARE NOT IN RESIDENCE the use of the property shall be limited to the Owner's  
Parents  
Children and any Grandchildren over the age of 18  
Brothers and Sisters over the age of 18 and their children.

Any Guests staying longer than three weeks must be screened by the Associations Screening Committee and pay \$50.00 (Rule 10 will apply). Guests will not be permitted to stay if they fail to comply with, or if the Unit Owner does not follow the above procedure.

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ORB 8391 Pg 1496

**RULE 15 - ROADWAYS**

MISCAYNE BOULEVARD As this is the Condominium main thoroughfare, playing, loitering, congregating or obstructing traffic in any way is prohibited.

There shall be no playing along the drainage ditch area, no climbing on or over fences, nor onto roofs within the Condominium Property, nor shall bicycles be parked or left in such a manner as to interfere with traffic or the proper parking of motor vehicles, particularly at the clubhouse.

For their safety, children are encouraged to use the playground provided next to the pool. Anyone walking or bike-riding along Miscayne Blvd. should stay to the side facing traffic and not interfere with traffic.

**ALL PARK ROADWAYS - No Joyriding at any time on streets and avenues of the Condominium Property. Joy riding shall be deemed to mean the following:**

Operating any motor or engine powered vehicle back and forth, into and out of side streets or on Miscayne Blvd. which does not amount to normal going or coming for such purposes as shopping, visitation or to and from work.

Joyriding is considered hazardous to pedestrians and motorists and otherwise, serves no useful purpose within the Park.

No person shall operate any motor or engine powered vehicle within the Condominium property which is not currently lawfully registered and licensed to go upon the public highways, and shall carry insurance meeting minimum State of Florida standard.

Any member of the Board of Directors or Associations employee, who learns of or discovers firsthand a violation of the above rules or Condominium Documents shall note the facts, date, time, place, identity or other pertinent information and shall make appropriate log entry. The Associations Board of Directors reserve the right at all times to enforce these rules and other Condominium Documents or seek damages for their breach in accordance with Florida law.

**RULE 16 - RULE REVISION**

The Board of Directors reserves the right to amend the Rules and Regulations as required.

NOT A CERTIFIED COPY

ORB 8391 Pg 1477

DOROTHY H WILKEN

CLERK OF THE COURT - PD COUNTY, FL

RULE 17 - POOL AND CLUBHOUSE

Tanning oils or Body Lotion must be removed before entering the pool and users must shower before entering the pool.

Radios and other entertainment devices such as flotation devices and toys are permitted as long as they do not disturb other people using the pool or clubhouse area.

All children under the age of 12 must be accompanied by an adult.

- NO Excessive use of alcohol
- Profane language
- Cut offs
- Running pushing or shoving
- Diving

POOL HOURS

Spring and Summer 9:00 AM to 9:00 PM  
Fall and Winter 9:00 AM to 8:00 PM

CHAISE LOUNGES ARE NOT TO BE REMOVED FROM THE POOL AREA AT ANY TIME.

No Bicycles are permitted to park inside pool gate (clubhouse or pool deck).

All Unit Owners and tenants are responsible for their children and guests, and will be charged for any vandalism or destruction of Condominium Property.

Only 12 guests per unit owner are allowed to use the pool at one time.

The two pool gates are to be kept locked at all times. This includes during Poker, Bingo, Potluck, Shuffleboard, and Private Parties. (This is mainly for insurance purposes but there also have been instances of derelicts wandering around the pool area. So it is also for your own safety. )

RULE 18 - GARBAGE

No garbage is to put out until the night before the scheduled garbage pickup. DO NOT BLOCK MAILBOX. For large pickup call Waste Resources.

RULE 19 - CONDOMINIUM RECORDS

All condominium records will be available for inspection by unit owners upon written request. The time will be three to four P.M. on the Saturday following the receipt of the written request. A maximum of three people at a time may inspect the records, and the records will not leave the Clubhouse.

ATTEST

*Nikki Provenzano*  
Secretary

*Robert Brean*  
President



EVETTE R. BENNETT  
MY COMMISSION EXPIRES  
October 8, 1994  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 15th day of August by Robert Brean Pres. and Nikki Provenzano Sect./Treas. who is personally known to me or has produced a Drivers license as identification and who did take an oath.

Notary *Evette R. Bennett*

Boyles + McCarthy

DEC-10-1992 04:17pm 92-378522

ORB 7511 Pg 753

AMENDED AND RESTATED RULES AND REGULATIONS  
OF SEMINOLE COLONY, A CONDOMINIUM

At a meeting of the Board of Directors of Seminole Colony, Inc. held on October 19 1992, the following Amended and Restated Rules and Regulations of Seminole Colony, a Condominium were adopted by the Board. These Amended and Restated Rules and Regulations shall take effect 15 days from the date of adoption. Until the Amended and Restated Rules and Regulations become effective, the existing rules and regulations shall remain in effect.

RULE 1 - RESPONSIBILITY

All the Common Elements are provided for the benefit and convenience of the residence. Facilities used are at one's own risk and everyone shall exercise due care for the safety of all concerned.

Common Elements, generally, are defined as the roadways, streets, lights, adjacent lawns, fences and signs, all the lands and buildings within the fenced area at the Clubhouse and Pool, fixtures and apparatus associated with recreation.

The residents and other users have the responsibility to know the Rules and obey them. The Association has the right to take away privileges to use said Common Elements from anyone found to be willfully and consistently disobeying the rules.

RULE 2 - ASSESSMENTS

All assessments shall be due on the FIRST of each month. Payments may be paid by personal check, Postal or Bank Money Order or Bank Certified Check. No Cash payment will be accepted. All payments may be mailed to the office or placed into the slot marked "ASSESSMENTS" on the outside of the office wall.

LATE ASSESSMENTS - Any assessments received after the FIFTEENTH of the month are OVERDUE. These then become liable to LATE CHARGES of \$5.00, plus INTEREST at the rate of 10% per annum. At this point Late Notices shall be mailed out to the delinquent Unit Owner posting all amounts due.

LATE ASSESSMENTS LEGAL COLLECTION - Accounts delinquent past the 15 Th. of the following month shall have all paperwork associated with that Unit sent to the Attorney for legal action. All assessments, late charges, interest and attorney fees must be settled with him and through his office. After that Unit's settlement is completed, said paperwork will be returned to the Treasurer for routine collections thereafter.



**RULE 3 - MAINTENANCE**

Mobile Homes must be maintained in a neat and clean appearance. Each lot may be arranged in an attractive manner to suit the resident concerning lawn, shrubs and flowers. In the event the owner does not keep his lawn mowed or his shrubbery trimmed, the Board of Directors reserves the right to enter upon the premises and have the necessary work completed, for which the owner will be charged in accordance with the work required. The Board of Directors shall establish charges, which may be amended from time to time.

Grass is to be no longer than 4 inches uniformly cut and trimmed. Hedges, bushes and scrubs are to be neatly trimmed. Trees are to be pruned and dead branches removed. Garbage and debris removed from the yard. All clotheslines must be maintained in good working order. No clotheslines from tree to tree. Mobile Homes must be cleaned, painted and maintained, no mildew. The skirting must be fixed and storm shutters repaired or removed. The screened in porches must be kept in a neat and orderly fashion and not used as a storage area.

**RULE 4 - PEDDLING, SOLICITING, OR COMMERCIAL ENTERPRISE**

Peddling, soliciting or commercial enterprise shall not be conducted on or from the Condominium property or its units.

**RULE 5 - PETS**

Dogs and cats must be kept on a leash at all times, unless contained on their own lot by a chain or fence. Pets that are noisy or unruly or cause complaints will not be permitted. Curbing of dogs and cats on other peoples property is **PROHIBITED**.

A. New pets of any type shall not be brought onto the Condominium property or its units without written permission from the Association.

B. Dogs (new arrivals) shall not be of a height in excess of 15 inches when full grown or of a weight exceeding 25 pounds.

C. Not more than two (2) animals shall be harbored in any one Condominium unit. (2 dogs or 2 cats or 1 dog and 1 cat)

D. Animals now living in Seminole Colony are grandfathered in. After said animals die or are otherwise removed from the Condominium property the above rules shall apply.

**RULE 6 - MOTOR VEHICLES, RECREATIONAL VEHICLES AND BOATS**

All motor vehicles, recreational vehicles and boats must be parked or stored in designated areas. Boats, travel trailers, motorhomes and utility type trailers shall not be parked or stored on any Unit site with the following exceptions:

A. Utility trailers shall be exempted for a period not exceeding 72 hours in any calendar month or for special exemptions if and when permitted by the Board of Directors.

B. For Motorhomes and Travel Trailers leaving for a period exceeding three weeks duration, or returning from a trip period exceeding three weeks duration, a preparation period to load or clean up shall be allowed commencing at 1:00 PM on the day of arrival or departure, and such preparation period shall not exceed 72 hours.

C. Major vehicle repair, overhaul or boat building on any Unit site is prohibited.

D. There shall be no parking at any time on Biscayne Blvd. The parking area at the pool and recreation Hall is a Tow Away Zone, unless attending approved activities established by the Board of Directors. These include meetings of the Association, conducting business relative to the Condominium's matters at the business office, participating in activities at the pool, clubhouse and playground and authorized entry into the compound storage area. Vehicles parked blocking or restricting access to the compound storage area are to be considered a special fire hazard and will to be towed away at the owners expense. Parking at the pool may be used as overflow parking for any unit owner with approval of the B.O.D.

E. Any vehicle or trailer parked in such a way as to block free entrance or exit to any unit site is subject to being TOWED AWAY at the offending vehicle owners expense. The Unit Owner or Lawful occupant need only call in a complaint to the Palm Beach County Sheriff's Office giving plate number, vehicle color, location, time and date and follow their instructions.

F. No more than 3 vehicles are to be permitted to park on a regular basis on any Unit site. Said units are to be parked on hard top or concrete surface. Parking on the grass of any Unit site is only permitted for short periods of time when visitors are present. Vehicles are defined as automobiles, vans, pickup trucks. (not over 3/4 ton)

G. No Vehicles Over 3/4 Ton shall be allowed on Condominium property on a regular basis, and they are not permitted to be parked in Seminole Colony at any hour, day or night. This rule will be strictly enforced. (this does not apply to moving vans, delivery trucks, garbage trucks, mobile home moving operations or authorized emergency vehicles)

H. The speed limit is as posted on Condominium roadway. All Unit Owners and other residents are responsible to inform their visitors and other family members to adhere to the speed limits for the well being and safety of all concerned.

#### RULE 7 - COMPOUND STORAGE AREA

The Compound Storage Area is a place secured and lighted, for the storage of certain types of equipment on a first come first serve basis. It is located east of the Clubhouse, Pool Area. Contact the Association's employee at the office for a key to said area.

The following regulations are in effect in rule 7.

A. Storage of approved equipment only which is owned by a Unit Owner or a full time tenant. Strict proof thereof is required.

B. It is only for the storage of motor or sailboats mounted on trailers, residential utility trailers, travel trailers, camper top or cap (for pick-up trucks, to be stored off the ground.) and motor homes. (vehicles having living accommodations for vacations and the like classified as a camper motor vehicle)

C. In order to accommodate the greatest number of users, the maximum length of any RV stored herein shall not exceed 30 feet.

D. All equipment in the storage compound shall have and maintain an active vehicle registration if not it will be considered abandoned and will be towed from premises.

#### RULE - 8 - RECREATIONAL FACILITIES

The use of the Clubhouse may be set aside for scheduled activities such as Board Meetings, and for Private Parties. During private parties, the Unit Owner or person signing for said private party shall control the participants so as not to cause noise which may disturb the nearby residents and no activity shall be permitted which can or is like to cause damage to the facilities. All park functions will be posted on the Bulletin Board. FAILURE TO COMPLY CAN RESULT IN REVOCATION OF THE RIGHT TO USE ANY OF THE ABOVE AREAS AND COSTS FOR REPAIR OR REPLACEMENT OF DAMAGES SHALL BE ASSESSED THE PERSON WHOSE NAME APPEARS ON THE APPLICATION.

Please contact the Condominium office for an application form when wishing to apply for private party use. The charge for private party use is \$25.00 and a clean up fee of \$25.00 must be submitted prior to use. If the applicant cleans up to the satisfaction of the association, the clean up fee shall be returned. Applicants shall deposit with the Park one check or money order for the use fee and a second for the clean up fee.

Times of use for private parties are 5:00 PM until 11:00 PM. IT IS FURTHER PROVIDED THAT THE PERSON WHOSE NAME IS ON THE APPLICATION MUST SEE TO IT THAT THE CLUBHOUSE DOORS AND WINDOWS ARE LOCKED, THAT THE FANS, A/C, LIGHTS, STOVE AND SUCH ARE SHUT OFF AND THAT THE POOL GATE IS LOCKED. NO ONE IS PERMITTED TO BE WITHIN OR AROUND THE FACILITIES AFTER SAID PRIVATE PARTIES ARE OVER.

The Playground behind the pool may be used for limited ball playing. Because of the proximity to houses, pool and Clubhouse, the batting of a hard surfaced cannot be permitted. No climbing over fences, nor running against them with bikes, scooters or ones body which will greatly destroy their appearance and effectiveness. The playground area shall not be used prior to 8:30 AM and activities must conclude at 9:00 PM.

**RULE 9 - MOBILE HOMES**

In order to protect the architectural nature of the park, Mobile Homes must be inspected and gain written approval prior to entry and set up. This shall be done by the screening Committee with final decision of approval or disapproval made by the Board of Directors.

**PROCEDURE**

Any Unit Owner proposing to bring into the park any Mobile Home, new or used (NOT OVER TEN YEARS OLD) shall first notify the association, in writing, and provide a plan of intent prior to meeting with the Board of Directors.

The Unit Owner shall provide the location of unit to be inspected, the number of square feet of living space (not less than 600 sq. ft. ) and the outside dimensions in order to ascertain if the Mobile Home will fit on the proposed site.

If approval in writing is given by the Board, the Unit Owner is then required to apply for and be issued a permit prior to start of set up. County Officials will inspect the installation to determine if all codes are being followed and the B.O.D. will check to insure that Seminole Colony's best interest are being served.

Seminole Colony will enforce the same restrictions as the county on set backs for new mobile homes and improvements.

**RULE 10 - LOT OWNERS AND TENANTS**

Before a Mobile Home and/or lot is sold or rented, the Unit Owner has the responsibility to provide prospective new people with a copy of his condo documents and rules so they can become familiar with the type community they propose to enter.

Then the Screening Committee shall set a meeting to, among other things, determine if the new applicants properly understand Seminole Colony's Rules and Regulations.

Applicants will be assisted in understanding and filling out Seminole Colony Residency Applications, be made aware that approximately 30 days are required for the research company to report back and that applicants must first provide a non-refundable screening fee of a minimum of \$50.00 or whatever other amount is permitted under Florida law. They shall be given written notice of APPROVAL OR DISAPPROVAL after all the required paperwork and research is completed. Decisions on applications shall not be made on any basis which is unlawful.

Applicants' signature on Seminole Colony's papers are their pledge of agreement to abide by all of the Condominium Documents and Rules and Regulations of Seminole Colony, Inc.

Any individual or family may own a maximum of three units in Seminole Colony. All rental property is to have a minimum ONE YEAR LEASE with approval of the BOARD OF DIRECTORS.

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If a Unit is rented, the Unit Owner and their Tenants must agree to sign a three way rental agreement between themselves and the Condominium Association requiring the Unit Owner to proceed against the tenants for eviction should said tenants be found to be disregarding the Condominium Documents or the Rules and Regulations of the Condominium. THE SAID THREE WAY RENTAL AGREEMENT SHALL BEAR THE SIGNATURE OF THE Unit Owner, THE TENANT AND THE BOARD OF DIRECTOR'S DESIGNATED SIGNER.

**RULE 11 - UNDERGROUND FACILITIES**

Prior to digging, planting or removing plants, trees or shrubs, residents shall contact the Utility Companies to avert damage to underground electrical or telephone cables.

**RULE 12 - DISTURBANCES AND VIOLATIONS OF PRIVACY**

The privacy of all Unit Owners shall be respected and trespassing upon another's property will not be permitted. Radios, stereos, and televisions must be kept at a low volume at all times so that neighbors will not be disturbed. Outside speakers or such equipment are not permitted.

**RULE 13 - COMPLAINTS**

**COMPLAINTS MUST BE IN WRITING** containing all details, signed and deposited in the Assessment Box at the Condominium Office. The Board of Directors will conduct an investigation of all complaints, and all parties to the complaint will be given the opportunity to be heard.

UNLESS IT IS AN EMERGENCY, WE ASK THAT YOU DO NOT CONTACT THE BOARD OF DIRECTORS AT THEIR HOMES.

No Member at clubhouse will use the answering machine.

**RULE 14 - GUESTS**

Guests are welcome for visits. However, the resident host will be responsible for their conduct at all times during the visit.

WHILE THE Unit owners ARE NOT IN RESIDENCE the use of the property shall be limited to the Owner's

Parents

Children and any Grandchildren under the age of 18

Brothers and Sisters and their children under the age of 18.

Any Guests staying longer than three weeks must be screened by the Associations Screening Committee and pay \$50.00 (Rule 10 will apply). Guests will not be permitted to stay if they fail to comply with, or if the Unit Owner does not follow the above procedure.

RULE 15 - ROADWAYS

BISCAYNE BOULEVARD - As this is the Condominiums main thoroughfare, playing, loitering, congregating or obstructing traffic in any way is prohibited.

There shall be no playing along the drainage ditch area, no climbing on or over fences, nor onto roofs within the Condominium Property, nor shall bicycles be parked or left in such a manner as to interfere with traffic or the proper parking of motor vehicles, particularly at the Clubhouse.

For their safety, children are encouraged to use the playground provided next to the pool and when walking or bike-riding along Biscayne Blvd. to stay to the side facing traffic.

ALL PARK ROADWAYS - No Joyriding at any time on streets and avenues of the Condominium Property. Joy riding shall be deemed to mean the following:

Operating any motor or engine powered vehicle back and forth, into and out of side streets or on Biscayne Blvd. which does not amount to normal going or coming for such purposes as shopping, visitation or to and from work.

Joyriding is considered hazardous to pedestrians and motorists and otherwise, serves no useful purpose within the Park.

No person shall operate any motor or engine powered vehicle within the Condominium property which is not currently lawfully registered and licensed to go upon the public highways, and shall carry insurance meeting minimum State of Florida standard.

Any member of the Board of Directors or Associations employee, who learns of or discovers firsthand a violation of the above rules or Condominium Documents shall note the facts, (date, time, place, identity or other pertinent information) and shall make appropriate log entry. The Associations Board of Directors reserve the right at all times to enforce these rules and other Condominium Documents or seek damages for their breach in accordance with Florida Law.

RULE 16 - KITE FLYING

Kite flying is prohibited in the Park for safety reasons.

RULE 17 - RULE REVISION

The Board of Directors reserves the right to amend the Rules and Regulations as required.

RULE 18 - FINES FOR VIOLATIONS

Fines are governed by the By laws.



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RULE 19 - POOL AND CLUBHOUSE

Tanning oils or Body Lotion must be removed before entering the pool and users must shower before entering the pool.

Swimmers with hair 6 inches or longer must tie hair up or wear a bathing cap.

Radios and other entertainment devices are permitted as long as they do not disturb other people using the pool or clubhouse area.

All children under the age of 12 must be accompanied by an adult.

- NO Excessive use of alcohol
- Profane language
- Cut offs
- Running pushing or shoving
- Rafts
- Diving

POOL HOURS

Spring and Summer 9:00 AM to 9:00 PM  
Fall and Winter 9:00 AM to 8:00 PM

CHAISE LOUNGES ARE NOT TO BE REMOVED FROM THE POOL AREA AT ANY TIME.

No Bicycles are permitted to park inside pool gate (clubhouse or pool deck).

All Unit Owners and tenants are responsible for their children and guests, and will be charged for any vandalism or destruction of Condominium Property.

RULE 20 - GARBAGE

No garbage is to put out until the night before the scheduled garbage pickup. DO NOT BLOCK MAILBOX. For large pickup call Waste Resources.

ATTEST

*Nikki Provenzano*  
Secretary

*Robert B. Pres.*  
President

*Mildred M. Eitel*  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. AUG. 18, 1994  
BONDED THRU GENERAL INS. UND.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 13th day of November 1992 by Robert Brea Pres. and Nikki Provenzano Sec. who is personally known to me or has produced Drivers License as identification and who did take an oath.

RECORD VERIFIED  
PALM BEACH COUNTY, FLA.

CLERK CIRCUIT COURT  
*MILDRED M. EITEL*

Notary *Mildred M. Eitel*  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. AUG. 18, 1994  
BONDED THRU GENERAL INS. UND.  
Commission No. CC030216