RULES & REGULATIONS

Table of Contents

1. Obstructing & Cluttering of Common Elements 2
2. Cleanliness, Sanitation, Trash & Garbage Disposal 2
3. Disturbing Noises, Sound & Musical Equip., Hard Floors .. 3
4. Repair Work 3
5. Inflammable Liquids, Explosives 3
6. Water Apparatus Usage 4
7. Electrical Equipment 4
8. Automobiles – Parking & Traffic Regulations 4
9. Planting By Unit Owners 5
10. Passkeys & Alarms 6
11. Pets 6
12. Sales or Leases 6
13. Unit Owners and Guest Rules 8
14. Enclosures of Patios, Porches and Terraces 9
15. Flood, Hurricane, Disaster Precautions 9
16. Hurricane & Storm Shutters 10
17. Hurricane/Generators 10
18. Trespassing on Golf Course 11
19. Pool Rules and Screened Area 12
20. Vistas Clubhouse 13
21. Compliance and Default 14

Board of Directors
09/2015

RULES & REGULATIONS

Unit Owners shall be fined for violations of rules and regulations. Said fines shall not exceed the amount permitted by law. Unit Owners shall be responsible for violations by renters and guests (By-Laws Section 11).

1. Obstructing & Cluttering of Common Elements

a. Sidewalks, stairways, landings and fire extinguishers, which are part of the Common Elements or Limited Common Elements, must not be obstructed in any way or manner whatsoever. The stairways and landings are to be used exclusively for entering or exiting.

b. Children are not permitted to play on sidewalks, stairways, roadways, walkways, landings or parking areas in the Common or Limited Common Elements.

c. Sunbathing is not permitted in front of units. Neither chairs nor lounges may be set up in front of units. Objects of personal property may not be left or stored outside of units on the Common Elements.

d. Decorations or signs of any nature are not permitted on the exterior walls or at any window or balcony if, in the opinion of the Condominium Association, it would create an unsightly appearance.

e. Ball playing and frisbee throwing are not permitted in any area of the Vistas.

2. Cleanliness, Sanitation, Trash & Garbage Disposal

a. Dirt or other substances **must not be swept or thrown** onto any stairways, corridors or landings which are part of the Common Elements. Towels, apparel, rugs, mats, bedding or other items must not be hung or shaken from any window, door or balcony, or exposed on porches, or patios.

b. All trash, refuse and garbage must be placed in plastic bags provided for this purpose and deposited in the

proper containers. Special dumpsters for recycled items such as cans, bottles, plastics and newspapers are provided in the enclosures for disposal of these items.

Corrugated cartons should be folded flat before disposal. Please abide by these rules to provide a healthier environment.

3. Disturbing Noises, Sound & Musical Equip., Hard Floors

a. Disturbing noises, which may interfere with the comfort or convenience of Unit Owners, are not permitted within the units or on the Common Elements. The playing of any musical instrument, record player, radio, television or sound amplifier in such a manner that will disturb or annoy occupants of condominium units is not permitted. The sound level from any sources must be lowered to a minimum between the hours of 11:00PM to 8:00AM.

b. Hard surface floors such as ceramic tile, terrazzo, wood or vinyl may be installed in second floor apartments **only** in the foyer, kitchen, porch, patio and bathrooms.

4. Repair Work

a. Without the prior permission of the Condominium Association, no contractor or workman employed by a Unit Owner shall be permitted to do any work in any unit (except for emergency repairs) between the hours of 6:00PM and 8:00AM or on Sunday or legal holidays if such work is likely to disturb other Unit Owners.

b. Unit Owners are responsible for **maintaining** window screens.

5. Inflammable Liquids, Explosives

Inflammable liquids, such as gasoline, kerosene, benzene, naphtha, explosives, fireworks or articles

hazardous to life, limb or property may not be used or brought into any unit anywhere on the Common Elements, without in each case, obtaining the prior consent of the Condominium Association.

6. Water Apparatus Usage

The toilets, sinks, garbage disposal units, baths, showers or any other water apparatus within the units must not be used for any purpose other than that for which they are intended. No sweepings, rubbish, rags or other improper articles may be deposited into above-mentioned apparatus. Any costs arriving from the damage to the Common Elements or to another unit resulting from the misuse of water apparatus shall be borne by the Unit Owner where the misuse occurred.

7. Electrical Equipment

All appliances and electrical equipment of any kind installed and used in a unit, must comply with all rules, requirements, regulations and recommendations of public authorities and boards of fire underwriters having jurisdiction.

8. Automobiles – Parking & Traffic Regulations

a. It is the obligation of all residents and visitors to obey all parking and traffic regulations posted by the Condominium Association.

b. Parking on streets, grass, private access roads or otherwise obstructing traffic is prohibited.

c. The sounding of a horn is not permitted on the condominium property except for the purpose of preventing an accident.

d. Vehicles of property owners **must** have a Vistas decal posted on the lower right section of the windshield. Decals may be obtained in the management office.

When expecting guests, Unit Owners must call the security guard (561-482-2666) to advise names of expected visitors.

e. The use of parking areas, including driveways and carports, shall be limited to the parking of conventional passenger vehicles only. Specifically excluded are trailers, mobile homes, campers, boats, mopeds, motorcycles or other motorized two wheel vehicles, unserviceable vehicles, golf carts, commercial vehicles, vans, open or panel trucks, and other vehicles which, in the opinion of the Condominium Association, shall not conform to the spirit and intention of this regulation. NOTE: The forgoing shall not apply to vehicles which are making deliveries or doing any work on or about the premises during normal business hours.

f. Unit Owners must park their cars in assigned spaces facing in only. Visitors must park in guest spaces only.

g. Owners and guests parking their cars anywhere on the Common or Limited Common Elements may not cover these vehicles with tarps or any other type of car covers.

9. Planting By Unit Owners

a. With prior written consent, and in accordance with the specified standards of the Condominium Association, a Unit Owner may plant, at his/her own expense and care, any additional trees shrubs or plants outside his/her own unit on upon the Common Elements or Limited Common Elements. The Condominium Association assumes no responsibility for the care or replacement of any such plantings.

b. Coconut Palm trees or other fruit trees or bushes are not permitted.

RULES & REGULATIONS

10. Passkeys & Alarms

a. The Condominium Association must have a passkey to each unit for access in case of an emergency.

b. The Unit Owner must not alter any lock or install a new lock on any door leading into his/her unit without the consent of the Condominium Association. With proper consent, the Unit Owner must provide the Condominium Association with the proper key.

c. Unit Owners must not install locks on doors of any Common Element closets or rooms, i.e. storage rooms under apartment building staircases or on first floor landings.

d. An alarm system may not be installed in any dwelling unless the system is equipped with a device which cuts off the alarm after 15 minutes. No antenna of any nature may be installed outside any unit. An alarm box installed outside of the building must be painted in the same color as the building. The maintenance office must have access to the system in case of an emergency.

e. Keys for vehicles left in parking lots by absent owners must be left with the Management Office so that the vehicle may be moved in case of an emergency.

11. Pets

(As per Declaration of Condominium, Page 48, Article 14C.)

No pets are allowed in any unit or upon any property of the Vistas. No renter or visitor may bring a pet.

12. Sales or Leases

a. This community operates as housing for adults 55 years of age or older. See Section XIV (I)(J) of the Declaration of Condominium for details.

b. Units may be rented only with the approval of the Board of Directors and notification to the Management Office. All applicants seeking to buy or rent a Vistas unit will be interviewed by the Board of Directors for approval.

c. A $100.00 fee is to be paid with each rental or sale to The Vistas Association for administrative interviewing and expenses. Each application shall require that the potential tenant or owner will agree to comply with all the Rules and Regulations of the Vistas of Boca Lago during his/her term of occupancy.

d. If the owner of any Vistas Unit rents his/her unit without the prior written permission of the Condominium Association, the owner will be levied a charge of $25.00 per day for each day of such unauthorized period of rental. (Refer to Prospectus, Article XI "As Amended.")

e. Each unit shall be owned by a single family (one adult and/or spouse or one single adult). Units may not be purchased by Partnerships, Multi-ownerships, or Corporations (except partnerships consisting of husband and wife). No separate part of a Unit may be rented. No unit may be rented more than once in any 12 consecutive month period from the date of the inception of the rental.

f. Thirty days advance notice is required to permit an investigation of any potential rental arrangement.

g. There shall be only one family in any rental unit.

h. No unit may be rented until the expiration of 365 days from the date the Unit Owner takes title to the unit. The date the Unit Owner takes title shall be determined by the date the deed to the unit is recorded in the public records of Palm Beach County.

i. Upon purchasing a unit, an owner shall be required to place a security deposit with the Association in an amount equal to three (3) months of maintenance assessments. The owner's security deposit will be held in a non-interest bearing account. In the event an owner shall become delinquent in the payment of his/her assessments, the owner's security deposit may be used to offset any delinquency. An owner placing a deposit shall not be entitled to apply their security deposit towards the payment of their assessments; application of the security deposit to the delinquency is a matter solely within the Board of Directors' discretion. Should the owner's deposit money be used at any time to offset delinquent assessment payments, the owner shall be responsible for the prompt replacement of the money taken out of deposits to cure the delinquency. An owner who has paid assessments timely for twelve consecutive months, shall, upon written demand of the owner to the Association, be entitled to the return of his/her security deposit. For the purposes of this section the twelve (12) months shall begin to run on the first day of the month after the owner purchased his/her unit. Nothing in this section shall affect the Association's right to collect delinquent assessments as provided by Article X hereof.

13. Unit Owners and Guest Rules

a. There shall be no solicitation nor hand distribution of advertising matter, by anyone, anywhere in the Vistas Condominium area for any business, causes, charity, or any purpose whatsoever, unless specifically authorized by the Board of Directors of the Association.

b. There shall be no swimming or boating on any lake or pond on the Condominium property.

c. Tops must be worn at all times in the Common Elements areas. Proper swimming attire must be worn at swimming pools.

d. A Vistas Unit Owner or renter may not request an employee of the Condominium Association or the Condominium manager to perform any personal service during his/her working hours that is not in the line of duties prescribed for such employee.

e. A houseguest is not considered a tenant provided that the Unit Owner is actually occupying his unit and is at home during the time that his guest is visiting. The only exception to the rule is where the guest is either a mother, father, son, daughter, or grandchild of the Unit Owner (or spouse).

f. One (1) visit of non-related persons of not more than two (2) weeks will be permitted in one year in the absence of the Unit Owner.

14. Enclosures of Patios, Porches and Terraces

a. Patios, porches and terraces may not be enclosed, nor may screen doors be added without the prior written approval of the Association. If such approval is given to enclose patios or terraces with outside storm shutters or to add a screen door, they shall be constructed of a Bronze Anodized Aluminum finish and such installations must conform to the uniform standards, design, color and construction as set up and adopted by the Directors of the Association.

b. Existing brown wood fences will be replaced on an as needed basis with hedges.

15. Flood, Hurricane, Disaster Precautions

a. Each Unit Owner, who plans to be absent from his unit for and extended period of time, particularly during the hurricane season, should prepare for emergencies prior

to his departure by removing furniture, plants and other objects from his/her patio, terrace, porch and entryway.

b. The Vistas Clubhouse is equipped with storm shutters, drinking water, emergency lights, radio and other safety features. Residents may seek refuge during hurricanes should they desire to do to.

16. Hurricane & Storm Shutters

a. A unit may be enclosed with outside hurricane/storm shutters for no longer than a week prior to a storm threat and no more than one week after the storm passes. If a Unit Owner is out of town, please make arrangements with friends, family or house sitters to close and open the shutters within the specified time.

b. All items that are permanently attached to the building, including the shutters, must match the color of the building.

c. Unit Owners must get written approval from the Board of Directors prior to the installation. The preferred types of shutters are roll-downs or accordions that slide closed easily.

17. Hurricane/Generators

a. The use of permanent generators is absolutely prohibited. The use of portable generators is prohibited unless there is a need to operate medical equipment or is otherwise necessary for medical needs.

b. Any Unit Owner or resident with a medical need or need for power operated equipment must provide the Board of Directors with notice of medical need, identify the type of equipment utilized, identify the make, model, and age of generator desired to be utilized in the event of a power outage and provide justification for the medical need from a physician.

Residents are encouraged to notify the Association of such medical need.

c. Generators should not be stored, used or maintained on the Condominium property by any person without the approval of the Board of Directors. Any Unit Owners or residents storing, maintaining or operating generators shall be responsible for adherence to any and all procedures as outlined by all city, county, State or other governmental entities.

d. Any Unit Owners or residents storing, maintaining or operating generators shall indemnify, defend and hold harmless, the Association and the individual officers, directors and members of the Association from any claims, action costs, expenses whatsoever, including but not limited to reasonable attorney's fees and costs arising out of or because of the storing, maintaining or operating generators, including any claim challenging the authority of the Association to permit the installation.

e. All generators must be disconnected, stored properly and removed from the Common Elements within a period not to exceed one (1) week after the restoration of electrical power to the unit.

f. Any generators operated in violation of this rule may be disconnected immediately and without notice and stored at the expense of the owner.

18. Trespassing on Golf Course

Using the Golf Course for short cuts to nearby roads or practicing golf shots without the approval of the Boca Lago Country Club is DANGEROUS and constitutes trespassing upon private property and, IT IS NOT PERMITTED!

RULES & REGULATIONS

19. Pool Rules and Screened Area

MANAGEMENT RESERVES THE RIGHT TO RESTRICT THE NUMBER OF GUESTS IN THE POOL AREA AT ANY TIME. **THOSE USING THE POOL FACILITIES DO SO AT THEIR OWN RISK!**

a. The facilities of the Vistas Clubhouse and Pool areas may be used by the families and guests of Unit Owners. Owners and guests are required to use these facilities in accordance with the Vistas Rules and Regulations. Unit Owners are responsible at all times for their guests' conduct and compliance as stated.

b. The swimming pool and Jacuzzi may be used between the hours of dawn and dusk.

c. Children under ten years of age using the pool recreation area must be accompanied and supervised by an adult who is responsible for their safety and behavior. Only toilet trained children are permitted in the pool. No children under the age of three will be permitted in the pool at any time.

d. Everyone must shower before entering the pool or Jacuzzi. No one under 16 years of age is permitted in the Jacuzzi.

e. Diving or jumping into the pool is prohibited.

f. Running, ball playing, or physical games are NOT permitted in or around the pool.

g. Radios may be played only if they do not disturb guests or Unit Owners.

h. Inflatable objects, surfboards, floats, scuba diving or other equipment are NOT permitted in the swimming pool area.

i. Persons opening and using outdoor umbrellas should close them before leaving the pool area to prevent damage to the umbrellas by the elements.

j. Anyone using sunscreen, suntan or oil lotions must spread a towel or other covering on the entire chair and lounge to prevent damage to same and must shower before entering the pool.

k. Food and beverages must not be brought into and/or consumed in the pool area. No form of glassware is permitted in the pool area.

l. The clubhouse furniture is not permitted to be taken outdoors.

m. No chairs or lounges may be removed from the pool area or reserved at the pool area. Persons leaving the pool area must remove all possessions from chairs and lounges.

n. No one is permitted to play with pool life preservers, tamper with or try to regulate or adjust pool equipment or clubhouse building air conditioning.

20. Vistas Clubhouse

a. PARKING ON THE ROADS OUTSIDE THE CLUBHOUSE BUILDING IS PROHIBITED.

b. No children under 16 years of age are permitted in the clubhouse unless accompanied by an adult.

c. No one shall be allowed in the clubhouse shirtless, barefooted or in a wet bathing suit.

d. **No smoking is allowed in the clubhouse.** Cigarettes, cigars, their ashes and wrappings are to be discarded only in ashtrays and receptacles provided at the pool area.

e. Food or beverages must not be brought into and/or consumed in the clubhouse building except in such areas or on such occasions as designated by the Association.

f. Members must obtain the approval of the Board of Directors if they wish to schedule the clubhouse for any organized activity or group function at a set fee. Special notification must be indicated if kitchen facilities or television, etc. are to be used.

21. Compliance and Default

a. Failure to comply with the rules and regulations shall be grounds for an action to recover damages, injunctive relief or both. Actions may be maintained by the Association or Unit Owner.

b. In any such proceeding, including appeals, the prevailing party shall be entitled to recover the costs of the proceeding and reasonable attorney's fees. The Association is entitled to recover the attorney's fees in any enforcement effort even if the litigation has not commenced, including, but not limited to, the collection of any attorney's fees and costs associated with the Association's Lawyer sending the violating Unit Owner, tenant, guest, invitee demand letters.

Any Attorney's fees and costs incurred by the Association as a result of the Association's pursuit of enforcement shall be charged to the Unit Owner and the amounts due shall be secured by a lien against the Owner's unit if unpaid. The lien shall secure the amount expended by the Association with or without litigation in addition to any attorney fees and costs incurred in connection with collection. The lien may be foreclosed in the same manner as a mortgage. Said lien is not a condominium lien for assessments as defined in the Condominium Act.