

SHERBROOKE TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

Your homeowners' association wishes to maintain well-managed common properties and to efficiently discharge its duties under the Declaration of Covenants for the Sherbrooke Townhomes. It is believed that these rules will aid this purpose. Your Board of Directors will welcome the assistance of all the Townhome Owners in the enforcement of these regulations. Certain of the below terms or words are defined in the Declaration of Covenants and such definitions are intended to apply to these Rules and Regulations.

1. **ENFORCEMENT OF REGULATIONS:** These rules will be enforced as follows:
 - a) Violations should be reported in writing to the Sherbrooke Townhomes Homeowners' Association, Inc. but not to the Board of Directors or to Officers of the Association by oral communications.
 - b) Violations will be called to the attention of the violating owner by an officer of the Association or his designee, who will also notify the Board of Directors or persons designated by it to enforce the rules and regulations.
 - c) Disagreements concerning violations will be presented to, and be judged by, the Board of Directors, which will take the appropriate actions.
 - d) Owners are responsible for compliance by their guests and lessees with these rules and regulations and shall be responsible for fines levied against the unit for the actions of their guests and lessees.
2. **SCREENING REQUIREMENTS:** All new residents must complete a screening application and participate in a personal interview at a time and place to be determined by the Board of Directors, prior to closing. Screening application packages shall be obtained from the Property Management Company.
3. **POOL FACILITY:** The pool facility and other portions of the common properties are for the exclusive use of the Association Members and their immediate families, tenants, resident house guests, and guests. Rules and regulations governing the use of amenities shall be posted upon or immediately adjacent to such facilities. Such rules and regulations are subject to change from time to time in the sole discretion of the Board. To ensure the safety, comfort, and enjoyment of such facilities, adherence to such rules and regulations is mandatory for members and, to the extent they are permitted to use the pool, their guests. The pool is open from Dawn to Dusk only. Children under the age of 16 must be accompanied by an adult, and guests are limited to four per unit at one time.
4. **NOISE:** The Declaration of Covenants imposes upon the Board of Directors the duty of ensuring that nuisances, by reason of noise or otherwise, do not take place upon the properties.
 - a) In order to ensure your own comfort and that of your neighbors, radio hi-fi, or stereo systems, and televisions should be turned down to a minimum volume between the hours of 10:30 p.m. and 8:00 a.m. All other noises, such as bidding goodnight to departing guests

and the slamming of car doors and the like between these hours should be kept to a minimum. Your neighbors will appreciate this.

- b) Carpentry, carpet-laying, picture hanging, or any trade (or do-it-yourself work) involving hammer work, etc., must be done between the hours of 8:00 a.m. and 6:00 p.m.

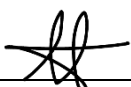
5. PETS:

- a) Certain restrictions upon pets are set forth in the Declaration of Covenants and members, their guests and invitees are expected to comply with such restrictions at all times.
 - b) No pets shall be allowed to commit a nuisance in or on any portion of the Properties.
 - c) The term "pets" shall be limited to dogs, cats, and birds.
 - d) All pets must be leashed and picked up after at all times.
 - e) No pet shall be permitted to be tied up and left outside unattended.
 - f) Only one pet per unit is permitted and not greater than 30 pounds in weight.
 - g) All pets must be registered with the Association and must provide record of vaccinations.
6. **OBSTRUCTION:** Sidewalks, entrances, driveways, corridors, and passageways upon the Common Properties must be kept open and shall not be obstructed in any manner.
7. **DESTRUCTION OF PROPERTY:** Neither members, their dependents, nor guests, shall mark, mar, damage, destroy, deface, or engrave any improvements constructed upon the Properties. Members shall be financially responsible for any such damage.
8. **CLEANLINESS:** The Common Properties shall be kept clean and free from all litter and trash. Members shall not allow anything to be thrown or to fall from windows, doors fences or trellises upon the Common Properties. No sweeping, or other substances, shall be permitted to escape to the Common Properties from the dwelling units.
9. **RESPONSIBILITY FOR DELIVERIES:** Members shall be liable for all damages to the Improvement upon the Properties caused by receiving deliveries or moving or removing furniture or other articles to or from the buildings in which the Townhomes are located.
10. **TRASH:** All refuse, waste, broken down boxes and/or crates and garbage shall be securely placed in dumpsters where located. NO garbage canisters shall be placed upon or in plain view of persons upon or allowed upon Common Properties.
11. **ROOF:** Members are not permitted on the roofs of buildings in which their dwelling units are located for any purpose other than repair.
12. **SOLICITATION:** There shall be no solicitation by any person for any cause, charity, or any purpose whatever, unless specifically authorized by the Board of Directors.

13. **HURRICANE PREPARATIONS:** Each member who plans to be absent from the Townhome during the hurricane season must prepare the dwelling unit prior to departure by:
- a) Removing all furniture, plants, and other personal items from his courtyard, balcony and patio areas.
 - b) Designating a responsible firm or individual to care for his townhome during his absence in the event that the dwelling unit should suffer hurricane damage. Each member shall furnish the Property Management Company with the name of such firm or individual.
 - c) Hurricane shutters may only be closed for the hurricane season by members who plan to be absent from their unit during the hurricane season.
14. **SIGNS:** No signs of any kind (other than a notice to be placed on a bulletin board) may be installed on the Properties.
15. **ODORS:** No noxious or unusual odors shall be generated in such quantities that they permeate to other Townhomes or the Common Properties units and become an annoyance or become obnoxious to another owner. Normal cooking odors, normally and reasonably generated from kitchens, or patios shall not be deemed violation of this regulation.
16. **BOATS:** No boats, boat trailers, recreational vehicles, campers, or mobile homes shall be permitted upon the Common Properties without prior written consent of the Board of Directors.
17. **ATTIRE:** Owners, their families and guests shall not appear in or use the Common Properties or recreational facilities thereon except in appropriate attire.
- 18. PARKING AND VEHICULAR RESTRICTIONS:**
- a) All parking areas for the use of the Unit Owners are located on the Common Properties.
 - b) Each unit has only two parking spaces for two vehicles.
 - c) Temporary guest or recreational parking shall be permitted only within spaces and areas clearly designated for this purpose. Guests parking within the 'Guest Parking Only' spaces are not to exceed a time period of 14 days and must be registered with the Property Management Company.
 - d) All vehicles parked in the Common Properties must be operational and have current registration and residents' vehicles must be registered with the Association.
 - e) Double parking and/or curb parking anywhere on the premises of Sherbrooke Townhomes are not permitted.
 - f) Any vehicles violating these restrictions are subject to towing at owner's risk and expense.
 - g) Commercial vehicles, defined as such by Florida Law, and signage on any type of vehicle are not permitted.

19. **OPEN FLAME:** Sources of open flame such as tiki torches, BBQ grills without hoods, and fire pits or other such materials that expose the buildings and vegetation to open flame are not permitted. We ask all residents to remove any sources of open flame from their patios/balconies, entrance ways, etc. in accordance with this policy.
20. **COMPLIANCE BY OWNER:** Owners and occupants shall comply with the foregoing rules and regulations, and any and all rules and regulations which may, from time to time be adopted by the Board of Directors. Failure of any owner or occupant to comply with the foregoing shall subject same to legal remedies including, but not limited to, suits for money damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights and use of the Common Properties and improvements thereon in the event of failure to so comply.

Sherbrooke Townhomes Homeowners' Association, Inc.

By: _____  _____ President

THE PROSPECTIVE OWNER OR TENANT HAS READ AND WILL COMPLY WITH THE ABOVE ASSOCIATION RULES AND REGULATIONS.

_____/_____
1st Resident Name Signature/Date

_____/_____
2nd Resident Name Signature/Date

_____/_____
3rd Resident Name Signature/Date

_____/_____
4th Resident Name Signature/Date

REVISED MARCH 2021