The Cypresses of Boca Lago Condominium Association, Inc.

RULES & REGULATIONS

Restated by Board of Directors on September 30, 2025. pursuant to Section 8 of Association's by-laws and Article XIV (I) of the Association's Declaration of Condominium.

I. GENERAL RULES

1. Each unit in the Association shall be used as a single-family dwelling unit only.

2. The Management Office shall retain a duplicate or pass key to each unit so that access can be made in case of an emergency. If this is not the case, then unit owners must advise Association where such key can be immediately obtained.

3. There shall be no swimming or boating on any lake or pond on the Association property.

4. All appliances and electrical equipment of any kind, however, powered, installed or used in a unit, shall comply with all rules, regulations and requirements and recommendations of all public authorities and boards of fire underwriters who have authority over said matters.

5. The water fixtures within the units shall not be used for any purpose than for which they are intended. Any damage to the Common Elements resulting from any misuse of said items thereof shall be the responsibility of the unit owners where the misuse occurred.

6. Without prior permission of the Condominium Association, no contractor or workman employed by a unit owner shall be permitted to do any work (except for emergency repairs) between the hours of 6:00 P.M. and 8:00 A.M. or on Sundays or legal holidays, if such work will be likely to disturb the other unit owners.

7. Provided the unit owner obtains prior written consent or approval of the Association and in accordance with such standards as the Association shall specify a unit owner may plant, at his/her cost, shrubs, or plants outside his/her unit upon any portion of the common elements or limited common elements. If the Association permits any additional planting, the Association will not be responsible to maintain or replace any such plantings: any if such plantings materially increase the Association’s Maintenance costs, the particular unit owner shall be responsible to reimburse the Association for the additional cost(s). The Unit Owner will be responsible for ensuring that all walkways, stairways, etc. will be kept clean, and free of any debris or encroachments.

8. No unit owner shall install any alarm system or other sounding device on or around the premises unless such system is equipped with a cut-off device which causes the alarm system

to stop operating after fifteen (15) minutes. No antenna of any nature shall be installed or hung outside the premises of any unit. Plans for any new installation of any alarm system must be submitted to the Board for prior written approval.

9. No unit-owner, tenant or occupant of any unit shall be permitted to have cats, dogs or pets of any kind in or around any unit. If granted a special needs permit, then If any dog or cat becomes annoying to other unit owners by barking or otherwise, the unit owner in whose unit the animal is kept shall immediately cause the problem to -be corrected, and if the problem is not corrected after written notice from the Condominium Association, the unit owner shall no longer be able to keep the animal in his unit or shall be required to take such other steps as the Condominium Association may direct. No pets shall be permitted upon any portion of the common elements at any time except under leash. While walking a pet on common areas one must immediately clean up any excrement, or a $50 fine will be charged for each offence.

10. No picking of flowers or shrubs will be permitted.

II. SALES, LEASE OR PERMITTED USE OF UNIT

1. No Unit Owner shall sell or lease their unit without prior written approval of the Association. For this section, the word "lease" shall be defined to mean the use of a unit by a person or persons not related to a unit owner, regardless of whether there is a charge by the unit owner for said use by the third party.

2. Related persons to a unit owner are defined as: "spouse, child, parent, parent of spouse, brother or sister, the brother or sister of his/her spouse, or the spouses of any of the foregoing."

3. This unit shall not be leased more than one (1) time per calendar year.

4. Authority for approval of requests (applications) to sell or lease a unit rest with the Board of Directors of The Association. The Board has the authority to impose a screening fee and to require all purchasers or tenants to comply with the Rules & Regulations of the Association. A personal interview with the prospective purchaser is required before approval of a sale will be considered. A personal or telephone interview is required with the prospective tenant before the Association approves any lease.

5. All requests for the sale or lease of a unit shall be in writing on the application form of the Association obtainable in the Management office.

6. Applications must contain full information about the prospective purchaser or tenant and said application shall be accompanied by a non-refundable fee, as shall be determined by the Association.

7. Any Corporation, Partnership or other legal entity (other than a natural person) who is the title holder of any unit in the Association shall designate to the Board of Directors one person or husband and wife as the "Occupant" of said premises. Said occupant shall be subject in all the Rules and Regulations and Documents of the Association of same as if he were the title owner.

8. No more than one (1) person other than husband or wife shall have legal title to a unit. Each owner shall have all the rights and privileges under this section as if he were the sole owner of

the unit except that in this specific situation that unit shall not be leased (as defined in Sec. II Para 1) more than one {1) time per calendar year by the owners jointly or severally.

9. No unit owner shall grant or participate in a plan to sell or otherwise convey ownership/or rights which permits a person or persons or any legal entity to buy or own intervals of time in any unit. "NO TIME SHARING".

10. A renter may have children under the age of eighteen visit for no more than (6) weeks per year.

11. Unit Owners are required to comply with the Condominium Documents (Declaration of Condominium and The Association's By- laws) and these rules and regulations, and the unit owner shall be fully responsible for the actions and behavior in compliance therewith by related persons, house guests, lessees, tenants, etc. To facilitate such compliance, a unit owner shall familiarize such people with these rules and regulations and the provisions of the condominium documents.

III. PARKING & STREETS

1. There is a speed limit of 20 MPH.

2. Parking on grass, private access roads, or otherwise obstructing traffic without express consent of the Board is prohibited.

3. All parking areas, including driveways and carports, shall be limited to private passenger motor vehicles only. All other vehicles are excluded, specifically trailers, mobile homes, recreational vehicles, campers, boat trailers, pickup trucks, panel vans, work trucks and commercial vehicles, motorcycles or similar two-wheeled vehicles, etc. Pickup trucks may be permitted provided they can fit within a parking space, are not commercial vehicles, do not contain lettering or advertisements and no work tools, materials or ladders etc. are visible within the bed of the vehicle.

4. Unit owners, renters and their guests are not to park in restricted areas reserved in any designated building. Overnight parking on streets is prohibited.

5. All unit owners and or renter's vehicles are to be registered at the Association Office and must display a valid parking sticker on their front left windshield.

6. Auto storage covers are allowed. Covers must be secured to the vehicle to avoid the cover being blown off and must be aesthetically pleasing.

7. Bicycles are to be stored in bicycle racks where available or in storage closets. They are not to be visible when not in use.

IV. RESTRICTIONS

1. Sidewalks, stairways, corridors and landings shall not be obstructed in any major manner whatsoever.

2. No personal items shall be kept in any limited common element in view of the other unit owners, which in the sole judgment of the Association would be considered unsightly, or in bad taste. This too included garage with open doors or carports with no doors.

3. Please keep garage doors closed.

4. All trash, dirt, refuse and garbage which cannot be disposed of in the garbage disposal units shall be placed in plastic bags, tied and deposited in dumpsters. All covers of the dumpsters are to be closed and all doors of the dumpster fences shall be closed properly. Cartons are not to be put in dumpsters but are to be folded flat and placed in the proper recycling bins, as is glass and plastic.

5. No disturbing noises within the units or on the common elements shall be permitted.

6. No tile may be laid on second story floors except within the guidelines as established by the Board and with prior written approval, as to sound proofing, etc.

7. No flammable or hazardous articles shall be used, stored or brought. into any unit without the Association's written consent.

8. No chairs, lounges or sunbathing shall be permitted in front of any unit. Tops shall be worn at all times for all activities except at the swimming pools.

9. All chairs, lounges, barbecues or other items or personal property used in the rear of the units must be removed from the common areas when not in use. No such item shall remain outside the unit overnight.

10. No dirt or other substance or material shall be swept or thrown into or on any stairways, corridors or landings, which are part of the common elements. No clothes shall be hung from any window or balcony, nor shall any rugs, mats, bedding or other items be displayed from any window, doorway or balcony.

11. No unit owner (or authorized lessee) shall permit any trash, etc., generated.by a contractor or worker performing work in the unit to be placed in the Association's dumpsters. All such trash must be removed IMMEDIATELY from the Association's premises by said contractor or work man.

12. For reasons pertaining to safety and health, the provision of food for wild animals (such as raccoons) outside a unit on Association property is not permitted.

V. IMPROVEMENTS, ADDITIONS, ALTERATIONS TO UNITS, LIMITED COMMON ELEMENTS AND COMMON ELEMENTS.

1. No unit owner shall make any structural modifications, improvements, additions or alterations to the unit or to any portion of the Common or Limited Elements without having received prior written approval from the Board of Directors. If such action is taken by a unit owner without the prior written approval or violates any condition pursuant to which such approval was granted, the Association may, in addition to all other remedies to which it may be entitled and without liability of the Association to the unit owner, immediately remove the particular improvement, alteration or addition and such unit owner shall, upon demand, reimburse the Association for the entire cost of such removal.

2. Second floor enclosed patio alteration requests must be submitted with an inspection and report, at owner's expense, from a reputable construction company showing that the support columns can withstand the weight of the glass enclosure.

VI. CLUBHOUSE

1. The clubhouse may be used by the members for private parties or functions with certain restrictions and with prior approval of the Board of Directors:

2. Group(s) using clubhouse must clean up after its use. Replace furniture in original order and the Unit Owner requesting such use shall bear responsibility for any damage or disfigurements to association property.

3. The above rule is not applicable to the Cypresses Social Club. However, the Cypresses Social Club shall be responsible for the removal of all debris, after their function.

4. All members or hosts of private parties must ensure that the clubhouse is free from debris and cleaned up after use.

5. Shoes and tops must be worn in clubhouse.

6. No furniture or equipment shall be removed from the clubhouse without prior written permission by the Board of Directors.

7. An appropriate fee for the use of the clubhouse for private parties will be charged. In addition, a $250 refundable deposit is to be submitted, to be applied towards any loss or damage to club property.

VII. POOLS

1. In-pool accidents by any unit owner, guest or invitee will subject the Unit Owner to the total cost of pool draining, cleaning and refilling the pool with professionally chemically treated water.

2. No children under twelve (12) years of age permitted in pools without presence of an adult.

3. No food, glassware or beverages in breakable containers are permitted in pool area.

4. Please shower before entering pools.

5. No soap is permitted to be used in the pool area.

6. Tops and shoes required outside of pool area.

7. No wet bathing suits in clubhouse.

8. No pets are allowed in the pool area.

9. Respect your neighbors' privacy - avoid unnecessary noises. No radios or "Boom Boxes", bicycles, skateboards or skates in the pool area.

10. Violations reported to Pool Committee or Board shall be subject to disciplinary action as determined by the Board of Directors.

VIII. MISCELLANEOUS AND GENERAL

1. Any complaint regarding the management of the Association's property or regarding actions of any unit owner or the occupants of their units or the violation of any Rule or Regulation shall be made in writing to the Association. The Association, upon receiving such written complaint, short forthwith, refer the same to a committee of (3) unit owners appointed by the Board of Directors for adjudication.

2. All Association consents, approvals, or action-required complaints must be in writing to be valid.

3. The Association shall have the right to enforce the Rules and Regulations contained herein by any necessary actions against the unit owner, violating said Rules and Regulations including, but not limited to, the levying of monetary penalties, legal action, or other means of enforcement.

4. All maintenance fees and assessments are due and payable on the 1st of each month, but not later than the 15th of said month. The Board, at its discretion, may levy fines for past due payment.

5. Loose objects, (flowerpots, chairs, decorations, etc.) shall not be left outside of unit when owner is not present from July 1 to November 30 (Hurricane Season). The Association is not responsible for any loss or damage to such items.

6. For maintenance problems, call the Management Office at 561-483-0227.

IX. SMOKING

To protect the environment, comfort, and public health of the residents and visitors within the Cypresses of Boca Lago community, the smoking of all tobacco products including electronic cigarettes is hereby prohibited within the Cypresses Clubhouse, fenced in swimming pool areas, and all outdoor staircases and landings throughout the Cypresses complex.

The term "smoking" means inhaling, exhaling, burning, carrying, or possessing any lighted tobacco or electronic cigarette, including cigarettes, cigars, pipe tobacco and any other lighted tobacco products.

This regulation does not prohibit use of these products inside residential units or on parking lots and streets throughout the Cypresses complex.

DO NOT CALL BOARD MEMBERS AT HOME.

The Cypresses of Boca Lago operates as housing for people 55 years of age or older.
Please see section XIV(L) of the Declaration of Condominium for more information.