RULES AND REGULATIONS

THE PINES COMMUNITY SERVICES ASSOCIATION, INC.

(1) HOMEOWNER DOCUMENTS:
In addition to the Rules and Regulations of The Pines Community Services Association, Inc., all owners and tenants of dwellings shall abide by the Declaration of Covenants, Articles of Incorporation and the By-Laws of The Pines Community Services Association, Inc. and amendments thereto.

(a) **Resident Screening Policy**: All prospective owners and tenants will be screened prior to residency in The Pines. Such screening will include, but not be limited to credit checks criminal background investigating and sexual offender status. Anyone living as a guest over 90 days must be screened. The Board reserves the right of refusal over any sales agreements, leases or guest privileges.

(2) RESIDENCE USE:
Residences shall not be used for commercial or professional purposes and shall only be used as single-family residences. This requirement is supported by county, state and national laws (See U.S. Supreme court in Village of Belle Terre v. Boraas, (1974). Neither shall any property nor any portion thereof be used for any purpose other than residential.

(3) ANTENNA, AERIALS AND SATELLITE DISHES:
No antenna and/or aerials for a radio, television and/or other telephonic communication device shall be installed upon any lot or residence. A satellite antenna/dish is defined as any parabolic or spherical antenna, which receives television or other signals from orbiting satellites or any other devices. Any aerials or antenna erected or installed on the flat roof, mansard roof and residence is subject to removal without notice, at the expense of the resident. Satellite dishes may be installed on the balcony or stucco. Use of an extension pole is permissible. Only one satellite dish system per residence is allowed. The installed satellite dish must be operable.

(4) CONDUCT/NOISE AND NUISANCES:
No person in a residence or in the common areas shall engage in loud, boisterous or other disorderly, profane, indecent, immoral or unlawful conduct. Noises, including but not limited to, barking dogs, loud music and machinery are not allowed if it is disruptive or a nuisance to the neighbors. In accordance with Florida House Bill 1697, effective July 1, 2005, Florida Traffic Control Statutes state that music from motor vehicles should not be audible over 25 feet from the vehicle. Drivers whose vehicles are in violation will be subject to fines by The Pines Community Services Association, Inc.

(5) PETS:
Only common household pets may be kept within any unit and the common areas of The Pines, but in no event for the purpose of breeding, or for any commercial purposes whatsoever. The term "pet" shall mean a cat or dog or birds kept in a single cage within the unit.

(a) There shall be no more than two (2) dogs, two (2) cats or one (1) dog and one (1) cat per unit.
(b) Pets shall be on a leash at all times when outside the owner's premises. Unleashed and unattended pets will be reported to the Palm Beach County Animal Control for pick-up and impounding.

(c) In order to properly maintain the common areas, the owner or tenant is required to clean up after the pet and remove any defecation, as required by County Health Laws.

(6) EXTERIOR APPEARANCE

No improvements, alterations, structural modifications or additions may be constructed upon any part of the exterior of any of the residences without the prior written consent of the Board of Directors and the City of Greenacres. The exterior of the residence including, but not limited to, fences, courtyards and balconies, shall not be painted, decorated or otherwise modified in any manner without the prior written consent of the Board of Directors. No awnings, window guards or air conditioning devices shall be used in or about the buildings, except as shall have been approved by the Board of Directors.

(a) All windows must be clear and double insulated. Windows shall be covered only with standard window treatments (curtain/drapes, blinds, verticals, shades), which are aesthetically pleasing to the community.

(b) All brown wood around the windows must be painted "Pines Brown". There should be no fading discoloration or rotted wood in the panels.

(c) No sign, advertisement notice or other letters or numbers shall be exhibited, inscribed, painted or fixed by any resident on any part of the outside of the unit, or upon any portion of the common areas without the prior written consent of the Board of Directors. Board approved signs of warning or information, such as BEWARE OF DOG or ALARM and address letters or numbers may be placed on the short side (gated side) of the fence area. FOR SALE signs may be placed in an upstairs bedroom window. Signs shall be limited to one sign type per residence.

(d) No clotheslines, clothes, rugs, mats or other items shall be hung on balconies or outdoors for any purposes whatsoever, except within the resident's courtyard, below the height of the fence. Only outdoor furnishings may exceed the height of the fence.

(e) Holiday and celebratory decorations, including but not limited to lights, must be removed 14 days after each event.

(f) Exterior walls and balconies (Stucco) must be painted with the color called "Pines Cream". All stucco walls and balconies must be free of dirt, mildew, mold, discoloration, peeling and chipping.

(g) All Board approved plantings within the residence courtyards must be maintained by the resident. All new planting will be xeroscape and approved by Palm Beach County. All plants, shrubs, trees, etc. are maintained by the Association landscaper. Damage done to the common areas, including but not limited to plants shrubs, trees, grass, ponds, fences, etc. shall be the responsibility of the owner or tenant of the unit who him/herself, a family member, guest or visitor created such damage. Such tenant or resident is liable for the coat of replacement and/or repair.

(7) HURRICANCE PREPARATION:

Residents are responsible for preparing their unit for impending hurricanes. Remove all furniture, plants and other objects from the courtyard and balconies.

(a) Each resident who plans to be absent from his/her residence during the hurricane season must prepare his residence prior to his departure by designating a responsible firm or individual to care for his residence should this residence suffer hurricane damage. The name of said firm or individual must be given to the Board of Directors.

(b) Any resident failing to make hurricane preparations shall be held responsible for any damage done to the property of other residences and/or to the common areas resulting from such failure.

(c) Hurricane shutters, which match the paint color, are permitted (brown, bronze clear and aluminum, ivory and/or plywood.
(d) All shutters and/or plywood are to be removed/opened three (3) days after the storm passes, per Greenacres Fire Code. All plywood/aluminum shutters must be stored below the height of the courtyard fence.

(8) PASSAGEWAYS:
Sidewalks, entranceways, passageways and all other portions of the common areas must, at all times, be kept free of obstructions and encumbrances and should not, at any time be used for any purpose other than ingress and egress. Bicycles, toys or other personal items shall not be left outside the courtyards at anytime. Such items shall be impounded. It is permissible to store bicycles in the owner's courtyard.

(a) Outdoor security lighting may not be changed or disconnected in a residence thru switch or circuit breaker. Lights found without power will be subject to fines of $100.00 per day.

(9) SOLICITATIONS:
There shall be no solicitations permitted by any person, anywhere in or about The Pines property for any cause, charity or for any purpose whatsoever. No resident is at liberty to invite solicitation in The Pines, other than as applies to his/her own unit.

(10) FLAMMABLE MATERIALS:
No flammable, combustible or explosive fluid, chemical or substance shall be kept in any residence, storage area or common area, except as such required for normal household use. Barbecue cookers shall only be used inside the owner's courtyard. They must be ten (10) feet from the building.

(11) TRASH AND GARBAGE:
No garbage receptacles shall be permitted except containers meeting the sanitary requirements of the City of Greenacres. All garbage and trash shall be properly disposed of in receptacles. For sanitary reasons, all trash, except recyclable material, shall be placed in plastic bags and tied securely before being placed in receptacles.

(a) **Heavy Items:** Bulk pick-up is on Friday. Put items out Thursday only. Bulk items must **not** be placed in front of the dumpsters, but rather on the side of the enclosure only.
(b) **Recycle Bins:** Please use receptacles properly as per instructions on bins. Recycle bins are not to be used for non-recyclable trash.

(12) VEHICLES:
Vehicles used commercially that are owned or used by an owner or tenant or the guest or agent of an owner or tenant shall not be permitted to park or use residential streets in The Pines Community Services Association, Inc. subdivision except temporarily for delivery or pick-up and except temporarily during periods of construction or repair. All vehicular and pedestrian traffic operating on The Pines' property shall, at all times, comply with controlling governmental laws. All such traffic, at all times, shall obey any traffic signs and/or other equipment employed for the purpose of traffic control, whether or not same is placed by governmental authorities and/or the Association.

(a) Unless otherwise posted, vehicular traffic shall adhere to a maximum speed limit of 15 miles per hour.
(b) A commercial vehicle is any car, truck, van, panel truck or any other vehicle used for the conduct of business or commercial purposes. Commercial vehicles must accommodate a

regular sized parking space; (cars, vans, regular size pick-up trucks). Commercial vehicle will not have any extensions or exterior items used for the purpose of work, visible while parked at The Pines. Examples of items not permitted include but are not limited to: ladders, buckets, PVC pipes, screens, glass and tools attached to the vehicle.

(c) Boats, trailers, campers, motor homes, buses, trucks or any other recreational vehicle larger than a parking space (length & width), shall **not** be allowed to park overnight.

(d) Moving vans shall be permitted overnight in The Pines. There is a 48-hour time limit.

(e) Parking is permitted on designated, paved parking areas only. The asphalt jogging path is not to be driven on. Driving or parking on grassy areas is not allowed at any time. Vehicles shall not be parked so close to the dumpster so as to prevent waste collection.

(f) All vehicles must have a current license tag. Stickers or hang tag and be in operable condition.

(g) There shall be no assembling or disassembling of motor vehicles within The Pines, except for ordinary maintenance, such as changing a tire or battery. The changing of oil or other vehicle lubricants or fluids is **not** permitted, as they are not considered ordinary maintenance.

(h) Damage done to the common areas, including but not limited to the pavement, as a result of oil leaks, motorcycle kick-stands, etc., shall be the responsibility of the owner or tenant of the unit who himself/herself, a family member, guest or visitor created such damage.

(i) All vehicles must be equipped with appropriate noise muffling devices in accordance with county ordinances. The Association shall be authorized to bar from The Pines any motorcycle or other motor vehicle that operates so as to disturb others.

(j) All Pines residents or tenants must park in the white numbered space assigned to them and not in assigned spaces belonging to others without the others' permission.

(k) Parking Registration Stickers are required for all vehicles of residents living in The Pines. Parking Registration decals are to be placed on the driver's side rear window. Registration is limited to two (2) cars for a two-bedroom unit, and three (3) cars for a three-bedroom unit. Each unit will have one numbered designated parking space (white). All additional registered vehicles will park in the guest spaces only. Guest spaces are for residents and visitors and are on a first come, first serve basis. A special temporary registration pass will be issued by the Board for long-term guests or hardship situations where an extra vehicle is needed. These vehicles must park in a reserved space only. Guests of tenants or residents who will be parking for long terms, (over seven (7) days) must have a guest hang tag. Guests will park in a guest space only. Residents parking stickers, temporary parking hang tags and reserved spot hang tags are available through the Management office, 795-7767. Owners and tenants must provide a copy of the registration of the vehicle and a driver's license. Lost stickers and special circumstances stickers will cost $25.00.

(l) The Association shall have the right to have vehicles in violation of these rules towed away at the owners' expense.

(13) COMPAINTS/FINES:

Under Florida Statute 720.305, 2.a, b, c, the Association has the right to impose fines for violations of these Rules and Regulations upon the unit owner and/or tenant of any unit who himself/herself and family member, guest or agent fails to make corrections after written notice of such violation to the resident by the Association to take corrective measures, the minimum fine being $100.00. Fines may be levied on the basis of each day of a continuing violation with each written notice. Fines are authorized for each notice and therefore, cumulative. Florida Statute provides that The Association may seek legal remedy to recover the amount of a fine against a resident, in addition to reasonable attorney's fees and costs. All complaints shall be

made in writing or by telephone to The Pines Community Services Association, Inc. c/o the property management company. Residents and tenants shall be held responsible by the Association for all property damage and other violations of these rules to common areas caused by themselves, their children, tenants, invitees and guests.

(14) FENCE CONSTRUCTION:
Courtyards are to have a fence of shadow box or stockyard style, which is to the specification of the City of Greenacres. Residents are responsible for maintaining the courtyard fences and gates.

(a) Fences must be strongly erected with no missing planks or boards.
(b) There should be no fading, discoloration or fading of the color.
(c) All fences are to be painted the specific color established called "Pines Brown".
(d) All planks/boards must be free of rotten wood.
(e) Fence must be 50% visible, not being covered by vegetation growing on the fence such as a vine.
(f) Gates can be wither shadow boxed or single board style, however, the top of the gate must be squared, not rounded or any other shape.
(g) When repainting or repairing, please retain the identification numbers and letters for reuse.

(15) PAINT
The two (2) approved colors may be purchased at Sherwin Williams Paint store located at 4236 Lake Worth Rd., Lake Worth, FL 33461-3933 (Phone: 967-7552). You will ask for **THE PINES COLORS ~ PINES BROWN FOR FENCE AND PINES BEIGE OFR WALLS.**

*** SIGNED RULES AND REGULATIONS MUST ACCOMPANY APPLICATION ***

I HAVE READ AND AGREE TO ABIDE BY THE PINES COMMUNITY RULES AND REGULATIONS.

_____ _____
SIGNATURE APPLICANT #1 DATE SIGNATURE APPLICANT #2 DATE

_____ _____
SIGNATURE APPLICANT #3 DATE SIGNATURE APPLICANT #4 DATE