#4 CONDOMINIUM ASSOCIATION
VILLAGE GREEN INC.

2100 SPRINGDALE BLVD.
PALM SPRINGS, FLORIDA 33461

Dear Unit Owner and/or Lessee:

The Board of Directors of Village Green Four would like to welcome you to our community. As you know, each and every condominium complex is guided by a set of documents. We have, therefore attempted to compile all rules and regulations into one easy-to-read packet. We request that you take a moment to read this packet and to keep it in a handy place for future reference.

The packet consists of four parts. Part I outlines the rules as stated in our By-Laws. Part II outlines the restrictions as stated in our Declaration of Condominium. Part III describes the rules and regulations regarding Resales and Leasing of your unit. This section also contains the procedures for screening of proposed tenants and/or new owners. Part IV discusses the rules and regulations to be followed while using the common recreation areas.

These rules are not intended to restrict your lifestyle; but were established so that 153 Unit Owners and/or Lessees could live together in a peaceful and pleasant community. Thus, we ask your cooperation and request that you encourage your family and invited guests to abide by them.

The Board of Directors sincerely hopes that all Unit Owners and/or Lessees will co-operate and work together to achieve our goal, which is to make Village Green Four a desireable place to live. With your help I'm sure this will happen.

Thank you;

Village Green #4, Board of Directors

I.

ARTICLE 11 BY-LAWS PERTAINING TO USE AND DECORUM

11.1 DEFINITION. "Use" and "Decorum" as used herein shall refer to matters pertaining to dress, decorum, noise, use of units, use of Common Elements and Limited Common Elements.

11.2 SCOPE: REMEDY FOR VIOLATION. These By-Laws are reasonably calculated to promote the welfare of the Unit Owner The violation of such By-Laws shall bar any Unit Owner or his family and invitees for the use of the Common Elements, as the Board may deem appropriate, and shall subject any person violating the same to any liability imposed by the Declaration and these By-Laws.

11.3 INITIAL BY-LAWS. These By-Laws (Use and Decorum) hereinafter enumerated shall be deemed in effect until amended and shall apply to, and be binding upon, all Unit Owners. The Unit Owners shall, at all times, obey the same and use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, and persons over whom they exercise control and supervision. Said By-Laws are as follows:

(a.) The sidewalk, entrances, passages, stairways and all other Common Elements must not be obstructed, encumbered or used for any purpose other than ingress to and from the premises.

(b.) All persons using the swimming pool do so at their own risk. A shower is required before entering the pool. Ball playing is not permitted at the pool or in the pool deck area. Chaise lounges shall not be reserved. Under no circumstances are pets permitted in or about the pool area. Glassware is not permitted at the pool. No food is permitted at the pool. Unless otherwise determined by the Board, there shall be no lifeguard or other pool attendant employed to supervise the use of the swimming pool.

(c.) The personal property of all Unit Owners shall be stored within their Condominium Units; provided, however, that no Unit Owner may store any personal property on, or make any use of, the terrace appurtenant to his Unit which is unsightly nor shall he make any use of the same which interferes with the comfort and convenience of other Unit Owners.

(d.) No garbage cans, supplies or other articles shall be placed on the terraces or common elements, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or any other article, be shaken or hung from any of the windows, doors, stairways, terraces, nor hung outside the Unit nor exposed to or on any part of the Common Elements or porches within any Unit. The Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris and other unsightly material.

materials with provisions for sound-proofing, if required, installed upon all floor areas of the Unit except the kitchen, foyer, bath and terrace.

(g.) PETS. No pets, birds, or animals may be kept or harbored in any Unit or on the Condominium Property.

(h.) NUISANCES. No nuisances or any use or practice that is the source of unreasonable annoyance to other Unit Owners or which interferes with the peaceful possession and proper use of the Condominium Property by the Unit Owner is permitted. No Unit Owner shall permit or suffer anything to be done or kept upon the Condominium Property or his Unit which will increase the rate of insurance on the Condominium.

(i.) APPLICABILITY TO SPONSOR. Neither the Unit Owner nor the Association, nor their use of the Condominium, shall interfere with the Sponsor's completion and sale of the Condominium Units. Anything contained herein to the contrary notwithstanding, the Sponsor may make such use of any unsold Unit and the Common Elements as may facilitate the sale or leasing of any Unit in the Condominium.

(j.) CHILDREN: RESIDENTS. Except as to Units which are leased, as hereinafter provided, there are no age restrictions or limitations pertaining to children residing or visiting in this Condominium. As to Condominium Units which are leased, no person under sixteen (16) years of age shall be permitted to reside in this Condominium Unit but, rather, temporary visitations only shall be permissible.

(k.) CHILDREN'S USE OF FACILITIES. Persons who are not sixteen (16) years of age or older shall not be permitted to use the recreation facilities of the Condominium unless under the supervision of an adult Unit Owner or lawful Occupant over the age of eighteen (18) years, except in such cases and under such conditions as the Condominium Association may from time to time establish and require.

(l.) RULES AND REGULATIONS. All Unit Owners and other persons shall use the Condominium Property in accordance with the Rules and Regulations promulgated by the entity in control thereof and the provisions of this Declaration and the By-Laws of the Association.

(m.) ANTENNAS. No antennas shall be erected or installed on the exterior, including roof, of any of the Condominium buildings.

(n.) No inflammable, combustible, or explosive fluid, chemical, or substance shall be kept in any Unit except those required for normal household use.

(o.) Each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by (1) removing all furniture, plants and other objects from his terrace prior to his departure; and (2) designating a responsible firm or individual to care for his Unit, should the Unit suffer hurricane damage, and furnishing the Association with the name of said firm or individual. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters.

(p.) No commercial or business activity shall be conducted in any Unit. No Unit Owner may actively engage in any solicitations for commercial purposes on the Condominium Property, nor shall any solicitor of a commercial nature be allowed on the Condominium Property without prior written consent of the Board.

(q.) Each Unit Owner shall park his automobile in his assigned space. All parking spaces not assigned shall be used by guests of the Unit Owner only, except such spaces as may be designated for the temporary parking of delivery vehicles, or vehicles operated by handicapped persons.

(r.) No Unit Owner shall, in any way, interfere with the construction, sale, or rental of any Unit by Sponsor.

(s.) No blinds, shades, screens, decorative panels, window or door coverings shall be attached to or hung or used in connection with any window or door in a Unit in such a manner as to be visible to the outside without prior written consent of the Board of Directors. Storm shutters shall be of the type approved by the Board of Directors.

(t.) No waterbeds shall be permitted in any Unit of the Condominium.

11.4 APPLICABILITY. The above provisions of Subparagraphs a, e, g, i, j, k, l, n, o, p, q, and s hereof shall not be applicable to the Sponsor or to any unit owned by the same.

11.5 FURTHER RULES AND REGULATIONS. The Association may promulgate Rules and Regulations concerning the use of the Condominium Property and Recreation Area. Said additional Rules and Regulations shall have effect upon posting in a conspicuous place on the Condominium Property and shall have the dignity of By-Laws. PROVIDED that no such Rule, etc. shall affect Sponsor or any Unit owned by Sponsor, without Sponsor's prior written consent.

IV.

RULES AND REGULATIONS GOVERNING USE OF RECREATIONAL AREAS

1. The Clubhouse is available from 8:30 AM till 9:00 PM, unless otherwise determined by the Board.

2. Identification tags must be worn by all owners, lessees, and guests.

3. Cooking appliances in the Clubhouse shall not be used for personal cooking.

4. Proper attire and footwear must be worn at all times in the Clubhouse.

5. A shower is required before using the pool.

6. Children in diapers or under the age of three are not permitted in the pool.

7. Cut-off jeans or other clothing not normally used for bathing are prohibited in the pool. Diving masks, flippers, scuba equipment, and other floating objects are not permitted.

8. All persons using the swimming pool do so at their own risk. Ball playing is not permitted in the pool or on the pool deck. Diving or rough-housing behavior that may disturb the comfort of others is prohibited.

9. Chaise lounges may not be reserved. When using suntan lotions, lounges and chairs must be covered.

10. Unless otherwise determined by the Board, there shall be no lifeguard or attendant employed to supervise the use of the pool.

11. Unit owners are liable for any damage that is intentionally or negligently caused by himself, his family, tenants, or guests in accordance with FS 741.24.

12. The capacity of the pool area at any time will be approximately 85 people.

13. Any and other regulations regarding the use of the recreational areas, are subject to change, as determined by the Board.

A Unit Owner who has obtained his title by gift, devise or inheritance, or by any other manner not previously considered, shall give to the Association notice thereof, together with such information concerning the Unit Owner as the Association may require and a copy of the instrument evidencing the owner's title.

(4.) FAILURE TO GIVE NOTICE. If the required notice to the Association is not given, then at any time after receiving knowledge of a transaction or event allegedly transferring ownership or possession of a Unit, the Association, at its election and without notice, may approve or disapprove the same. If the Association disapproves the transaction or ownership, the association shall proceed as if it had received the required notice on the date of such disapproval.

(5.) BONA FIDE OFFER. A "bona fide" offer as used herein shall mean an offer in writing, binding upon the offerer, disclosing the name and address of the real party in interest and containing all of the terms and conditions of such proposed lease or sale and accompanied by an earnest money deposit in current legal funds.

b. CERTIFICATE OF APPROVAL.

(1.) TRANSFER FEE. The maximum fee which may be charged by the Association for the approval procedures set forth in this Paragraph 12 is Ten Dollars ($10.00).

(2.) SALE OR LEASE. If the proposed transaction is a sale or lease, then within ten (10) days after the receipt of the notice and information concerning the proposed purchaser or lessee, (including responses to character and financial inquiries), that the Association may request, the Association must either approve or disapprove the proposed transaction. If the transaction is a sale, the approval shall be stated in a certificate executed in accordance with the By-Laws of the Association. If the transaction is a lease, the approval shall be executed in accordance with the By-Laws of the Association and delivered to the lessee.

(3.) GIFT, DEVISE OR INHERITANCE, OTHER TRANSFERS. If the Unit Owner giving notice has acquired his title by gift, devise or inheritance, or in any other manner, the within ten (10) days after receipt of the notice and information required to be furnished concerning such owner, the Association must either approve or disapprove the continuance of the Unit Owner's ownership by the Unit. If approved, the approval shall be stated in a certificate executed by the Association in accordance with the By-Laws of the Association.

VILLAGE GREEN 4 CONDO, ASSOCIATION, INC.
2100 SPRINGDALE BLVD.
PALM SPRINGS, FLORIDA

GENERAL RULES AND REGULATIONS

1. The sidewalks, entrances, passages, vestibules, corridors, halls and all of the common areas must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the buildings or the units.
2. No carriages, bicycles or other items may be stored in any of the common areas. Bicycles may only be stored in the Storage room(s).
3. Children shall not play or loiter in halls or other common areas.
4. Children under the age of sixteen (16) are not permitted to use the common facilities, pool fitness room etc. without the supervision of an adult over the age of eighteen (18) who is a registered owner or tenant of the Association.
5. Fire exits shall be kept free and clear of any items.
6. The personal property of all unit owners and lessees should be stored either within their unit or within their respective storage space.
7. No garbage cans, supplies, milk cartons, pot plants or any other articles shall be placed in the hallways.
8. All garbage must be tied in plastic bags and placed in designated garbage bins.
9. Articles of clothing, linens or other such items shall not be shaken or hanged from any of the windows or doors, or be exposed on any part of the common or limited common element.
10. None shall sweep dirt or any other substance into any of the corridors, halls or elsewhere within the common areas.
11. Boxes must be broken up and placed in designated recycle dumpster/bins.
12. No one shall allow anything whatsoever to fall from the windows or doors of his/her unit.
13. The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors.
14. No Boats, motorcycles, motor homes, trailers or commercial vehicles shall be kept on the premises.
15. Each unit is allotted one (1) assigned parking space and one (1) guest space on a regular basis.

16. Use of more than three (3) guest spaces at any time must be preceded by written approval of the Board of Directors.
17. Parking is not permitted at any time in specially designated areas, such as fire lanes and where loading areas are indicated.
18. Loading areas are designated for move in, move out only. Do not Park in these areas.
19. Automobiles must not be backed into any parking space at any time.
20. No vehicle that cannot operate or is in need of repair may remain on the condominium property for more than twenty Four (24) hours
21. There shall be No Car Washing in the common parking lot of the property.
22. No unit owner or resident shall direct, supervise or in any way attempt to assert any control over the employees of the Management Firm or the Association.
23. Domestic help of the unit owners may not gather or lounge in the common areas.
24. No unit owner, lessee or guest shall make or permit to be made any disturbing noises whether inside or outside his/her unit.
25. Entertainment equipment (radio, television etc.) shall not be played at the volume that disturbs or annoys others in the buildings.
26. No unit owner shall conduct or permit to be conducted vocal or instrumental instruction at any time.
27. No satellite installation or any other wiring may be installed upon the common or limited common property at any time without written approval of the Board of Directors.
28. No antenna or aerial shall be erected or installed on the roof or exterior wall of the condominium property.
29. No awnings or canopies or other projection shall be attached or placed upon the outside walls or roof of the any condominium building.
30. No storm shutters may be installed upon any condominium building without written approval of the Board of Directors. Architectural change forms can be obtained in the office.
31. No signage, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed in, on, or upon any part of the condominium property, including unit windows, by anyone.
32. Bulletin Boards located in the common hallways are for condominium business only. No postings other than Association business shall be posted in or on the bulletin board(s).

33. No cooking is permitted on any porch, balcony, pool area or any other common or limited common outdoor area of the property.
34. No flammable, combustible or explosive fluids, chemicals or substance; (Gasoline, kerosene, etc.) shall be kept in any unit except as required for normal household use.
35. Each unit owner who plans to be absent from his or her unit during the hurricane season must prepare his or her unit prior to his or her departure by removing all objects from the porch/patio prior to departure and designating a responsible individual to care for his or her unit in the case of emergency.
36. Payment of Assessments shall be made by check to the Association Office or to the Management firm as is determined from time to time by the Board of Directors.
37. Payments are due without further notice on the first (1^{st}) day of each month and are late on or after the tenth (10^{th}) day of each month. Late assessments are subject to a late charge to be determined from time to time by the Board of Directors.
38. Unit Owners must notify the Board of Directors of intent to lease or sell within ten (10) days prior to the signing of any lease or sale.
39. All rentals must have a lease. No unit may be leased without Board of Directors approval.
40. A copy of the lease must be provided with a completed lease application and background investigation form and an application fee of $ 100.00. All necessary forms are available in the Village Green Office located in the Clubhouse.
41. All sale of any unit must provide the Board of Directors with a sales application, background investigation form, estoppels form and an application fee of $100.00.
42. A lease must be for a period of no less than four (4) months and no more than twelve (12) months.
43. A unit may only be leased once in any calendar year.
44. There shall be no sub-leasing of any unit.
45. Application Fees must be made either by check or money order. No Cash will be accepted.
46. Checks or Money orders should be made payable to Number 4 Condo-Assn, Village Green Inc.
47. Copies of any executed lease or warranty deed must be provided to the Board of Directors or to the Management Firm.

48. **Unit Owners may not lease to anyone under the age of eighteen 18 years.**
49. **Units are intended for residential use only.**
50. **One bedroom units are to be occupied by no more than two (2) persons.**
51. **Two Bedroom units are to be occupied by no more than four (4) persons.**
52. **Guests are allowed a maximum of thirty (30) day stay and must register with the Number 4 Condo Assn, Village Green Office or with the management firm.**
53. **Using the Pool while the pool is under repair or being cleaned is strictly prohibited.**
54. **Unit Owners are liable for any damage incurred by themselves or by their guest to any common area of the Association.**

USE OF THE CLUBHOUSE:

Q. What amenities can I find in the clubhouse?
A. The Clubhouse has, for general use of the resident and their guests, a billiard room with two (2) tables, a card room, two saunas (one in each restroom within the clubhouse), a fitness room, library, cabaret style setting of tables in the main room, a kitchen and restrooms. The stove and refrigerator are not for personal use.

Q. Are there specific hours for clubhouse use?
A. Yes. The Clubhouse is open from 8am to 9pm.

Q. How many guests may I take to the pool or clubhouse?
A. You may have four (4) guests at the pool and they must be accompanied by the owner or the tenant on file. Any more than four guests is considered a party and Parties are not allowed in the common areas. You will be asked to take your guests to your unit.

Q. Do I need my own Q-stick to play billiards?
A. Q-sticks and Balls are provided in the Billiards Room. However, you may utilize your own Q-Stick if you choose.

Q. May I Rent the clubhouse for an event or party?
A. No. The Clubhouse is available for Normal resident use during the hours stated above .

USE OF THE POOL

Q. Are there any restriction to using the pool?
A. Yes. The Association does not use a lifeguard so swimming is at your own risk. The pool , as with any of the common amenities is for the enjoyment of all residents. For that reason, we ask that you exercise common courtesy when you join others in the pool. Diving into the pool, splashing un-necessarily, the use of rafts or other floatation devises, ball playing, general roughhousing are discouraged as they may interfere with the rightful enjoyment of others using the pool.

NO STREET CLOTHES IN THE POOL, BATHING SUITS ONLY.
NO DIAPERS IN THE POOL, SWIMPANTS ONLY!

Q. Is the pool heated?
A. Yes. The heater is generally turned on in October or when the temperature of the water falls below 70 degrees and is turned off in late April or Early May depending on the outside air temperature.

Q. Can I bring food and drink to the pool.
A. Yes, Food and Drinks can be brought to the pool in clear plastic containers. NO GLASS!! All garbage must be removed and placed in the provided garbage receptacle.

! AGAIN, THERE IS NO LIFE GUARD ON-DUTY AT ANY TIME!
!!SWIM AT YOUR OWN RISK!!
YOU MUST KEEP YOUR POOL KEY WITH YOU WHEN YOU ARE INSIDE THE POOL AREA.

General Rules

The pool is open from dawn until dusk.

A shower is required prior to using the pool.

Maximum capacity bathing load is 23 (meaning, people actually in the water at the same time).

You may not reserve pool furniture. It is for everyone's use.

All pool furniture must be kept at least 6ft from the side of the pool. No furniture in the pool!!

When using suntan lotion, the furniture must be covered with a towel before you sit down.

As we try to maintain a neat appearance, pool furniture must be straightened and umbrellas must be closed before you leave.

#4 Condominium Association, Village Green

2100 Springdale Blvd., Palm Springs, Fl. 33461
Tel/Fax 561-966-3584

Question and Answer Sheet

The following Question and Answer Pamphlet is in compliance with Florida Statute 718.504, and is designed to help residents become more familiar with community living specific to this Association.

THE ASSOCIATION

Q. What type of community is this?

A. #4 Condominium Association, Village Green is a not for profit Condominium Association managed since 1983 by the collective interest of the owners of each condominium unit. The Association is comprised of 153 units in three buildings. Those buildings are the Leeds, York, and Finsbury, located at 2200, 2100, and 2000 Springdale Blvd. Palm Springs, Fl. 33461.

Q. How is the Association managed?

A. Once a year the owners of each unit are asked to elect five members from the Association to sit on the board. Those members make policy and oversee the general operations of the Association.

Q. How can I vote for board members?

A. Elections are held during the Annual meetings held during the last month of each year. Members choosing to run for office may submit their intentions to Secretary at the time of the Annual Meeting's first mailing notice.

Q. What if I wish to express a concern relative to some aspect of the Association?

A. Residents of the Association are encouraged to communicate directly with the board of directors either verbally, or in writing. A listing of the board members and its maintenance company are posted on the bulletin boards in the breezeways of each building. Letters can be sent in care of the maintenance company or left in the mailbox in the clubhouse office.

Q. Does the Association has an office?

A. Yes, the Association maintains an office in the clubhouse, near the kitchen. The office, though is not occupied on a regular or scheduled basis, so much of the Association's mail and general correspondence comes through its Maintenance Company (Managing Agent).

Q. What if I am unhappy with my communication with the board on any issue?

A. This Association is committed to addressing the needs of all of its residents. Sometimes that is not possible to do to everyone's satisfaction. The Association is governed by the provisions of Florida Statute 718, (The Condominium Law). If you find your communication with the board or its managing agent less than satisfactory you can communicate your concerns to the Bureau of Condominiums, set up by the State to oversee the Condominium Law.

Q. Is this an Adult Community.

A. No, we have the wonderful mixture of retirees, and adults of various ages, some with families

Note:

This is a residential community with a vested interest in maintaining each member's property value. Cleanliness, appearance, a community spirit, peace and tranquility are key to that interests

USE OF THE CLUBHOUSE

Q. What amenties can I find in the clubhouse?

A. The clubhouse has, for general use of the resident and their guests a billard room with two tables a card room, two saunas, an exercise room, library, a cabaret style setting of tables in the main room, a kitchen and rest rooms. The stove and refrigerator are not for personal use, unless tied to a specific rented engagement.

Q. Are there specific hours for using the Clubhouse?

A. Yes, the lights in the Clubhouse are set on a timer that comes on at 8:00AM and go off at 11 00. Unless otherwise determined by the Board, those are the hours you may use the Clubhouse

Q. How many quests may I take to the pool or Clubhouse?

A. Four. Any more than that will be considered a party and you will be asked to submit a rental fee, a deposit and sign a rental agreement

Q. Do I need my own cue stick to play billards?

A. Yes. And though there are billard balls, you may not find a complete set.

Q. My wife and I are celebrating our anniversary. Can I use the clubhouse to invite twenty of our friends for a party?

A. The Condominium Law mandates that the clubhouse be available for all of the Association's residents. But we do have a procedure for making the Clubhouse available to residents of this community for parties/large gatherings. Please see any of the board members for additional information and or to obtain a rental form.

USE OF THE POOL

Q. Are there any restrictions to using the pool?

A. The Association does not use a lifeguard, so swimming is at your risk. The pool, as with any of the Common Element is for the enjoyment of all of our residents. For that reason we ask that you exercise common courtesy when you join others in the pool. Diving into the pool, splashing unneccesarily, the use of rafts or other floatation devices; ball playing, general roughhousing are discouraged as they may interfere with the rightful enjoyment of others using the pool when you do.

Q. Is the pool heated?

A. Yes. The heater is generally turned on in October or when the temperature of the water falls below 70 degrees and is turned off in later April or early May.

Q. Can I bring food and drink to the pool?

A. Food and drink are not allowed for sanitary and safety reasons:

Q. Is there a life guard?

A. No, so you swim at your own risk.

General Rules:

--The pool is open from dawn until dusk;
--A shower is required before using the pool;
--Children with diapers are not permitted in the pool;
--Only apparel normally used for swimming/water activities may be worn in the pool;
--Maximum capacity of people in the pool is limited to eighty-five;
--Pool furniture are not reserved;
--All pool furniture must be kept at least six feet from the side of the pool;
--When using suntan lotion, the furniture must be covered before sitting on it;
--As we try to maintain a neat appearance pool furniture must be returned to the position you found it before leaving;
--Umbrellas must be closed after using them.

MEETINGS

Association members are encouraged to attend and participate in the affairs of the Association. Those affairs are conducted through meetings and workshops which are advertised in accordance with the Condominium Law. Notices of meetings are posted on the bulletin boards. (Association members receive at least two mailings notifying them of the Annual Meeting and asking for candidates for the Board of Directors). The following meetings are conducted by the Association.

1. **Workshops.** Are generally informal meetings designed to monitor ongoing business or to formulate matters for board approval.
2. **Board of Directors Meetings.** Are generally conducted once a month or as needed.
3. **Budget Meetings.** Are generally conducted during the last quarter of the year to formulate a budget for the ensuing year.
4. **Annual Meeting.** Is conducted once a year generally within the last two months of the year. Election of Board members is held during this time.

COMMON ELEMENT.

Q. Is there more to the Association than my unit?

A. Oh, yes! The Association maintains a parking lot, a guardhouse, two gazebos on well manicured grounds, a clubhouse, a pool, lounge chairs and tables around the pool, two shuffleboard courts a putting green and a playground we are leasing to the Pines. All of the Common Elements are for the use and enjoyment of the residents of the Association and their guests.

Q. The Association has a clubhouse?

A. Yes, the Association maintains a clubhouse and adjacent pool in the interior section of our property buildings.

Q. Do I need a key to get into the clubhouse?

A. Access to the clubhouse and pool requires a key. Keys can be obtained from the Association for $8.00 and are sold to members of the Association only.

Q. Are there any restrictions to my children/grandchildren using the Common Element amenties?

A. Children under the age of sixteen years MUST be accompanied by an adult when using any of the Common Element amenties.

Q. Are there any rules I need to know concerning the putting green?

A. Yes. It is a putting green so the use of tees, drivers and irons on the green or from the grass area is prohibited. And please take note of the Clubhouse and its windows, nearby.

Q. What about my mailbox?

A. The Association maintains a general mailbox station in the breezeway of each building. Each Unit's mailbox is the property of that resident and the U.S. Postal Service. Please contact the Lake Worth post office with any questions concerning access to the mailbox.
For your convienence, a box for outgoing mail is attached to each building's station.

Q. What if I want cable television.

A. The Association has a contract with Adelphi Cable Company for bulk service. Each Unit is already set up for cable, but should you have problem getting reception, please contact the cable company.

Note:

--Unit owners are liable for any damage that is intentionally or negligently caused by them, their family, their tenants, if applicable, or their guests, in accordance with F.S. 741.24.

--Any and all regulations regarding the use of the recreational areas are subject to change.

--Please help to keep the grounds litter free!

RENTALS/SALES

Q. I want to rent my Unit. Do I have to notify the Association?

A. Yes. All prospective renters need to participate in a screening which includes a $100.00 fee. Screening appointments can be scheduled by contacting the Board of Directors.

Q. Are there any lease restrictions?

A. Leases must be for more than six months. Only one lease per Unit is allowed per year. And members wishing to rent their Units must pay, to the Association a security deposit, the amount to be set by the Board.

Q. Do prospective buyers need to go through the same screening.

A. Absolutely!

Q. My children take ownership of my Unit. Do they have to be screened?

A. Not necessarily. But to familiarize themselves with the Association and its rules and regualtions they should submit to an abbreviated screening.

General:

--New owners must submit to the Association within a month of taking ownership, either through a sale, inheritance, Quit Deed, or other transfer of ownership device, a copy of the deed that now lists them as the owner;

--All none related person(s) assuming co-ownership or ownership, in general MUST submit to the screening procedure;

--The Association has thirty business days from the time a prespective sale/lease is announced to the Association to issue an approval.

--Occupancy of a one bedroom Unit is limited to two people and a two bedroom unit to four people

--Multi year leases are subject to Board approval;

--Subleasing is prohibited.

GENERAL RULES AND REGULATIONS

The following are general rules promulgated by the Association for the general comfort of the residents and the protection of the investments made by each Association member:

---No items may be draped over the banisters or hung in your patio.

---Nothing is to be left on the walkways.

---No alterations are to be made to the exterior of a Unit without prior Board approval

---Carpet must be maintained on the floors of the second and third floor Units. Any member wishing to lay down tile must first submit to the Board the work to be done for prior approval. All such tiling must have a sound proofing material undeneath it.

---No laundry lines will be constructed on the Association's property.

---Only appropriate curtains/blinds may be hung on the windows. Bedsheets, towels or other like items will not be permitted on the windows.

---No signs may be placed on the Association's property without prior Association approval.

---The Units are residential use only. No businesses may be conducted on the Association's property.

---No one is allowed on the roofs. Service mechanics must be insured and licensed and must notify the Managing Agent/Board of Directors before entering the roof area.

---Music/General noise should be kept at a volume so as not to disturb your neighbors.

---Cooking on each individual patio or by the pool or other Common Areas is prohibited.

---No imflammable material may be stored on the Association's property.

---Pets or other animals are not allowed.

---All personal items are to be stored inside one's Unit or storage bin.

---While the Association allows for storing of bicycles in the seconf floor storage rooms, the security of those bicycles is the individual owner's responsibility.

---Any illicit activity on the Association's property will NOT be tolerated and will, when discivered be reported to the authorities.

PREPARING FOR HURRICANE SEASON

Q. I will be leaving for my northern home during the summer. Is there anything I should do before leaving?

A. Yes, there are several steps you should take. They are as follows:
---Remove all loose items, furniture from your patio if you do not have storm shutters.
---If you have storm shutters lower them.
---Leave a key with a family member or friend. Advise the Association in writing of who that person is and how they can be contacted. The purpose of this is to assist you in assessing and limiting the impact of any damage which a major storm may cause to your Unit.

Q. Should I purchase insurance for my Unit?

A. Yes, the Association maintains a Master policy for the Common areas and the exterior of each building. Each member is responsible for the interior of their Unit. And each member is encouraged to include in their policy, a 'Loss Assessment Clause', which protects them against special assessments which the Association may have to levy to cover deductibles and noninsured items

Q. How do I get storm shutters?

A. Any of the major companies listed in the telephone book install the accordian type shutters required by the Association. You may get a get a bid from a company and a copy of that bid along with an explanatory cover letter from you should be sent to the Association prior to the actual work being done.

STORAGE SPACE:

Q. I have Christmas items I wish to store. Is there a place for me to do so?

A. Yes. Opposite each elevator door, on the second floor is a room containing seperated spaces for storing items of personal value. No personal items, except bicycles can be left outside the Unit or its appurtenant storage bin.

Q. What about bicycles?
An area in the middle of each Storage room is alloçated for the storage of bicycles. Please be mindful that the space is limiting in the number of bicycles in the number of bicycles that can be stored. Bicycles are not to be left outside on the Common grounds!

Q. Do I need a key to enter the Storage Room?

A. Yes, and a key can be secured from the Association by contacting the Board of Directors. Keys cost $3.00