ESEDRA COURT
RULES & REGULATIONS

REVISED FEBRUARY 2022 *****

Dear Esedra Court Resident:

This code of Rules & Regulations was established by the Board of Directors of your Association in order to make more pleasant and enjoyable living conditions at The Fountains. They are designed to maintain a proper atmosphere and decorum, to assure our safety and protection, and to preserve our property values and investment.

The unit owners shall be primarily responsible for their conduct and the conduct of members of their family, relatives, guests, visitors, employees, and tenants in the observance of these Rules & Regulations.

Your complete cooperation in conforming to these Rules is requested. Remember, a Rule or Regulation is only as effective as an individual's attitude toward that Rule. If we want to make them work, they will work. Let's keep the Fountains a pleasant place to live.

Sincerely,

THE FOUNTAINS OF PALM BEACH
CONDOMINIUM, INC. NO. 4

Board of Directors
Esedra Court

GENERAL

1. All persons must obey the established traffic pattern, stop signs and speed limit. Parking is head-in only.

2. Those who own two or more vehicles may only park one vehicle in the parking spaces that face the building. If a vehicle is left for an extended period of time (2 weeks or more), it MUST be parked in the west lot of building 4793. Vehicles parked on Esedra Court property must be registered vehicles. Vehicles driven on any roadway within The Fountains must be insured and registered and must be driven by licensed drivers only.

3. Guest parking is restricted to designated Guest parking spaces; guests may not park in Resident parking areas for any reason at all. Residents with parking passes may park in Resident parking areas if the parking pass is prominently displayed.

4. Bicycles must be parked in appropriate areas designated for them and must have owner's identification. Otherwise, they will be removed.

5. For the safety of residents and visitors bicycle riding, the use of scooters, skateboarding and skating is not permitted in parking areas or on building catwalks with the exception of equipment for the handicapped. All bicycles, motorbikes and handicap scooters must have reflectors and lights for use in the hours of darkness. Bicycle riders are required to walk their bikes through the parking areas when leaving or returning to their buildings.

6. No trucks ~~and~~ commercial pick-up trucks, recreational vehicles, motorcycles, (except in the overflow parking lot as described herein), non-passenger vans, passenger vans in excess of seven (7) passengers, and unsightly or inoperative vehicles may not be parked on condominium properties, except during daytime hours when required by visiting repairmen or service personnel. Unsightly vehicles are defined to be vehicles with substantial rust, peeling paint or fabric, leaking oil, torn upholstery, or broken and dented body parts. No campers or commercial vehicles shall be permitted to be parked except for business purposes and at the appropriate times. The pickup trucks and passenger vans that are presently in the Court, as of October 8, 2001, are grandfathered in for this purpose. No vehicles may be parked on condominium properties that are loaded with materials for commercial purposes. Mopeds must be parked by the bicycle racks, not in automobile parking spots, and they may be covered. Persons may park non-commercial pickup trucks in the general parking areas, provided that any non-commercial pickup truck over ½ ton, may only be parked in the overflow parking lot on the west side of building 4793. All other non-commercial pickup trucks can park in the Court but cannot park facing the building. No person may store or park trailers and motorcycles in the general parking areas, but may park them in the overflow parking lot, on a first-come first serve basis. Any of these trailers and motorcycles must fit in one parking spot. No person may store or park boats in the general parking areas or any other area of the common elements.

7. Catwalks and the areas under stairwells must be kept free of anything that blocks passage for people, wheel chairs, handicap equipment and security personnel.

8. Privately owned furniture and equipment shall not be left on land and other common elements after being used.

9. Trees, shrubs, etc., may not be planted on lawns or common elements without prior approval of the Board of Directors and must be maintained in proper condition by the unit owners.
10. No type of outdoor cooking may be done on terraces, balconies, lawns or other common elements. Neither shall there be any picnicking on the lawns or common elements, unless approved by the Board of Directors.

11. No antennae, satellite dish, or loudspeakers shall be installed outside of apartments without prior written approval from the Board of Directors.

12. All persons are expected to keep noise levels low enough so as not to disturb others.

13. Clothing, towels, laundry, bedding, mops, rugs, or similar items may NOT be aired or dried on the catwalks, terraces, balconies or any other exposed area visible to the public, front or back.

14. Soft, wet garbage shall be disposed of in the disposal unit in each apartment. Newspapers, newspaper inserts, brown paper grocery bags, corrugated cardboard boxes, magazines and catalogs, and aluminum, glass and plastic containers, drink boxes and milk and juice cartons are to be disposed of in the respective recycling bins, where marked. ALL OTHER REFUSE MUST BE SECURELY WRAPPED IN PLASTIC BAGS, TIED AND DEPOSITED IN DUMPSTERS.

15. Residents and guests are requested to help keep walks, hallways, elevators, laundry rooms and other common elements clean and free from litter.

16. Proper attire should be worn at all times in the public areas.

17. Bulletin boards may not be used for personal or commercial messages.*** The Bulletin Boards are located in each building's entryway near the elevators.**

18. There shall be no chipping, practicing, or ball playing on the common elements.

19. Since the owners of apartments in apartment buildings in Esedra Court and the owners of the townhouses adjoining the apartment buildings on each side are each entitled to a bin in the storage area assigned to each building, the users of bins shall clearly indicate thereon their names and addresses in Esedra Court, including the apartment number. None of your possessions may be stored in the aisles. The aisles must be and will be kept clear.

20. Commercial car washing or car waxing will be permitted only at the parking lot at Building 4793, adjacent to the storage building. Residents will be held responsible for commercial solicitation by their contractor. Fines up to $100, or the maximum amount

allowed by law, may be imposed. No repair work is permitted. Car washing by a resident is permitted at their residence.

21. No car covers are permitted in the Court, except by building 4793 west parking lot.

22. Golf carts are prohibited in the Court, except those used by the F.C.O. and Security personnel.

23. No solicitations are permitted in the Court.

24. If a resident is **away for more than 2 days,** the main water valve is to be shut off, and the air conditioning must be set to a minimum of 80º and the humidistat be set at 65º.

25. There will be NO MOVING ON SUNDAYS.

HURRICANE PREPARATIONS

Any resident who will not be in attendance at their unit for 72 hours or more from June 1st to November 30th, shall be responsible to remove all loose objects, i.e., flower pots, chimes, bicycles, etc., that could become potential missiles in the event of a hurricane. Failure to do so may subject the unit owner to an assessment for the cost of the securing or removing of such objects, plus a penalty of up to $100, or the maximum amount allowed by law, as may be determined by the Grievance Committee.

CONSTRUCTION AND ALTERATIONS

1. No changes or alterations in the landscaping or the exterior of any residential unit shall be made without approval in writing by the Board of Directors to whom written plans shall first be submitted in connection therewith.

2. With respect to construction or alterations that could result in destruction of shrubbery, the Board shall be authorized to require the contractor performing the work to post a cash bond of approximately double the value of the shrubbery to guarantee replacement of same.

3. No installation of tile or wood flooring in the units on the second and third floors shall be permitted without a soundproofing installation being provided in connection therewith. Written approval of the Board of Directors as set forth in paragraph 1 above shall be required prior to the commencement of work.

4. If any construction work is being done in a resident's home, the resident is responsible to see that the debris is cleaned up. If the contractor does not remove the debris, the resident will be charged for its removal.

5. The color of any folding storm shutters to be installed shall be white and the bolts are to be stainless steel, embedded in urethane caulking, and must be submitted to and approved by the Board of Directors.

6. As of January 1995, installation of indoor/outdoor carpeting on balconies (terraces) shall not be permitted.

7. Construction Restrictions are as follows: No loud equipment or heavy construction allowed except between the following times: Monday through Saturday 8:30AM-6PM. There is to be no construction work on Sundays.

POOL AREA

1. The pool is open from dawn to dusk, unless prior approval is obtained from the Board of Directors.

2. Before entering the pool, all persons must shower to remove body oils and lotions.

3. No large inflatables are permitted in the pool.

4. Shoes must be removed when using the lounge chairs. This will prolong the life of our equipment.

5. No animals are permitted in pool area.

6. Food, beverages, and all glass objects are prohibited in the pool area. No alcoholic beverages are permitted in the pool area and pool house.

7. All children under fourteen (14) years of age must be accompanied by a supervising adult while in the pool or in the pool area. Esedra Court is not responsible for children left unattended at the pool.

8. Children needing diapers are permitted in the pool as long as they are wearing leak-proof diapers specially designed for swimming.

9. Chairs, lounges, and tables are provided for the use of residents and guests. These may not be reserved or removed from pool area. All lounges and chairs MUST be towel covered before use.

10. Residents and guests are requested to help keep the pool area, including the lavatories, clean and to use receptacles for cigarette and cigar butts.

11. No residents may use the pool area for private parties and/or functions unless prior approval has been secured from the Board of Directors of the Association.

12. Adults must wear proper covering over bathing suits when walking to and from the pool area.

13. No unit owner may have more than four guests at any one time without written permission from the Pool Committee Chairperson or President.

14. Smoking of any kind, including vaping, is strictly prohibited in the pool area.

PETS

1. Dogs or other pets shall not be permitted in Esedra Court, except for those brought into the Court by original owners of a residential unit. Such dog or pet may not be replaced or substituted for and may be ordered removed if it becomes vicious or has otherwise become a nuisance.

2. No pet shall be permitted to be brought into the Court by anyone acquiring a unit in a resale or under any lease agreement.

3. Guests, visitors, or lessee tenants shall not be permitted to bring any pets onto the premises.

4. Seeing-eye dogs and specially trained dogs for legally handicapped persons are permitted. See Service Animal/Emotional Support Animal Rules and Regulations attached hereto.

5. Pets shall be on a leash and accompanied by owners at all times when on the common elements, lawns or other grounds of the condominium.

6. When an animal relieves itself on any area of the common elements, the cleanup is the responsibility of its owner. The use of a shovel, pail, or tissue is recommended.

7. Any animal who's barking constantly disturbs neighbors, or whose owner does not clean up after it, will be declared a nuisance.

RENTALS/RESALES

1. Applications for both rentals and resales must be submitted at least thirty (30) days in advance to the F.C.O. Office, 4615B Fountains Drive, Lake Worth, Florida 33467, for processing and then approval by the Board. Applications are available at the F.C.O. office and must be accompanied by a nonrefundable $100.00 application fee. Failure to follow these procedures can result in a fine of $100/per violation, not to exceed $1,000.

2. Only two rentals are permitted per calendar year, with no rental for less than three months, not to exceed one year. The Board has the right to approve rentals on a yearly basis. Occupancy by unit owners' immediate family shall not be deemed a rental. For these

purposes, immediate family consists of parents, children, grandchildren, sisters, brothers and their spouses. Occupancy by any others when unit owner is not in residence shall be deemed a rental.

3. All unit owners must advise and acquaint tenants of the Rules & Regulations of Esedra Court, and they shall be held responsible to the Board of Directors for any violation.

4. Notification must be forwarded in advance to the F.C.O. when and if you authorize members of your family to use your unit when you are not in residence.

5. Use and occupancy are restricted to two persons per bedroom (permanent occupancy). No rental will be allowed to more than one family at a time.

6. Lessees will not be permitted to keep pets under any circumstances.

7. Each owner shall use his or her apartment as a private dwelling for himself or herself and his or her immediate family, and for no other purpose including business purposes. Therefore, the leasing of apartments to others as a regular practice for business (the ownership of four or more units within Esedra Court by one person or business entities controlled by one person), speculative investment (the ownership of four or more units within Esedra Court by one person or by business entities controlled by one person which are intended to go on the market for sale or for rent.), or other similar purposes is not permitted."

8. Potential Lessees and purchasers are required to appear before an Interview Committee. The terms "regular practice for business" and /or "speculative investment" shall not be construed to mean the purchase of 1, 2 or 3 units in Esedra Court for the purpose of rehabilitating said units for the purposes of future personal use, leasing or future sale.

9. Any potential purchaser or renter must submit to a background check, including but not limited to a criminal background check & credit background check, before their application can be processed. Similar background checks are also required for any guest who will be occupying a unit for more than 30 days.

VIOLATIONS

Violators of these Rules & Regulations can be fined $100 per violation, not to exceed the amount allowed by law, in accordance with Florida Statutes.

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