

BEACON HILL CONDOMINIUM ASSOCIATION, INC.  
c/o Lion Property Management, Inc.  
P.O. Box 8463  
Coral Springs, FL 33075  
Phone: 954-227-9556 Fax: 954-753-1417

**INSTRUCTIONS FOR PURCHASE**

1. Application must be completed in its entirety. **Failure to do so are grounds for rejection.** An application fee of **\$100.00** must be paid by **money order payable to Lion Property Management** at the time of submitting the application. The \$100.00 application fee per single applicant is required. If legally married, the \$100.00 is per couple. Any other applicant over the age of 18 there is an additional \$100.00 fee. International screening (residence outside of the United States) requires an additional fee per country per person. For further information contact management for details at 954-227-9556 or by e-mail to [msangelo@lionpropertymanagement.net](mailto:msangelo@lionpropertymanagement.net). No personal checks will be accepted. **THE APPLICATION FEE IS NON-REFUNDABLE WHETHER APPROVED OR NOT APPROVED.**
2. Clear copies of Drivers License and Social Security cards for all occupants including children over 18 combined on one sheet if possible.
3. Proof of income – **income tax return or total amount of one month's net income.**
4. Proof of current address - telephone or electric bill showing the current address.
5. **Complete and sign the Disclosure and Release Statement for each applicant. Additional forms for applicants over 18 years of age will be required.**
6. Copy of the fully executed Sales contract plus Good Faith Estimate if financing..

**Please make sure you comply with the following occupancy regulation:**

**OCCUPANCY 2 PERSONS PER BEDROOM**

**INITIAL EACH PAGE OF THE ATTACHED RULES & REGULATIONS  
ACKNOWLEDGING RECEIPT AND COMPLIANCE.**

**THIS APPLICATION WILL BE RETURNED IF ANY OF THE ABOVE INSTRUCTIONS ARE NOT COMPLETED AND LEGIBLE. THE BOARD HAS 30 DAYS TO PROCESS THIS APPLICATION WHICH BEGINS FROM THE DAY THAT ALL INFORMATION IS COMPLETED AND RETURNED TO THE MANAGEMENT COMPANY. THE APPLICANT WILL BE NOTIFIED BY A MEMBER OF THE BOARD TO SCHEDULE THE REQUIRED INTERVIEW IN A TIMELY MANNER. FAILURE TO ABIDE BY THESE REGULATIONS IS GROUNDS FOR DENYING THE APPLICATION.**

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**APPLICATION FOR PURCHASE**

THE ATTACHED APPLICATION FOR OCCUPANCY MUST BE COMPLETED IN DETAIL BY THE PROPOSED PURCHASER(S). IF ANY QUESTION IS NOT ANSWERED OR LEFT BLANK, APPLICATION WILL BE RETURNED, NOT PROCESSED AND NOT APPROVED.

A FULLY EXECUTED COPY OF THE SALES CONTRACT MUST BE ATTACHED TO THIS APPLICATION PLUS THE GOOD FAITH ESTIMATE IF FINANCING.

ATTACH TO THIS APPLICATION A MONEY ORDER FOR \$100.00 FOR TRANSFER FEES MADE PAYABLE TO LION PROPERTY MANAGEMENT. THE \$100.00 APPLICATION FEE IS REQUIRED PER SINGLE APPLICANT OR A LEGALLY MARRIED COUPLE. ANYONE OVER 18 YEARS OF AGE AN ADDITIONAL \$100.00 FEE PER PERSON PAYABLE TO LION PROPERTY MANAGEMENT MUST BE INCLUDED. INTERNATIONAL SCREENING FEE (RESIDENCE OUTSIDE OF THE UNITED STATES) REQUIRES ADDITIONAL FEES PER COUNTRY PER PERSON. CONTACT MANAGEMENT FOR DETAILS AT 954-227-9556 or by e-mail [msangelo@lionpropertymanagement.net](mailto:msangelo@lionpropertymanagement.net).

NO PERSONAL CHECKS WILL BE ACCEPTED. FEES ARE NON-REFUNDABLE WHETHER APPROVED OR NOT APPROVED.

THE COMPLETED APPLICATION MUST BE MAILED TO LION PROPERTY MANAGEMENT AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPECTED CONTRACT CLOSING DATE. THE UNIT MAY NOT BE OCCUPIED BY THE NEW OWNER UNTIL THE BOARD APPROVAL HAS BEEN GIVEN.

THE OWNER-SELLER SHALL PROVIDE THE BUYER WITH A COPY OF ALL CONDOMINIUM DOCUMENTS AND RULES & REGULATIONS.

THE BUYER SHALL MAKE THEMSELVES AVAILABLE FOR A PERSONAL INTERVIEW.

OCCUPANCY REGULATIONS – SINGLE FAMILY RESIDENCE ONLY AND NO MORE THAN TWO PERSONS PER BEDROOM.

**PLEASE TYPE OR PRINT**

DATE \_\_\_\_\_ APPROX. CLOSING DATE \_\_\_\_\_

ADDRESS \_\_\_\_\_ BLDG. NO. \_\_\_\_\_ APT. NO. \_\_\_\_\_

NAME OF CURRENT OWNER \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS OF CURENT OWNER \_\_\_\_\_

NAME AND PHONE REALTOR \_\_\_\_\_

E-MAIL REALTOR \_\_\_\_\_

**NAME OF PROSPECTIVE PURCHASER(S)** as title will appear **IN THE CONTRACT:**

a. \_\_\_\_\_ b. \_\_\_\_\_ (Spouse)

**1. OTHERS WHO WILL OCCUPY THE UNIT** – IF OVER 18 DOB & SOC SEC #

2 PERSONS PER BEDROOM

\_\_\_\_\_ RELATION \_\_\_\_\_ AGE \_\_\_\_\_

\_\_\_\_\_ RELATION \_\_\_\_\_ AGE \_\_\_\_\_

\_\_\_\_\_ RELATION \_\_\_\_\_ AGE \_\_\_\_\_

**2. REFERENCES:**

NAME: \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

NAME \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

NAME \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

**3. FINANCIAL INFORMATION**

NAME OF BANK \_\_\_\_\_ SAVINGS ACC# \_\_\_\_\_

NAME OF BANK \_\_\_\_\_ CHECKING ACC # \_\_\_\_\_

BANK ADDRESS \_\_\_\_\_

**4. APPLICANT INFORMATION**

APPLICANT NAME \_\_\_\_\_ DOB \_\_\_\_\_ SOC SEC # \_\_\_\_\_

APPLICANT NAME \_\_\_\_\_ DOB \_\_\_\_\_ SOC SEC # \_\_\_\_\_

CURRENT ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_ CELL \_\_\_\_\_

YEARS AT ADDRESS \_\_\_ OWNED \_\_\_ RENTED \_\_\_

**LANDLORD CONTACT INFORMATION**

5. **AUTO(S)**: MAKE \_\_\_\_\_ YEAR \_\_\_\_\_ TAG # \_\_\_\_\_  
MAKE \_\_\_\_\_ YEAR \_\_\_\_\_ TAG# \_\_\_\_\_

**6. EMPLOYER INFORMATION**

EMPLOYER \_\_\_\_\_ ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_ POSITION \_\_\_\_\_

SPOUSE's \_\_\_\_\_ ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_ POSITION \_\_\_\_\_

7. WE FULLY AUTHORIZE INVESTIGATION OF ALL REFERENCES AND BACKGROUND CHECK.

8. WE ACKNOWLEDGE VEHICLES ARE LIMITED TO STANDARD MOTOR CARS (NO BOATS, TRAILERS, MOTORHOMES OR COMMERCIAL VEHICLES PERMITTED.

9. WE ACKNOWLEDGE THAT WE CANNOT OCCUPY PREMISES WITHOUT APPROVAL FROM THE ASSOCIATION.

10. WE HAVE RECEIVED THE COPY OF THE ASSOCIATION DOCUMENTS FROM THE SELLER.

11. WE ACKNOWLEDGE PETS CANNOT BE OVER 25 LBS AT MATURITY.

12. FALSE OR INCOMPLETE APPLICATIONS CAN BE REJECTED.

13. NO TRANSIENT OCCUPANCY IS ALLOWED. LEASES/RENEWAL LEASES MUST BE PROVIDED

14. ONLY 2 PARKING SPACES PER UNIT ARE ASSIGNED. GUEST SPACES ARE FOR GUESTS ONLY NOT FOR RESIDENTS.

15. In making the foregoing application, I represent to the Board of Directors that the purpose for the purchase of a unit in **BEACON HILL CONDOMINIUM** is as follows;

Permanent Residence \_\_\_\_\_ Seasonal Residence \_\_\_\_\_ Rental \_\_\_\_\_ (Restriction Apply)

Other (Please State) \_\_\_\_\_

16. I understand that acceptance for purchase of a unit in **BEACON HILL CONDOMINIUM** is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Occupancy prior to approval is prohibited.

17. I understand that acceptance for purchase of a unit in **BEACON HILL CONDOMINIUM** is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Occupancy prior to approval is prohibited.

18. I hereby agree for myself and on behalf of all persons who may use the apartment, which I seek to purchase that I will abide by all of the restrictions contained in the By-Laws and Rules & Regulations, which are or may in the future be imposed by **BEACON HILL CONDOMINIUM**.
19. I hereby agree for myself and on behalf of all persons who may use the apartment, which I seek to purchase that I will abide by all of the restrictions contained in the By-Laws and Rules & Regulations, which are or may in the future be imposed by **BEACON HILL CONDOMINIUM**.
20. I have received from the current owner a copy of all the condominium documents and Rules & Regulations:  
 Yes\_\_\_\_\_ No\_\_\_\_\_
21. I shall be present when guests, relatives or children who are not permanent residents occupy the apartment, unless I have leased out the unit.
22. If this application is approved, **I/we will provide a copy of the closing statement and a copy of the recorded Deed within ten (10) days after closing.**
23. I understand that the submission of this application and the payment of the processing fee is no guarantee of approval. If this application is denied, no reason need be given and no refund of the processing fee will be made. Any misrepresentation or falsification of information on these forms will result in the automatic rejection of this application.
24. I understand that the Board of Directors of the **BEACON HILL CONDOMINIUM** may cause to be instituted as such an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of directors or their agent to make such investigation and agree that the information contained herein may be used in such investigation, and that the Board of Directors and Officers of the **BEACON HILL CONDOMINIUM** itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board.
25. **We certify all information to be true and correct: The Association and Agent, in event of sale, hereby authorize to act as our agent with full power and authority to take such action as may be required, if necessary, to compel compliance by our lessee and or guests with provisions of the Declaration of Association including, but not limited to, the Rules and Regulations and its supportive exhibits, rules and regulations of the associations, or instance of any violation of any of the above by the lessee and or guests under appropriate circumstances, to terminate the leasehold. The lessor agrees to reimburse association for any attorney fees and costs incurred as lessor agent in such enforcement of lease termination.**
26. Applicant represents that as part of this application, applicant agrees if approved that applicant has read, understood and will strictly abide by all governing documents including, but not limited to, the attached rules and regulations.
27. Incomplete applications may be returned until all required information is re-submitted.

28. ALLOW A MINIMUM OF 30 DAYS PRIOR TO CLOSING/MOVE-IN DATE TO PROCESS THE APPLICATION. AN INTERVIEW WITH THE BOARD IS REQUIRED.

29. In making the foregoing application, I am aware that the decision of the **BEACON HILL CONDOMINIUM** will be final and that no reason will be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors.

\_\_\_\_\_  
PROSPECTIVE OCCUPANT

\_\_\_\_\_  
PROSPECTIVE OCCUPANT

CURRENT OWNER\_\_\_\_\_

DATE\_\_\_\_\_

**DISCLOSURE AND RELEASE STATEMENT**

I, \_\_\_\_\_ hereby authorize **BEACON HILL** (the Association) c/o LPM to procure a screening criminal report and consumer credit report from Screening Services. (Screening), a company engaged in the business of collecting information for purposes of screening, for the limited purpose of evaluating me as a resident with the Association. I specifically understand that **it is necessary that I provide my date of birth, social security number and telephone number** for the completion of a screening report. I further understand that in all likelihood, the report will contain information about my background, mode of living, character, general reputation, and personal characteristics.

I hereby authorize all persons and entities, including but not limited to businesses, corporations, former employers, credit agencies, governmental agencies, law enforcement authorities, educational institutions, state insurance departments, private regulatory agencies, and all military services, to release all written and verbal information about me to Screening. I release and hold each harmless from all liability and responsibility for doing so.

I further release and hold Screening and Management Company harmless from liability for providing the aforementioned information to the Association for the limited purpose of evaluating me as a resident.

I further understand that upon written request, I will be given a list of the areas, which will be researched and included in the report to the Association.

This Disclosure and Release Statement, in the original or copy form, is valid now through the period of time the Association considers my application for approval. I agree with all of the provisions contained herewith and was furnished with a copy of this Disclosure and Release Statement.

\_\_\_\_\_  
Applicant Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Phone Number

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Applicant Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Phone Number



RULES AND REGULATIONS

OF

BEACON OF CORAL SPRINGS CONDOMINIUM ASSOCIATION, INC.

THE RULES AND REGULATIONS HEREINAFTER ENUMERATED AS TO THE CONDOMINIUM PROPERTY, THE COMMON ELEMENTS, THE CONDOMINIUM UNITS AND THE CONDOMINIUM IN GENERAL SHALL BE DEEMED IN EFFECT UNTIL AMENDED AS PROVIDED BY THE BYLAWS OF THE ASSOCIATION AND SHALL APPLY TO AND BE BINDING UPON ALL UNIT OWNERS. THE UNIT OWNERS SHALL AT ALL TIMES OBEY SAID RULES AND REGULATIONS AND SHALL SEE THAT THEY ARE OBEYED BY THEIR FAMILIES, GUESTS, INVITEES, SERVANTS, LESSEES, PERSONS FOR WHOM THEY ARE RESPONSIBLE AND PERSONS OVER WHOM THEY EXERCISE CONTROL AND SUPERVISION. VIOLATION OF THESE RULES AND REGULATIONS MAY SUBJECT THE VIOLATOR TO ANY AND ALL REMEDIES AVAILABLE TO THE CONDOMINIUM ASSOCIATION AND OTHER UNIT OWNERS PURSUANT TO THE TERMS OF THE DECLARATION OF CONDOMINIUM, THE ARTICLES OF INCORPORATION OF THE ASSOCIATION, THE BYLAWS OF THE ASSOCIATION AND FLORIDA LAW. VIOLATIONS MAY BE REMEDIED BY THE CONDOMINIUM ASSOCIATION BY INJUNCTION OR OTHER LEGAL MEANS AND THE ASSOCIATION SHALL BE ENTITLED TO RECOVER IN SAID ACTIONS ANY AND ALL COURT COSTS INCURRED BY IT, TOGETHER WITH REASONABLE ATTORNEYS' FEES, IN ADDITION TO ANY REMEDIES OR RIGHTS WHICH THE ASSOCIATION OR ANY UNIT OWNER MAY HAVE TO RECOVER DAMAGES, COSTS AND ATTORNEYS' FEES AGAINST ANY PERSON VIOLATING THE RULES AND REGULATIONS OR THE DECLARATION OF CONDOMINIUM AND ANY OF THE EXHIBITS THERETO. THE BOARD OF DIRECTORS MAY, FROM TIME TO TIME, ADOPT NEW RULES AND REGULATIONS OR AMEND OR REPEAL PREVIOUSLY ADOPTED RULES AND REGULATIONS. ANY WAIVERS, CONSENTS OR APPROVALS GIVEN UNDER THESE RULES AND REGULATIONS BY THE BOARD OF DIRECTORS SHALL BE REVOCABLE AT ANY TIME AND SHALL NOT BE CONSIDERED AS A WAIVER, CONSENT OR APPROVAL FOR ANY OTHER PURPOSE OTHER THAN THAT WHICH IS IDENTIFIED AT THE TIME OF THE GIVING OF SUCH WAIVER, CONSENT OR APPROVAL.

THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. ALTERATIONS AND/OR STRUCTURAL MODIFICATIONS: No unit owner shall make any alteration or addition to the common elements or limited common elements, or to the exterior of his unit, or any structural modification to his unit, without the prior written consent of the Board.
2. AIR CONDITIONING: No air conditioning equipment other than equipment originally in the unit is permitted, including wall or window air conditioning units, without the written consent of the Board.
3. ANTENNAS AND WIRING: No antennas, aerials or wiring may be placed or installed on the exterior of a building or unit without the consent of the Board.
4. UNIT USE: Units shall not be used for commercial or business purposes and shall only be used as residences.
5. BUILDING EMPLOYEES, CONTRACTORS AND DEVELOPER'S EMPLOYEES: No unit owner or member of his family or guest shall give orders or instructions to building employees, contractors or the developer's employees, but rather shall express his desires to the person designated for this purpose by the Board of Directors.
6. CHILDREN: Each unit owner shall be solely responsible for the actions and any damage caused by his children or children visiting him. Unit owners shall be responsible for and shall require their children and visiting children to comply with all rules and regulations concerning the recreational facilities. Children under twelve (12) years of age shall not be allowed in the pool and deck area unless accompanied by an adult at all times.
7. CLEANLINESS: Each unit owner shall maintain his unit, and especially the exterior of his unit, in a clean and orderly manner, and in a manner which will not be offensive to any other unit owner. No linen, towels, clothing or other items shall be placed or hung on the exterior of any unit, except on clotheslines or areas installed or approved by the Board. All debris on the exterior of a unit shall be picked up regularly.

EXHIBIT "5" TO PROSPECTUS

8. COMPLAINTS: All complaints of unit owners shall be made in writing and delivered to the person designated for such purpose by the Board or to a member of the Board.
9. CONDUCT: No person shall engage in loud and boisterous or other disorderly, profane, indecent or unlawful conduct on any portion of the condominium property, including, without limitation, inside any dwelling units or in any common area.
10. DAMAGED COMMON ELEMENTS: The cost of repairing damage to common elements, including but not limited to the condominium buildings and landscaped areas, caused by a unit owner or his guests or invitees, shall be the sole responsibility of such unit owner.
11. DELIVERIES: The Association shall not be responsible for the theft, conversion, disappearance, loss or damage of any item received from or for an owner, even though such theft, conversion, disappearance, loss or damage may occur through the negligence or willful act of the employees of the Association or the employees of the developer, and all parties delivering items to such employees and all parties intended to be the recipient of items so delivered, hereby assume all risks of theft, conversion, disappearance, loss and damage of and to such items.
12. EXTERIOR APPEARANCE. No improvements may be made or placed upon the exterior of any unit or on any of the common elements of the condominium without the prior written consent of the Board. Any consent of the Board to any improvement to be made in or on the exterior of any unit, or to anything to be placed therein or thereon, may be withheld on purely aesthetic grounds, in the sole discretion of the Board.
13. FLAMMABLE MATERIALS: No flammable, combustible or explosive fluid, chemical or substance shall be kept within any portion of the condominium property, including, without limitation, in any unit, storage area or common element area, except as required for normal household use.
14. FLOOR COVERING: If any unit is located above another unit, floor covering other than carpeting which is installed in areas other than a kitchen, bathroom, or hallway, must be installed with sound reducing materials when necessary in order to eliminate noise transmitted to the lower unit created by persons walking on the floor covering.
15. GUEST OCCUPANCY: Temporary guests are permitted to reside in any unit so long as such guests do not create or cause an unreasonable source of noise, annoyance or disturbance to the other unit owners and permanent residents of the condominium. All temporary guests shall be required to comply with all of the rules and regulations of the condominium and other obligations created by the Declaration of Condominium and its exhibits. The Board reserves the right to limit the number of temporary guests which may reside in a unit at any time. The Board reserves the right to expel any temporary guest who violates the foregoing requirements.
16. GUNS: No guns shall be permitted to be discharged on any portion of the condominium property, including the common areas and units, except as might be permitted in the event of an emergency pursuant to the applicable laws of the State of Florida. Guns for this purpose shall include, but not be limited to, rifles, shotguns, pistols, dart guns, BB guns and sling shots.
17. HURRICANE PREPARATIONS: Each unit owner who plans to be absent from his unit during the hurricane season must prepare his unit prior to his departure by:
  - A. Removing all furniture, plants and other moveable objects from the exterior portion of his unit.
  - B. Designating a responsible firm or individual to care for his unit should the living unit suffer hurricane damage, and furnish the Board, or the person designated by the Board for such purpose, with the name of said firm or individual.
  - C. Any unit owner failing to make hurricane preparations and/or making improper preparations shall be held responsible for any damage done to the

property of other unit owners, and/or to the common elements resulting from such failure.

18. INSURANCE RATES: No unit owner shall permit or suffer anything to be done or kept in his unit which will increase the rate of insurance on the condominium property.

19. MOTORCYCLES: No motorcycles (including motor-driven bicycles) are permitted without the prior written consent of the Association, which may be granted or withheld in the Association's sole discretion, and may be withdrawn at any time if the Association receives any complaints. Motorcycles shall not be parked or placed in any area other than in designated motor vehicle parking spaces. Motorcycles shall not be driven upon common areas other than roadways and parking areas. All motorcycles shall be equipped with appropriate noise muffling equipment, and the Board shall be authorized to bar from the condominium property any motorcycle or other motor vehicle that causes an abuse of normal noise levels. Any damage done to the common elements, including but not limited to pavement, as a result of motorcycle kick-stands or other use of motorcycles, shall be the sole responsibility of the owner of the motorcycle causing such damage and/or the unit owner to whom the motorcycle owner was a guest or invitee.

20. NUISANCES: No unit owner shall make or permit any disturbing noises any place upon the condominium property by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No phonograph, television, radio, sound amplifier or other sound equipment may be played or operated in such manner that same disturbs or annoys other occupants of the condominium.

21. OUTDOOR COOKING: No cooking or barbequing shall be permitted in any enclosed or screened-in patio, balcony or porch.

22. PARKING: Parking areas upon the condominium property shall be used only by residents of the Condominium and their guests and invitees. Only automobiles, vans constructed as private passenger vehicles with permanent rear seats and side windows, and other vehicles commonly used as private passenger vehicles may be parked on the condominium property without the consent of the Board. Other types of vehicles, and boats and trailers, may not be parked on the condominium property without the written consent of the Board, which may be arbitrarily withheld. Furthermore, no vehicle shall be parked on the condominium property without the written consent of the Board, which may be arbitrarily withheld, if commercial equipment or lettering is exposed in or upon the vehicle. The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles making delivery to or from, or while used in connection with providing services to, any unit or the condominium property. No vehicle which cannot operate on its own power shall remain on the condominium property for more than twenty-four (24) hours, and no repair of any motor vehicle shall be made on the condominium property. In connection therewith, no motor vehicle shall be placed upon blocks, jacks, or similar device, anywhere on the condominium property. No motor vehicle shall be parked other than in areas designated for parking. Vehicles improperly parked will be towed away at the expense of the unit owner or resident doing or permitting such act, and/or the owner of the vehicle. Parking spaces which are assigned to a particular unit may only be used by the residents of that unit, and their guests and invitees.

23. PASSAGEWAYS: Sidewalks, entranceways, passageways, vestibules, and all other portions of the common elements must at all times be kept free of obstruction and encumbrance, and shall not at any time be used for any purpose other than ingress and egress. No carriages, bicycles, wagons, shopping carts, chairs, benches, tables or other objects shall be stored or kept in or upon such areas.

24. PERSONAL INSURANCE: Although the insurance coverage afforded through the Association, in addition to other coverage, provides hazard insurance for the individual living units, such insurance does not include coverage of personal property and liability coverage for the individual unit owners. Therefore, it is recommended that such coverage be obtained by each unit owner.

35. SERVICE PEOPLE: No unit owner shall permit any service people, whether for purposes of maintenance, repair, replacement or improvement, to work in his unit before 8:00 A.M. or after 9:00 P.M., except in cases of emergencies.
36. SIGNS: No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or inside of any unit so as to be visible from outside of the unit, or upon any portion or part of the common elements without the prior written consent of the Board.
37. SWIMMING POOL: Children under the age of twelve (12) years old are not permitted in or around the swimming pool unless accompanied by an adult. All persons must shower before entering the swimming pool, and all suntan lotion or suntan oils must be removed before entering the swimming pool. No rafts or flotation devices are permitted when others are using the swimming pool. No food or beverage is permitted in or around the swimming pool, and breakable containers are expressly prohibited. No diving is permitted in the swimming pool. Anyone using suntan lotion or oil must cover any lounge or chair they are sitting on with a towel. All infants and toddlers must wear a rubberized form-fitted or waterproof garment over a diaper while in the swimming pool.
38. TRASH AND GARBAGE: All refuse, waste, bottles, cans, garbage and trash shall be securely wrapped in plastic garbage bags and placed only in those containers and areas designed for such purpose.
39. VEHICULAR AND PEDESTRIAN TRAFFIC: All vehicular and pedestrian traffic being in and/or operating upon the condominium property shall at all times comply with controlling governmental laws. All such traffic shall at all times 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. Unless otherwise posted, vehicular traffic shall adhere to a maximum speed limit of 15 m.p.h.
40. WHEEL VEHICLES: No unit owner shall permit wheel vehicles, including but not limited to bicycles, mopeds, skateboards, carriages and shopping carts, to be used in a manner that would interfere with vehicular and pedestrian traffic upon the condominium property.
41. WINDOW, DOOR AND BALCONY TREATMENTS: No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or doors or roof of the condominium buildings without the prior written consent of the Board. Terraces, balconies, porches or patios may not be enclosed, which includes the screening of same, nor may anything be affixed to the walls within such terraces, balconies, porches or patios except with the prior written consent of the Board. 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, if affixed to the exterior of a unit, without the prior written consent of the Board. Window treatment shall consist of drapery, blinds, decorative panels or other tasteful materials, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after a unit owner or tenant first moves into a unit or when permanent window treatments are being cleaned or repaired. No windows shall be tinted and no tinted glass shall be installed, and no screening shall be replaced other than screening of the same material and color as originally exists, without the prior written consent of the Board.

25. PERSONAL PROPERTY: The personal property of a unit owner shall be stored within his unit or where applicable in assigned storage areas, but in no event shall such property be stored or left within or upon other portions of the common elements or public areas.

26. PEST CONTROL: All unit owners are required to permit employees of pest control companies employed by the Association, if any, to enter their units at regularly scheduled times to perform pest control services.

27. PETS: All pets are prohibited except as expressly permitted by the Declaration of Condominium. Any permitted cat or dog must be carried or walked on a leash at all times. The Board may designate portions of the common elements on the exterior boundaries of the condominium as "pet walking" areas, and in that event no unit owner shall permit his pet to deposit animal waste on any other portion of the condominium property. No pets may be kept, bred, or maintained for any commercial purpose. No pets are permitted within the recreational facilities. The Board shall have the right to require any pet to be removed from the condominium which causes an unreasonable source of annoyance to any unit owner, or if these Rules and Regulations are violated with respect to the pet.

28. PLUMBING AND ELECTRICAL: Water closets and other plumbing shall not be used for any purposes other than those for which they were constructed, and no sweepings, rubbish, rags, sanitary napkins or other foreign substances shall be placed therein. Grease and other foreign substances shall not be poured down drains. Electrical outlets and electrical wiring shall not be overburdened. Total costs of all maintenance, repairs and replacements connected with any misuse of plumbing and/or electrical installations shall be the responsibility of and paid by the unit owner.

29. PLANTINGS: No plantings of whatever nature shall be made by any unit owner upon any public areas, and/or other portions of the common elements, without the prior written approval of the Board.

30. RECREATIONAL FACILITIES: Use of the recreational facilities shall at all times be solely at the risk of the individuals involved, and in no event that of the Association or its members. The use of the recreational facilities shall be regulated from time to time by the Board. Additional regulations shall include those that are necessary to comply with the laws of the State of Florida with reference to swimming pools and other public facilities and those that are deemed necessary and reasonable from time to time to insure the proper use of the facilities by all of the members of the Association. Amended and/or additional Rules and Regulations shall be posted in a conspicuous place, in or upon the recreational facilities and it shall be the responsibility of the individual unit owners to apprise themselves of same. Private use of the recreational facilities must be arranged through, and only after permission has been granted by, the Board. The user of the recreational facilities shall be responsible to leave same in a clean and orderly manner and shall be responsible for any breakage and/or damage caused. No boating, swimming or wading shall be permitted in any lake existing within the condominium property.

31. RIGHT TO ENTER IN EMERGENCIES: In case of emergency originating in or threatening any dwelling, regardless of whether the owner is present at the time of such emergency, the Board, or any other person authorized by it shall have the right to enter such dwelling for the purpose of remedying or abating the causes of such emergency, and such right to enter shall be immediate.

32. ROOF: No person shall be permitted upon the roof of any building without the prior consent of the Board.

33. SALE OR LEASE APPROVAL FEE: Upon application to the Association to approve any sale or lease of a unit, the approval fee required by the Declaration of Condominium shall be Fifty (\$50.00) Dollars.

34. SOLICITATIONS: There shall be no solicitation permitted by any persons anywhere in or about the condominium property for any cause, charity or for any purpose whatsoever, unless specifically authorized in advance by the Board.