



7383 Orangewood Lane, Boca Raton, FL 33433

Phone: 561-479-3880 Fax: 561-479-3106

e-mail: Chateau7383@outlook.com

Dear New Residents,

On behalf of the Board of Directors and owners of the "Chateau", we welcome you to our building.

Our staff is available to assist you with a variety of services, including guest acknowledgement, access assistance, parking, and package delivery. A Concierge is on duty 24/7 to monitor security at night and deliver your newspaper each morning.

We recommend setting up an entry code with Boca Grove Security and informing our Concierge of expected guests or vendors by calling 561-479-3880. Our Building Manager is George Galindez and our Office Manager is Debbie Speakman; if you have any questions, please feel free to contact them in the Chateau Office.

Welcome,

Chateau Board of Directors

EXHIBIT L
CHATEAU AT BOCA GROVE PLANTATION, A CONDOMINIUM
RULES AND REGULATIONS

This Code of Rules and Regulations has been established by the Board of Directors of the Chateau At Boca Grove Plantation, Inc. pursuant to the By-Laws of the Association.

1. Passageways: The sidewalks, entrances, and passageways must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the Units.
2. Disposing of Garbage and Refuse. All refuse shall be deposited, in tied closed plastic bags, in the trash chute located within each Residential Unit. Blue recycle bins are to be used for paper products and will need to be brought down to the trash room for disposal.
3. Keys and Locks. The Association shall retain a pass key to all Units. All such keys shall be maintained under strict security controls and used for emergencies only. No Unit owner shall alter any lock or install any new lock on any door of his/her Unit without prior written notification to the Association pursuant to its right of access to the Units.
4. Association Employees. No employees of the Association, its agents or employees or agents of any management company employed by the Association shall be ordered from the Condominium Property by any Unit Owner at any time for any purpose.
5. Water. The Unit Owner of resident will not allow any waste of water or misuse or neglect of any water in the Unit, and will pay for all damage to other portions of the Condominium building or to other Unit Owners caused by misuse or neglect of water.
6. Plumbing. The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweeping, rubbish, rags, papers, ashes or other substances shall be thrown therein. Any damage resulting to other portions of the Condominium building from misuse thereof of any nature or character whatsoever shall be paid for by the Unit Owner or the Unit Owners, lessee, licensee, or invitee, who caused such damage.
7. Deliveries. Damage to the Condominium building caused by deliveries or the moving or carrying of articles in and out shall be paid for by the Unit Owner or the Unit Owner's lessee, licensee, or invitee, or the person in charge of such articles.

8. Cleanliness and Safety in Public Areas. All parts of the Condominium Property shall be kept in a clean and sanitary condition. No rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist. No garbage cans, supplies, milk bottles or other articles shall be placed in the Common Elements nor shall anything be hung from the windows or balconies or place upon the window sills; neither shall any clotheslines, curtains, rugs or mops be shaken or hung from any of the balconies, windows or doors. No Unit owner or Unit Owners lessee, licensee, or invitee, shall allow anything whatsoever to fall from the balconies, windows or doors of his/hers Unit, nor shall he/she sweep or throw from the Unit any dirt or other substance into any of the grounds. No Unit Owner or unit Owner's lessee, licensee, or invitee, shall permit or make any use of his/her Unit or the Common Elements which shall increase the cost of insurance upon the Condominium Property. Fire exits shall not be obstructed in any manner.
 9. Nuisances. No Unit Owner shall make or permit any disturbing noises in the building by himself, his family, employees, agents, licensees or invitees, nor do or permit anything by such persons that would interfere with the rights, comforts or convenience or other Unit Owners.
 10. Other Rules and Regulations. The Association reserves the right to make such other reasonable rules and regulations as may be deemed necessary for the safety, care or cleanliness of the premises and for securing the comfort and convenience of all of the occupants, provided that no such rules or regulations shall adversely affect the rights or privileges of the developer. Any rules or regulations adopted contrary to this prohibition shall be of no force or effect.
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CERTIFICATE OF APPROVAL OF PURCHASER

CHATEAU AT BOCA GROVE PLANTATION CONDOMINIUM ASSOCIATION, INC.

THIS IS TO CERTIFY THAT _____

has been approved by the undersigned Condominium Association as the purchaser of the following described property in Palm Beach County, Florida:

Condominium Unit No. _____, Building
_____, of CHATEAU AT BOCA GROVE
PLANTATION CONDOMINIUM ASSOCIATION, INC.,
a condominium according to the Declaration of
Condominium, recorded in Official Records Book 5593 at
Page 456 of the Public Records of Palm Beach County,
Florida.

Such approval has been given pursuant to the provisions of the Declaration of Condominium of such condominium.

By: _____
Title: _____

By: _____
Title: _____

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Before me, personally appeared _____ and
_____, to me well know and know to me to be the individuals described
in and who executed the foregoing instrument as officers of the above named Association, and
severally acknowledged to and before me that they executed such instrument as such officers of
said corporation, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this _____ day of _____, 19 ____.

Notary Public, State of Florida

My Commission Expires:

**APPLICATION FOR PURCHASE APPROVAL
CHATEAU AT BOCA GROVE PLANTATION CONDOMINIUM ASSOCIATION
(PLEASE TYPE OR PRINT)**

DATE: _____

UNIT # _____

UNIT ADDRESS – 7383 ORANGEWOOD LANE, BOCA RATON, FL 33433

OWNERS NAME _____ PHONE # _____

REALTORS NAME _____ PHONE # _____

PURCHASERS NAME #1 _____ SS# _____ / _____ / _____

PURCHASERS EMAIL _____

PURCHASER #2 NAME _____ SS# _____ / _____ / _____

PURCHASER #2 EMAIL _____

OTHER PERSONS WHO WILL RESIDE IN THE UNIT

NAME	AGE	RELATIONSHIP
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

DISCRIPTION OF PETS & WEIGHT _____

CURRENT RESIDENCE:

Address: _____ Phone# _____

City/State _____ Date From: _____ TO _____

Will you be a FT or PT resident at The Chateau? FT _____ PT _____

Employment & Bank References

Employer: _____ Phone# _____

Address: _____ Date From: _____ To: _____

City/State: _____

Bank Name: _____ Phone: _____

Address: _____

City/State _____

Note: COPY OF THE SALES AGREEMENT MUST BE ATTACHED

Forward completed application to:
The Chateau at Boca Grove
7383 Oranewood Lane
Boca Raton, FL 33433
561-479-3880

EMERGENCY CONTACT LIST
The Chateau at Boca Grove
7383 Orangewood Lane
Boca Raton, FL 33433
561-479-3880 (Concierge Booth)

Apartment # _____

NAME: _____

EMAIL _____

NAME: _____

EMAIL _____

YOUR PHONE #:

2nd Phone #

EMERGENCY CONTACTS

1. Name: _____
Phone #1 _____
Phone #2 _____
Address: _____

2. Name: _____
Phone #1 _____
Phone #2 _____
Address: _____

Special Notes: _____

CERTIFICATE OF APPOINTMENT
OF VOTING REPRESENTATIVE

To the Secretary of
Chateau at Boca Grove Plantation
Condominium Association, Inc.

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Unit (Apartment) No. _____, in Chateau at Boca Grove Plantation Condominium Association, Inc., have designated

(Name of Voting Representative)

As their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative (NOT A THIRD PERSON).
- (ii) Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating an officer or employee entitled to vote, signed by President or Vice-President of the Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (iii) Unit owned by John Jones. No Voting Certificate required.
- (iv) Unit owned by Bill and Mary Rose, husband and wife. Voting Certificate required designation either Bill or Mary as the voting representative. (NOT A THIRD PERSON).

This Certificate is made pursuant to the Declaration and the By-Laws and shall revoke all prior Certificate and be valid until revoked by a subsequent Certificate.

Dated: _____

OWNER

OWNER

CHATEAU AT BOCA GROVE PLANTATION
A CONDOMINIUM

Receipt of General Restrictive Covenants
(Rules and Regulations, Articles of Inc. & By-Laws)

DATE: _____

UNIT #: _____

ADDRESS: 7383 Orangetown Lane, Boca Raton, FL 33433

I/We _____ and _____

Hereby acknowledge receipt of a copy of the above-referenced documents for the Chateau at Boca Grove Plantation, a condominium and understand that I/We are subject to the Rules and Restrictions of the Association.

X _____

X _____

PET OWNER RULES

1. **OWNERSHIP** and keeping of pets shall be limited to two per unit. NO AGGRESSIVE DOG BREEDS ALLOWED
2. **PET OWNER RULES** – Are as follows:
 - A. Each pet is to be always kept on a leash if it is outdoors. This is also state law.
 - B. All areas traveled by a dog, cat or other pet including pet owner's site shall be kept free of excrement by the owner or whoever has the pet on a leash.
 - C. Kennels are not allowed, nor can pets be housed or tied in any manner outside the unit.
 - D. Owners must control noisy pets. Prolonged barking or other types of pet noise nuisances are prohibited.
 - E. Offensive or unsanitary conditions caused by pets within or outside the owner's unit or within the area of the Chateau will not be tolerated.
 - F. No dogs will be allowed on the elevators while the elevator is in use by other residents or guests.
 - G. No dogs are allowed in the Atrium. You must enter and exit through the garage.
 - H. Dogs should not be aggressive towards other residents or dogs in the area.
3. These rules apply to all who have pets at The Chateau including Guest(s) pets, but compliance remains the major responsibility of the respective unit owner.
4. Failure to comply with the above-mentioned rules and / or if noncompliance continues, the Board of Directors may direct that the offending pet be removed from the Chateau.

I/We have read the above Pet Owner Rules and understand my/our responsibilities in adhering to the above.

Unit # _____

Dated: _____

I, have: _____ pet

Breed: _____ **Weight:** _____ **Color:** _____ **ID #:** _____

Breed: _____ **Weight:** _____ **Color:** _____ **ID #:** _____

I HEREBY CERTIFY, the foregoing instrument was acknowledged before me by means of
() physical presence or () online notarization this _____ day of _____ by, _____ who is
personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State aforesaid this _____ day of
_____ 2025.

Notary Public