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**CERTIFICATE OF AMENDMENT OF RULES AND REGULATIONS FOR BOCA LANDINGS**  
**HOMEOWNERS ASSOCIATION, INC.**

THIS CERTIFICATE OF AMENDMENT of Rules and Regulations is executed this 22 day of July, 2019, by BOCA LANDINGS HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, (hereinafter referred to as ("Association")).

WHEREAS, the Association has been established for the operation of Boca Landings Homeowners Association, Inc., in accordance with the Amended Declaration of Covenants and Restrictions which were originally recorded in Official Records Book 5713, Page 1995 of the Public Records of Palm Beach County, Florida; and

WHEREAS, at a duly noticed Meeting of the Board of Directors held on June 19, 2019, a majority of the Board of Directors voted in favor of adopting Rules and Regulations attached hereto as Exhibit "A".

IN WITNESS WHEREOF, the undersigned have set their hands and seal this 22 day of July, 2019.

Witness

K. Martinez  
Print: Katherine Martinez

Laurette Singh  
Print: Laurette Singh

BOCA LANDINGS  
HOMEOWNERS ASSOCIATION, INC.

By: [Signature]  
Eric McAliley, President

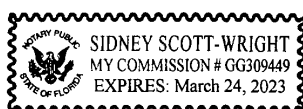
By: [Signature], Secretary

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 22 day of July, 2019 SSW by Sherwin Gertner as Vice President and by Eric McAliley as President, respectively of Boca Landings Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me/have produced as identification and did/did not take an oath

[Signature]  
Signature of Notary

My Commission Expires:



AMENDMENTS TO THE RULES AND REGULATIONS  
FOR THE BOCA LANDINGS HOMEOWNERS' ASSOCIATION, INC.

1. (NO CHANGE)
2. (NO CHANGE)
3. No ~~garbage~~, garbage cans, ~~garbage bags~~, ~~bulk trash~~, supplies, ~~milk~~ large water bottles, or other articles shall be placed on the exterior portions of any dwelling unit or lot except as provided herein. Trash receptacles must be out of street view on non-pickup days. Unit owner may place Bulk trash items on the curbside of the lot no earlier than 24 hours before a scheduled Bulk trash pickup. Any Bulk trash items not picked up at the scheduled pickup shall be removed within 24 hours. Trash receptacles may only be placed curbside after 5:00 pm the day before scheduled trash pickup and must be removed by 8:00 am the day following the scheduled pickup. The Association in its sole discretion may remove any garbage, garbage cans, garbage bags, bulk trash, supplies or other articles placed on the exterior portions of any dwelling unit that fails to comply with the strict terms of this provision and the cost thereof shall be deemed to be a special assessment against the unit without further action of the board of directors. No linens, clothes, clothing, curtains, rugs, mops or laundry of any kind, or other articles shall be shaken or hung from or on the dwelling unit, the lot, or other portions of the dwelling unit or lot, except that laundry may be hung from umbrella-type dryers not visible from the public right of way and which must be removed when not in use and/or at dusk.
4. (NO CHANGE)
5. (NO CHANGE)
6. (NO CHANGE)
7. No vehicle which cannot operate on its own power and be driven legally on the public roadway shall remain anywhere in Boca Landings for more than twenty-four hours, and no repair of vehicles shall be made therein other than minor repairs to the Resident's vehicle, which shall be permitted only in the unit's garage. There shall be no parking on the lawn of the properties except parking shall be permitted in the swale area (swale is hereby defined as that area from the sidewalk to the paved street.)
8. No owner shall make or permit any disturbing noises in the Common Areas and facilities by himself, his family, servants, employees, agents, visitors, tenants or licensees, nor

permit any conduct by such persons that will interfere with the ,rights, **Peace and Enjoyment, tranquility**, comforts, or conveniences of other Owners. No Owner shall play or permit to be played any musical instrument; nor operate or permit to be operated a phonograph, television, radio or sound amplifier or any other sound equipment in his Residential Unit or on his lot or in the Common Areas or facilities in such a manner as to disturb or annoy other residents. No owner shall conduct nor permit to be conducted, vocal, or instrumental instruction at any time which disturbs other residents. Owners are herein made specifically responsible for the actions of any tenants, family members, servants, employees, agents, or visitors, either on the lot, in the dwelling unit, or in the common areas.

9. (NO CHANGE)

10. (NO CHANGE)

11. (NO CHANGE)

12. No commercial vehicles shall be permitted to be parked or to be stored at any place in Boca Landings outside of a dwelling unit. This prohibition of parking shall not apply to temporary parking of commercial vehicles **while working at the property**, such as for pick up and delivery and other commercial activities. No on-street parking shall be permitted.

Any commercial vehicle parked in violation of these rules and regulations or other restrictions contained herein or in the foregoing Declaration, as they may be amended, may be towed by the Association at the sole expense of the Owner of such vehicle **without notice**, ~~if such vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed on the vehicle.~~ The Association shall not be liable to the Owner of such vehicle for trespass, conversion, or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice of violation is posted, neither its removal or failure of the Owner to receive it, shall be grounds for relief of any kind.

A commercial vehicle for purposes of this section shall be defined as any motor vehicle and/or attachment thereto which mainly is used for business purposes and/or is registered in a business name and which a) carries business lettering on its exterior and/or b) is used to transport business equipment, tools, or materials on the exterior of the vehicle. In addition, any vehicle considered to be a commercial vehicle under Florida law shall be considered a commercial vehicle for purposes of this section. **Any vehicle with commercial lettering, ladder racks and/or affixed contents holders larger than 3 feet in length by the width of the vehicle shall be deemed to be a commercial vehicle whether same are visible and/or covered from view.**

~~Further, all motor vehicles which show either letter in nor business or commercial contents or contents holders (e.g., those covered by tarpaulins) when kept on a lot overnight shall not be considered commercial vehicles for purposes of this section.~~

13. No tent, trailer, shed or other structure of a temporary character shall be permitted in Boca Landings at any time for more than 24 hours. No mobile home or recreational vehicle in Boca Landings shall be used at any time as a residence, either temporarily or permanently except during a declared disaster. **Any mobile home, boat, recreational vehicle, and/or off-road vehicle shall be kept out of view, inside the unit's garage with the garage door closed at all times. Sheds, Mobile homes, boats, recreational vehicles, and/or untagged off-road vehicles shall not be stored in the lot's rear or side yard or any other exterior portion of the Lot that is visible from the streets, Lots or Common Areas.**

14. (NO CHANGE)

15. (NO CHANGE)

16. (NO CHANGE)

17. (NO CHANGE)

18. (Deleted)

19. (Deleted)

20. No garbage, refuse, trash, or rubbish shall be deposited except as permitted by the Association; the requirements of Palm Beach County for disposal or collection of waste shall be complied with, and violation thereof shall be considered a violation of these Rules and Regulations. All equipment for the storage or disposal or collection of such material shall be kept in a clean condition. Containers other than recycling bins must be well sealed. ~~Such containers may not be placed out for collection sooner than 24 hours prior to scheduled collection, and must be removed no later than 24 hours after collection.~~ **Trash receptacles may only be placed curbside after 5:00 pm the day before scheduled trash pickup and must be removed by 8:00 am the day following the scheduled pickup.**

21. (Deleted)

22. (NO CHANGE)

23. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, other than household pets as defined below. **Common** Household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose, and provided that they do not become a nuisance or annoyance to any other owner. No household pet shall be permitted outside of the resident's lot unless attended by an adult and on a leash not more than (6) six feet long.

In no event shall said **common** household pets ever be allowed to be walked or taken on or about any recreational or Common Area including but not limited to parking lots, recreation areas, pool area, etc. except for service animals and/or emotional support animals only to the extent required by law that must be kept on a leash not more than six (6) feet long. All Florida laws and Palm Beach County Codes regarding cleaning up of excretions shall be complied with. No dogs or other pets shall be permitted to have excretions on any Common Areas, and pet owners shall be responsible to clean up any excretions.

~~In addition, adult pets will be permitted outside the dwelling unit at any one time, in a confined area, without the presence of the resident as per Palm Beach County requirements. An adult pet is herein defined as one older than 6 months of age.~~

For purposes hereof, "**Common Household Pets**" shall be defined as only the following: dogs, cats, household birds, fish, rabbits, gerbils, mice, and non-poisonous snakes.

Specifically excluded from the definition of household pet are the following: pigs, monkeys, pigeons, goats, and poisonous snakes, and any other dangerous species.

Pets shall also be subject to all other applicable rules and regulations.

**Dangerous dogs shall not be permitted on the property at any time. A dangerous dog is one that has aggressively bitten, attacked, endangered or has inflicted injury or death to any person or animal while on or off the Association property; or has, when unprovoked, chased or approached any person within the Association in a menacing fashion or apparent attitude of attack.**

24. All persons using any pool or other recreational facility on the Common Areas shall do so at their own risk. All children under (12) years must be accompanied by a responsible person of 16 years of age or over. ~~Bathers are required to wear foot wear in any recreation facilities.~~ Glass objects may not be utilized in the recreation area. Pets are not permitted in the recreation area under any circumstances unless a service animal and/or emotional support animal to the extent permitted by applicable law.

25. (NO CHANGE)

26. (NO CHANGE)

27. (NO CHANGE)

28. (Deleted)

29. (NO CHANGE)

30. (NO CHANGE)

31. (NO CHANGE)

32. The Lot landscaping shall include, without limitation, the trees, shrubs, lawns, and flower beds. All landscaping shall be regularly maintained in first-class condition and appearance, including without limitation such replanting and, as from time to time necessary, mowing, trimming, fertilization, and weed, insect, and disease control. All dead or diseased sod, trees, plants, shrubs or flowers shall be promptly replaced. Owners are required to trim their trees, prune tree roots, prune hedges, and the grass shall not exceed four (4) inches in height.

33. Any exterior modifications, alterations, and/or changes to any home, including landscaping shall require ACC approval, and an application must be submitted to and approved by the ACC prior to any work being performed. The sole exclusion being the standard annual flower change.

34. Recreation Facility Use: The use of the recreation area by organized teams is expressly prohibited.

35. The maximum amount of guests permitted to utilize the recreational facilities/amenities is 6 people along with the Owner(s).

36. The consumption of alcohol, smoking, and using illegal substances is expressly prohibited in any part of the common areas.

37. Pool: No floatation devices are permitted in the pool with the exception of life preservers and water wings. No loud or offensive music that may disturb others is permitted within the pool area. The Pool hours are posted at the gate and subject to

change seasonally. No one is permitted within the Pool area after hours. No food or drinks are permitted within the pool or within six (6) feet of the pool.

38. Recreation Areas: The following are prohibited in Recreation Areas: grills, pony rides, water slides, skate boards, farm animals or any other type of animal.

39. Holiday Lights: All holiday lighting must be removed from the exterior of a home on or before the twenty-fifth (25<sup>th</sup>) of January.

This is not a certified copy