Boca Rio Townhomes Association, Inc
8040 Thames Blvd. Boca Raton, FL 33433
P (561) 488- 9373 F (561) 488-9374
info@floridaskylinemanagement.com

Rules & Regulations

Pursuant to the authority vested in the Board of Directors of Boca Rio Townhome Homeowner's Association, Inc., the following rules and regulations of the Boca Rio Homeowner's Association, Inc. have been adopted by the Board of Directors on August 12, 1987 and thereafter amended and revised.

The following rules and regulations, which are set forth, supplement but do not supersede the Articles set forth in our Association's Declaration or its By-Laws. Suggestions for improving the rules and regulations are welcome and will be given consideration by Boca Rio Association's Board of Directors.

USE OF THE RECREATIONAL FACILITIES

1. The recreational facilities are for the exclusive use of Association Members and their family, their guests and lessees. (maximum 4 guests) No other person shall be permitted to use these facilities without the prior written consent of the Association's Board of Directors. Use of recreational facilities is at the users own risk.

2. Children utilizing the common area and facilities will be the direct responsibility of their parents, legal guardian or relative with whom they reside.

3. Children under 12 years old are not permitted in pool area without parents, legal guardian or other adult supervision.

4. Bicycles, skate boards and/or roller skates/blades are not permitted in the pool area, tennis courts or racquetball courts

5. Pets are not permitted on any of the recreational areas, with the exception of the lake and its immediate perimeter area (i.e., jogging path).

6. Pets on the common areas shall at all times be leashed and restrained and in the company of a person who is willing and able to control the pet at all times. Unleashed pets, roaming the through the Association's common areas will be reported to the Palm Beach County Department of Animal Control.

7. Pet owners must clean up after their pet waste.

8. The unit owner responsible for the pet shall be subject to fines as set forth herein for violation of these rules.

9. No more than 2 domestic animals are permitted.

10. No aggressive breed dogs, such as but not limited to, Pit Bulls, Chows, Rottweiler's, Dobermans are permitted without authorization from the board of directors.

11. Destruction of property- There shall be no marking, marring, damaging, destroying or defacing of any part of the common areas, including the recreational facilities. Member s shall be held responsible for and shall bear any expense of such damage caused by said member, their family, lessees and/or invitees. Owners and lessees have a direct responsibility to ensure their families are familiar with the rules and regulations of the Association. Owners and lesses will be held liable for the entire cost of repairing and/or restoring any destruction or damage to equipment repairing and/or restoring any destruction or damage to equipment furnishings, decoration landscaping or other property of the Association caused by their family members or guests.

USE OF THE UNIT

12. Balconies-Nothing shall be placed to dry, air out or hang from balconies, with the exception of adequately secured plants. Owners with such plants assume all risks of damage there from and responsibility for any damage caused to the common areas thereby. All balconies must be maintained in a neat and orderly condition to enhance the overall appearance of the community. No changes or alterations of any kind may be made to exterior walls or balconies without prior written consent of the Board of Directors. The balconies are not to be used as storage area for bikes, furniture, etc.

13. Satellite Dishes- No satellite dishes can be placed on the balconies or anywhere on the building structure. Satellite dishes under 39 inches may be placed in the courtyard of a unit, as long as it may not be viewed from the outside. Before installation, approval from the Board of Directors must be obtained.

GARBAGE PICK UP IS MONDAY AND THURSDAY RECYCLING IS ON MONDAY

GARBAGE CAN BE PUT OUT ON SUNDAY EVENING AND ON WEDNESDAY EVENING
EMPTY CANS MUST BE BROUGHT IN THE EVENING OF PICK UP

14. Refuse – Trash collection is on Monday and Thursday. Garbage must be placed in trash cans with the lid that closes tightly over the can, so as to prevent small animals from accessing the garbage inside. Further unit numbers must be placed on the can itself. No plastic bags are permitted. Place trash cans at curbside for pick up no earlier than dusk (6:30 PM) the prior evening before pick up (Sunday evening for Monday pick up and Wednesday evening for Thursday pick up). Trash shall not be placed at curbside other than at times specified herein. Any trash cans not brought back in by the following morning following pick up day will be confiscated and disposed of by maintenance. Recycling containers should be placed at curbside for pick up no earlier than dusk on Wednesday for Thursday collection. Newspapers should be bagged securely before being placed at curbside.

15. Swimming Pool – All persons using the pool do so at their own risk. Swimming is permitted from dawn to dusk only. Children under 12 years of age must be accompanied by a responsible adult swimmer. All persons must shower thoroughly before entering pool. No pets permitted in pool or pool area. No ball playing running, jumping or diving in pool. No beverages in glass

containers or glass objects in pool area. No food or eating in the pool or pool area. Children and infants not toilet trained must wear plastic underpants. No infants with diapers or nude are permitted in pool. Any obnoxious or annoying behavior in pool area will not be tolerated. Radios must be played so as not to disturb others, unless everyone agrees to share in the music played by one person. Anyone who fails to comply with the foregoing pool rules and regulations may be asked by another member to leave the area and of so requested, unit owner, lessee or their guests, shall immediately comply. If someone fails to comply with pool rules and regulations and to leave the area after being requested by another unit owner, the compliance member may report the violator to the Property Manager for institution of enforcement procedures which may include fining.

SALE OF PROPERTY

16. No unit owner may dispose of a unit or any interest therein by sale without approval of the Association's Board of Directors. An application for approval of a pending unit sale shall be obtained from property manager and completed in all particulars. A non-refundable processing fee of one hundred ($150.00) dollars is part of the application for approval and must be submitted therewith.

LEASING

** NO UNITS CAN BE RENTED UNTIL AFTER TWO (2) YEARS OF OWNERSHIP, NO EXCEPTIONS.

17. Unit owners will be allowed to lease for a period not less than three (3) months and no more than twice a year. All leases shall be subject to approval by the Board of Directors. The Association shall charge a one-hundred and fifty ($150.00) dollar non-refundable fee for the processing of the leasing application there under of such fee is considered a part of the complete application. Prospective tenants must have a personal interview with the board of directors. Unit owners are responsible for tenants and must apprise them of rules and regulations of the Association.

18. All residents, of a leased unit must be registered with the Association. In addition, all vehicles and pets of residents must be registered with the Association.

VEHICLES AND PARKING

19. Unauthorized parking includes vehicles parked so as to impede ingress and egress from other parking spaces, drives or roads. Parking or operating vehicles, of any kind, on the grass is strictly prohibited and shall be grounds for removal of that vehicle by the Association's Board of Directors, at the expense of the vehicles owner and/or operator or for other enforcement action as deemed appropriate by the Association, including but not limited to fining. Contractors hired by residents must be informed that they are not to park on the grass or fines will be imposed on the owner of the unit and contractors' vehicle will be towed at their expense.

20. No mechanical work is to be performed on the Boca Rio Common areas, other than in an emergency situation, such as fixing flat tires, battery charging with jumper cables and adding oil when empty (not oil changes).

21. No boats trailers campers motor homes commercial vehicles, trucks (1/2 tome or larger) are allowed to be parked on Association's property. A commercial vehicle is one that bears a company name or any advertising, in addition to having four (4) or more tires.

22. No one is to park in other unit owners' reserved parking spots.

23. All vehicles parked on Association's property shall carry a current registration and tag. Any vehicle not in compliance with this regulation will be subject to towing. All towing and related costs (such as storage of the vehicle) shall be the sole responsibility of the vehicle owner.

MISCELLANEOUS

24. Over privacy fence extensions – There shall be no poles, antennas or other items except patio umbrellas extending over the height limitation of the privacy fences in courtyards. Any trees or other foliage shall be well trimmed, and not create a hazard to the building. Board reserves the right to demand immediate removal of any items or foliage not in compliance with these regulations.

25. Compliance with Documents – All members and lessees, guests or visitors of a member shall comply with all of the terms, conditions, covenants restrictions and limitations contained in the Declaration for Boca Rio and the Articles of Incorporation and the Bylaws of the Association.

26. Maintenance personnel are not to work on and be paid for individual work on any units.

27. Rule Promulgation – The Board of Directors of the Association reserves the right to add, change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as in its opinion shall be consistent with the documents and necessary for the safety and protection of the building and their occupants, to promote cleanliness and good order to the property and to assure the comfort and the convenience of members.

28. Any person or entity subject to these rules and regulations who fails to abide by them shall be subject to a fine as hereafter provided.

ENFORCEMENT AND FINING

29. Boca Rio Townhome Association shall have a fining committee of not less than three members. Said committee will convene for the purpose of deciding whether to recommend a fine to stand, reduce a fine or dismiss a fine against a violator of the rules and regulations as set forth herein. Disagreements regarding the violation shall be presented to and determined by the Fining committee whose remedial action shall be final.

30. A fine will be assessed to a violator who has once previously been warned of said violation and continued to violate once more. Any one may report a violation to the Board of Directors or to the Manager of the property.

31. Any disagreement regarding the proper interpretation of these rules and regulations shall be present to and determine by the Board of Directors and all findings shall be final.

32. Notices – A notice shall be sent by registered mail when fine is assessed to the alleged violator containing the following:

    a. A statement of date, time and place of alleged infraction
    b. A statement of the rule or regulation which was allegedly violated.
    c. A short term statement of the matters asserted by the complaints.
    d. A time for hearing.

33. Hearing – The party against whom the fine is sought shall have the opportunity to respond, present evidence and to provide written/oral argument on all issues involved before the Fining Committee.

34. A written decision of the Board of Directors shall be furnished to the alleged violator no later than 15 days after conclusion of hearing.

35. Amount – Where the Board determines a violation had occurred, the Board of Directors may impose a fine against the violator in an amount not to exceed one-hundred ($100.00) dollars, for each violation.

36. Fines shall be paid no later than 15 days after notice of the infraction. If the Board of Directors of the Association deems it necessary, it may bring legal action in the name of the association to enforce these rules and regulations and/or for the collection of fines. In the event such action is instituted, the association shall be entitled to recover its costs and attorney's fees incurred in enforcing these rules and regulations. The procedure forfeiting provided, herein, is in addition to and supplementary with other methods of enforcement as provided in the documents for Boca Rio. The election of one method of enforcement does not exclude use of another and all rights and remedies of the Association are cumulative.

37. Injunction Relief/Waiver of Fine – Failure to comply with any rule or regulation shall not require the Association to proceed under the above procedure for fines but rather at any time the Board deems it to be in the best interest of the association the association may seek to enforce the provisions of the rules and regulations by seeking injunctive action in a court of competent jurisdiction. In addition, the board may waive levy of a fine in case of hardship or extenuating circumstances where the Board deems waiver reasonable and in the best interest of the Association.

38. All residents or persons on the property are required to follow the rules regardless of whether they are owners, renters, tenants, or visitors.

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Dated _____

Property Address _____ , Lot No._____

Purchase/Lessee Name_____

Lease Date (if applicable) _____ to _____

I have received and read the rules and regulations of the Boca Rio Townhome association and agree to abide by them.

Failure to abide by the rules may result in fines and attorneys fee's payable by the homeowner.

Signature_____

Date_____

Witness_____

Date_____

- This is not an approval