

LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

1. ENFORCEMENT

All violations of the Rules and Regulations and complaints should be reported immediately to the management agent who having verified the violation will notify the violator without revealing the identity of the reporter. Disagreements concerning violations, including, without limitation, disagreements regarding the proper interpretation and effect of these Rules and Regulations, shall be presented to and determined by the Board of Directors of the Association, whose interpretation of these Rules and/or whose remedial person, firm or entity subject to these Rules, fails to abide by them, as they are interpreted by the Board of Directors of the Association, such person, firm or entity, shall be liable to be fined by the Association for each such failure to comply or other violation of these Rules and Regulations. Such fine, which shall not exceed \$25 for each violation, shall be collected by the Association. If the Board of Directors of the Association deems it necessary, it may bring action at law or in equity, in the name of the Association, to enforce these Rules and Regulations, including the provision herein for fines. In the event any such action is instituted and reduced to judgment in favor of the Association, the Association shall, in addition, be entitled to recover its costs and attorneys' fees incurred in enforcing these Rules and Regulations.

2. USE OF THE COMMON ELEMENTS

The Common Elements of the Condominium are for the exclusive use of the unit owners and their immediate families, lessees, resident house guests and guests accompanied by an Owner, and no other person shall be permitted to use the common elements of the Condominium unless accompanied by a unit owner or an owner of his immediate family without the prior written consent of the Association.

3. FLOORING

The installation of hard surface floors upon the unfinished inner surface of any perimeter floor slab, except kitchens, patios, foyers and baths, which constitutes a boundary between two units is prohibited unless expressly authorized in writing by the Board of Directors.

4. LEASING

Units may be leased for periods of not less than six (6) months. All leases shall be subject to the right of first refusal of the Association and the Association may charge a reasonable fee (\$100) to be fixed by the Board of Directors to defray the cost to the Association of processing the lease with regard to said right of first refusal.

5. PETS

No animal of any kind shall be kept in a unit or allowed upon the Condominium property.

RULES AND REGULATIONS (cont'd.)

6. **NOISE**

All noise, including, without limitation, talking, singing, television, radio, record player, tape recorder, or musical instrument, shall be kept at such volume level that said noise is not audible outside of the boundaries of the unit in which it originates.

7. **OBSTRUCTIONS**

There shall be no obstruction or cluttering of the Condominium property, including, without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrance, elevators, stairways, patios, courts or vestibules, or other Common Element areas.

8. **DESTRUCTION OF PROPERTY**

There shall be no marking, marring, damaging, destroying, littering or defacing of any part of the Condominium property. Members shall be held responsible for and shall bear any expense of, such damage caused by said Owner, his family, guests, lessees and/or invitees.

9. **BALCONIES, WINDOWS, TERRACES AND DOORS**

Nothing shall be dropped, thrown, swept or otherwise expelled from any window, door, balcony or terrace. All loose or movable objects shall be removed from balconies or terraces upon notice of an approaching hurricane or other inclement weather characterized by conditions of high wind.

Balconies, windows, terraces and doors shall not be altered from the condition in which originally constructed, including, without limitation, alteration by painting, screening or installation of reflective materials, unless, pursuant to the Declaration of Condominium, Articles of Incorporation and By-Laws of the Association, a common scheme for doing so is adopted for the entire building in which any such change is proposed. For purposes of assessing fines for violation shall constitute a separate violation of the Rules for which a fine may be levied.

The Florida Fire Prevention Code does address the use and storage of barbecue grills in all multifamily residential buildings and condominiums. No hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or other purpose, shall be used or kindled on any balcony or under any overhanging portions or within 10 feet of any structure.

The Florida Fire Prevention Code also addresses the use and storage of generators. Portable combustion engines shall not be located within 10 feet of a building or rooftop.

10. **DAMAGE TO COMMON ELEMENTS**

Owners shall be responsible for and shall bear any expense of any damage to the Common Elements caused by moving to or removing from their unit household furnishings or other objects, or caused by any other deliveries to or from units by their invitee.

11. **REFUSE**

All refuse must be deposited in the trash chutes provided in tied plastic containers. Boxes are to be broken down and taken to the main trash room on the first floor.

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RULES AND REGULATIONS (cont'd.)

12. SWIMMING POOL AND JACUZZI

- a. Swimming is permitted only from 7:00 a.m. to 10:00 p.m.
- b. Children under 12 years of age must be accompanied by an adult swimmer 19 years of age or older.
- c. No lifeguard is provided. All persons using swimming pool or Jacuzzi do so at their own risk.
- d. All persons must shower thoroughly before entering the pool or Jacuzzi.
- e. No running, ball playing, boisterous play, diving, use of floats, balls, toys, or other objects, except swimming aids attached to the swimmer permitted in or around the pool.
- f. No pets allowed in pool area.
- g. No food or drink or alcoholic beverages shall be brought to the pool area except by prior written consent of the Board of Directors.
- h. No bottles, glass, or sharp objects permitted in pool area.
- i. Persons using suntan oil, lotion or any other similar substance shall not use poolside furniture unless such furniture is completely covered by a towel or their protective material.
- j. Use of pool and Jacuzzi limited exclusively to Owners, lessees and guest of Owners of the Condominium.
- k. Children under three years of age who are not toilet trained and/or wear diapers and/or rubber pants are not permitted in the pool or Jacuzzi at any time.
- l. Chairs and lounges must be kept four feet from edge of pool.
- m. No loud radios allowed in pool area.

13. GUESTS

Owners shall notify the Manager and Security Guard, by written notice in advance of the arrival and departure of guests or family who have permission to use a unit in the Owners absence. No person under 21 years of age shall occupy a unit unless their parent or the Owner is also in residence.

13. CHILDREN

Children shall not play on or about the Common Elements of the Condominium except under reasonable supervision by a responsible adult.

14. SIGNS

No sign, nameplate, signal advertisement or illumination shall be inscribed or exposed on or at any window, door, balcony or terrace without the express prior written consent of the Board of Directors. However, Owners may use bulletin board in their own Condominium for personal notice with the approval of the Management Agent.

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RULES AND REGULATIONS (cont'd.)

15. KEYS

The Association shall maintain a key to each Unit in the Condominium. No Owner or lessee shall change existing locks or install additional locks unless duplicate keys therefore are provided to the Association.

16. PARKING

Unauthorized parking shall include:

- A. Vehicles parked in parking spaces assigned to and reserved for individual units without the consent of the Owners or occupants of such unit.
- B. Vehicles parked so as to impede ingress to or egress from other parking spaces, drives, roads or building entryways.

Unauthorized parking shall be grounds for removal of the vehicle from the Association at the expense of the vehicle Owner and/or operator. Except in the event of emergency, no vehicle maintenance or repairs shall be performed on the Condominium property. No vehicle shall be washed, polished, and/or waxed on the Condominium property except in such specific area as may from time to time be designed by the Board of Directors for such activity.

18. LAKES

Facilities for using lakes within the Village of Lakewood for boating purposes shall be limited to those provided by the Association or by the Village of Bridgewood Associations, Inc. or the Boca West Maintenance Association, Inc. Members of the Association shall not be permitted to install docks or similar structures, or to keep boats on the lakes without the consent of the Association. In no event shall motor powered boats be permitted on the lakes.

19. COMPLIANCE WITH CONDOMINIUM DOCUMENTS

All owners and every lessee, guest or visitor of an Owner, shall comply with all of the terms, conditions, covenants, restrictions and limitations contained in the Declaration of Condominium, the Articles of Incorporation and the By-Laws.

20. RULE CHANGES

The Board of Directors of the Association reserves the right to change or revoke existing Rules and Regulations and to make such additional Rules and Regulations from time to time, as in their opinion, shall be necessary or desirable for the safety and protection of the buildings and their occupants, to promote cleanliness and good order of the property and to assure the comfort and convenience of Owners

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RULES AND REGULATIONS (cont'd.)

21. DELINQUENCY OR DEFAULT

The payment of any assessment or installment thereof due to the Association shall be in default if not paid to the Association on or before the due date thereof (first day of each month). When in default, the delinquent assessments or installments thereof shall bear interest at the maximum legal rate until the assessment and all interest due thereon, has been paid in full.

BY-LAWS OF LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.

III. A. ANNUAL AND SPECIAL MEETINGS OF THE MEMBERSHIP

The annual meeting of Owners shall be held at the office of the Association or such other place in Boca Raton, Florida, as may be specified in the notice of the meeting.

RESOLUTION OF THE BOARD OF DIRECTORS
LAKEWOOD MID-RISE CONDOMINIUM ASSOCIATION, INC.

WHEREAS, the Association through its Board of Directors has the responsibility and authority for regulating the maintenance, repairs and replacement of the limited common elements of the Condominium property pursuant to Article XIII of the Declaration of Condominium; and,

WHEREAS, the Association has discovered that water retentive floor coverings on patios of units such as indoor/outdoor carpeting lead to structural damage of the Condominium property; and,

WHEREAS, it is the desire of the Board to fulfill their fiduciary responsibilities concerning regulation of these areas.

NOW THEREFORE, be it resolved that the Board of Directors hereby adopts the following policy with respect to floor coverings of the patio areas of Condominium units in the Lakewood Mid-Rise Condominium Association, Inc.

1. Patio areas shall not be permitted to have floor coverings of a water retentive nature, including but not limited to indoor/outdoor carpeting.
2. All patio floor coverings must consist of waterproof tile properly grouted to maintain its waterproof characteristics.
3. All patio floor coverings must be maintained in a timely and suitable manner in order to sustain their waterproof characteristics.
4. Any non-conforming patio floor coverings must be removed in order to prevent structural damage to the Condominium property. Replacements of said floor coverings must be made in accordance with the specifications described above. Unit owners must make written application for and receive written approval of the Association for all patio floor covering installations on forms which may be supplied by the Association.
5. Failure of any unit owner to follow the above-stated policy shall force the Association to consider making whatever repairs or replacements are necessary and charge the responsible unit owner accordingly pursuant to Article XIII, Paragraph C of the Declaration of Condominium.

BY ORDER OF THE BOARD OF DIRECTORS. Dated this 16th day of April, 1992.

Catherine M. Dietrich
Deborah B. Gumpel
Sala Cannon
P. J. Loefer
Betty Sue Markel
Lynne H. Hoyer
William C. Hoyer