CARRIAGE HILL

RULES AND REGULATIONS

The revived Declaration of Restrictions of Carriage Hill (the "Declaration"), the Articles of Incorporation of Carriage Hill (the "Articles"), and the By-laws of Carriage Hill (the "Bylaws") define the operation of the Association, the rules of membership and the restrictions on the use of the property. The Declaration, the Articles and the Bylaws are referred to herein as the "Governing Documents." Every homeowner in Carriage Hill is a member of the Association and is bound by the provisions of the Governing Documents.

In order to maintain the appearance of the community, provide for the safety and enjoyment of the residents, and make Carriage Hill a desirable place to live, the Governing Documents specify the responsibilities of the members and the permitted and prohibited uses in Carriage Hill. The Board of Directors of Carriage Hill ('The Board") is authorized to establish additional rules deemed in the best interests of the Association and its members.

The Board has approved and adopted the following Rules and Regulations which are commensurate with the Declarations of Restrictions and By-Laws. The Board reserves the right to amend, supplement and/or modify these Rules and Regulations as necessary for the aesthetic enhancement of the neighborhood.

Pursuant to the Declarations, the Architectural Committee ("AC") is charged with approving all new construction and proposed improvements to existing structures and landscaping as well as maintenance. The Architectural Committee is comprised of no fewer than five members who must approve any of the following changes prior to implementation:

Addition(s) to the house, including, but not limited to tear downs, awnings, shutters, hurricane protection

Change in exterior paint color-house & trim

Enclosure of existing porch, patio and lanai

Modification of roof, repairs or replacement of roof

Revisions to doors, windows, garage doors

Construction of walls, fences and lanais

Construction and renovation of pool, spa, screen enclosures

Modifications to existing paving (driveways, walkways, patios, and porches)

Major landscaping, including, but not limited to tree removal and replacement

Addition to or modification of seawalls, docks, decks or patios fronting any canal

Addition of or modification to air conditioning equipment, satellite dishes, generators, placement of propane tanks, etc. exposed to public view.

IT IS UNDERSTOOD BY EACH OWNER THAT NEITHER THE ASSOCIATION, ITS' BOARD OF DIRECTORS, THE ARCHITECTURAL COMMITTEE, NOR THEIR AGENTS ARE RESPONSIBLE FOR DETERMINING COMPLIANCE WITH LOCAL ZONING OR PERMITTING REQUIREMENTS. FOR ANY WORK WHICH A PERMIT IS REQUIRED, A COPY OF THE PERMIT MUST BE FILED WITH THE ARCHITECTURAL COMMITTEE AFTER APPROVAL BY THE ARCHITECTURAL COMMITTEE AND PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR ANY AND ALL WORK TO BE IN COMPLIANCE WITH CURRENT BUILDING CODE STANDARDS AND PERMITTING REQUIREMENTS. APPROVAL OF THE APPLICATION BY THE ARCHITECTURAL COMMITTEE DOES NOT, IN ANY WAY, CONSTITUTE A WAIVER OR EXCEPTION FROM APPLICABLE CODES OR PERMIT REQUIREMENTS.

To further the intent of the Declarations, we are creating a subcommittee called the Appearance Committee. This committee is to ensure the beautification of the neighborhood and notify the Board of any violations of the following rules.

Appearance Committee Rules and Regulations

Owners shall maintain all homes in a neat and tasteful manner, including, but not limited to, cleaning and maintaining the exterior (roofs, driveways, garage doors, fences/gates, shutters and paint).

ADDITIONAL STRUCTURES

No additional temporary or permanent structure including, but not limited to, hedging, fencing, sheds, play houses, swing sets, etc. can be installed without prior Architectural Committee approval.

AIR CONDITIONERS

No window or wall air conditioners are allowed. Mini-split air conditioning units need to be totally screened from the street.

EXTERIOR EQUIPMENT

All pool pumps, filters, air conditioning units, water softeners, generators, etc. must be screened from view of the street by fencing or landscaping.

FENCES/HEDGES

Any fence or hedge requires prior Architectural Committee approval. Wooden fences must be maintained in good repair and free of grime/algae, discoloration. Wooden fences must not have broken or missing slats. Hedges/landscaping should not encroach on any sidewalks. Chain link fences are prohibited. **Existing chain link fences may be grandfathered in provided they maintain complete screening** from view.

HOUSE DEMOLITION

Prior to beginning demolition, owners must submit the Requirements for Demolition, Renovation and Major Construction application to the Board of Directors for their review and approval. There must be construction debris fences installed around the lot prior to the start of any work and it must remain during the entirety of the demolition. The lot must be green-pastured and grassed within 30 days following demolition. Lawns must be mowed and maintained in a neat condition after demolition.

LANDSCAPING

All landscaping (hedges, lawns, plants and shrubs) shall be maintained in a neat and trim condition at all times. All yards are to be sodded or landscaped and sprinkled with City water. Lawns must be regularly mowed and edged. Landscaping must not encroach on sidewalks per city ordinance. All major landscaping changes and improvements require prior Architectural Committee approval.

LEASES

Leasing of properties within Carriage Hill is governed by Article IX, Ownership, Section 4 of the Declaration of Restrictions. Application forms are available from our website – www.carriagehill.org. In order to ensure a community of congenial residents and thus protect the values of the properties within Carriage Hill, leasing is subject to the following provisions:

Prior written approval of the Association is required;

Complete Rental Application forms;

Submit signed and dated lease;

Submit $150.00 application fee;

Single family occupancy only;

No more than one lease per year (year from commencement of prior lease).

All leases should not be for a term of less than 12 months.

Tenants are not permitted to assign and/or sublease the premises.

Lease renewals may be subject to an application fee. Owners remain liable for the property. The Board reserves the right to take legal action against the owners to remove the tenants in the case of unapproved leases or tenants who are in violation of the Governing Documents.

MAILBOXES

The Association has an incentive ($100 rebate) for all those who choose a Verde Green mailbox from Flagcraft. Additional information is available on our website at www.carriagehill.org. The homeowner shall be obligated to maintain any mailbox in a state of proper repair and up to the standards as determined by the Architectural Committee and the USPS.

PAINTING

Color samples (unless repainting the same color) must be submitted to the Architectural Committee for approval prior to any work commencing. The paint color of the base color of the house shall be approved by the Architectural Committee from the approved color palette.

For any color which is not included in the approved color palette, in addition to the submission for approval process, the owner is required to paint a 2’ by 2’ section on the side of the house for the Architectural Committee to view, and the color must be similar to colors in the color palette.

PARKING

PLEASE NOTE: CITY OF BOCA RATON ORDINANCE SEC. 16-33 PROVIDES THAT IT IS A VIOLATION TO PARK ANY VEHICLE ON THE PAVED PORTION OF A STREET.

No commercial vehicles, recreational vehicles, including, but not limited to golf carts, motorcycles, motor driven cycles (mopeds), scooters, and motorized carts, boats, other watercraft, pop up campers, and trailers of any kind shall not be parked nor stored in any driveway or visible parking area on any lot. Wave runners, jet skis and other watercraft may be left in the water, but watercraft and /or trailers shall not be parked nor stored on any lot, except in a fully enclosed garage.

Vehicles must not obstruct sidewalk per city ordinance 16-32.

Permitted vehicles must be parked on the driveway or in a garage. There shall be no parking on the lawn or side of driveway.

PETS

All pets must be on leashes when being walked. Owners must clean up solid waste after pets. Fowl, livestock, and bees are prohibited.

ROOFS

Roofs should be clean and free of dirt, mildew, debris and damage.

SIGNS

Unless otherwise allowed by applicable law, no signs of any kind, except for those security signs allowed under the Declaration, are permitted in the yard or attached to the exterior of the home. For sale, for rent signs can be placed inside a street-side window of a home. A realtor sign in front of a residence is permitted during an open house ONLY. All other signs shall be prohibited.

SPORTS EQUIPMENT/TOYS

All sports equipment and toys, including, but not limited to goalie nets, skateboard ramps, bicycles, children's playground equipment, hammocks, etc. shall be out of sight when not in use. Basketball backboards shall be permitted to be located ONLY on or next to a driveway (the portion that is a straight line into a garage) in the area that is between the sidewalk (which runs across the front of the house) and the house, and shall NOT be located on the swale (including the driveway within the swale area) nor the road.

STORAGE OF MISCELLANEOUS ITEMS

There shall be no storage of items anywhere on the lot that can be seen from the street, waterway, or adjacent property.

TRASH CANS/RECYCLING BINS

All trash cans and recycling bins shall be stored in the garage or behind the frontline of the house behind bushes, fence or wall-in areas and screened from the street.

TRASH AND VEGETATION (DEBRIS)

No rubbish, trash, garbage, debris, lawn trimmings, or material shall be deposited on any of the land or thrown into the canals or waterways. Dumping debris on storm drains is strictly prohibited by the City of Boca Raton, Section 14-7. Vegetative debris should be placed on your swale or at the end of your driveway and not in the street.

VACANT LOTS

Unimproved lots must be regularly mowed and maintained in a neat and trim condition at all times. Lots must be green-pastured and grassed within 30 days following demolition.

WATER LOTS

Seawalls and docks must be routinely maintained.

PLEASE NOTE: FAILURE TO COMPLY WITH THE RULES AND REGULATIONS STATED ABOVE CAN RESULT IN A FINE PURSUANT TO FLORIDA STATUTES CHAPTER 720.