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PREPARED BY AND RETURN TO:
Jay Steven Levine, Esquire
Levine Law Group
2500 North Military Trail, Suite 283
Boca Raton, Florida 33431
(561) 999-9925

CERTIFICATE OF FILING OF RULES OF THE LEXINGTON CLUB

WHEREAS, the Declaration of Community Restrictions, Covenants, Conditions and Restrictions for The Lexington Club is recorded in Official Records Book 5537, at Page 325, of the Public Records of Palm Beach County, Florida, and which were amended in their entirety by that document entitled Merged, Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Lexington Club, as recorded in Official Records Book 30299, at Page 0575, Public Records of Palm Beach County, Florida ("Amended Declaration").

WHEREAS, the Rules revised as of October 16, 2019 are attached hereto and made a part hereof as Exhibit "A", as the latest Rules.

NOW THEREFORE, The Lexington Club Community Association, Inc., a Florida not-for-profit corporation, wishes to record the attachment in the Public Records of Palm Beach County, Florida, which shall apply to all properties subject to the Amended Declaration as a governing document as defined in 17 F.S. 720.301(8).

DATED this 08 day of January, 2020.

WITNESSES:

Sign: _____

Print: Pedro Mena

Sign: _____

Print: STEPHEN SMITH

The Lexington Club Community Association, Inc., , a Florida not-for-profit corporation

By: _____
President

STATE OF FLORIDA)
) §:
COUNTY OF PALM BEACH)

SWORN TO AND SUBSCRIBED BEFORE ME by means of ☑ physical presence or ☐ on-line notarization, this 08 day of January, 2020, by Carole Retner, who is personally known to me or who has produced _____ (if left blank, personal knowledge existed) as identification and who did take an oath, and who executed the Certificate as President free act and deed as such duly authorized officer; and that the Certificate is the act and deed of the corporation.

WITNESS my official seal in the County of Palm Beach, State of Florida, the date and year stated above.

NOTARY PUBLIC:

Sign: _____

My commission expires: Aug 26, 2022

GARRY A PORTER, JR.
Commission # GG 252403
Expires August 26, 2022
Bonded Thru Budget Notary Services

LEXINGTON CLUB COMMUNITY ASSOCIATION, INC.

STANDARD RULES

DECEMBER 8, 2015

THE LEXINGTON CLUB COMMUNITY ASSOCIATION, INC

7799 Lexington Club Blvd, Delray Beach, FL 33446

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CHAPTER 1 – PRINCIPLES

These Lexington Club Community Association Standard Rules are written for the mutual benefit and safety of all owners, occupants and authorized tenants, hereinafter referred to collectively as Residents, and their invitees and guests whom they shall authorize to enter the Lexington Club property. Reference to them in the singular shall also include the plural and vice versa. These Rules supersede any other existing rule.

Management Personnel are authorized by the CAB (hereinafter referred to as the CAB) to enforce these Rules and to report all violations to the Board. Owners and Residents shall report violations of the Rules to Management Personnel and shall not attempt to enforce these Rules. No resident may invite another resident that is under suspension as a guest of that resident to use the Association facilities. Use of all Lexington Club facilities by the CAB takes precedence over the clubs, organizations and independent groups.

These Rules are not intended to amend any Governing Document, in whole or in part. In the case of any apparent conflicts between the Rules and the Governing Documents the provisions of the Governing Documents shall prevail. Any waiver by the CAB of the Rules and/or consents or approvals may be altered or reversed by the CAB at any time and shall apply only to the individual situation which led to its granting and shall not be considered to set any precedent.

The CAB may amend, clarify, delete, or add to these Rules at any time by a majority vote of the CAB.

CHAPTER 2 –RESPONSIBILITIES

2.1 General Responsibility. Owner shall be held responsible for the action of their family members, guests, invitees, tenants, contractors and other persons for whom they are normally responsible, as well as for the actions of persons over whom they exercise control and supervision. Always keep in mind the right of your neighbors not to be disturbed by excessive noise. Residents shall not request employees of the Association to conduct any personal business or make any repairs within their individual residences at any time or interfere with or attempt to direct workers while performing their duties. Residents, occupants, invitees and guests shall obey all posted signs.

2.2 Violations & Enforcements. Violations of any of the Governing Documents and/or these Rules shall be reported immediately to Management. Management shall notify the responsible owner and/or violator to any and all remedies available to the Association.

2.3 Solicitations. Soliciting in any form is strictly prohibited.

2.4 Combustible/Explosive Materials. Shall not be permitted on the Association property or in any unit, except for propane tanks associated with barbecue grills of a maximum tank size of 20 pounds for Villas and 1 pound for Condos.

2.5 Bicycle Riding. Shall be permitted at the rider's own risk. Riding is permitted only on roadways, not on sidewalks. Pedestrians always have the right of way, and all applicable traffic regulations and rules of the road must be obeyed. Do not ride against traffic.

2.6 Generators. (including Portable generators) must have Architectural Review Committee (ARC) approved. Permanent generators shall only be operated during emergencies or for testing purposes and shall be located within the designated location on the common area as designated by the ARC. The unit owner shall be solely responsible for any accident or liability resulting from the operation of any generator and hold the Association and its agents harmless from legal actions or costs associated with the operation of the generator system or any part thereof.

2.7 Lakes. The lakes in our Community are for our enjoyment and are stocked with fish. Dumping of any material or garbage is not permitted. Fishing is permitted on a catch and release basis only. Swimming and boating is not permitted.

2.8 Wild Animals. Feeding any wild animals, including birds or feral cats anywhere in our community is prohibited by Palm Beach County Ordinance, and these rules.

2.9 Condo Units Upstairs. Living areas must be carpeted for sound abatement. Tile or wood floors cannot be installed or changed without first conferring with the ARC about special sound insulation barriers and other requirements.

2.10 Play Equipment. No play equipment of any kind is permitted in driveway or any area surrounding your unit. Example, although not an all-inclusive list, of play equipment: basketball hoops and poles, slides, kid's pool, soccer nets, tether poles, jungle gyms, hammocks, sports equipment or any inflatable games.

2.11 Aerials / Antennas. Cannot be attached to the exterior of any unit, tree or pole, or as otherwise permitted by law and approved by ARC.

2.12 Modification to Outside of Unit. The only permitted modifications are impact sliding glass or acrylic terrace doors, installation of approved hurricane shutters or impact windows. All modifications require the approval of ARC and the CAB before work can begin. No attachments will be made to the exterior of the units without approval of ARC.

2.13 Flags. May be displayed outside the unit. The size of the flag shall not exceed 4 x 6 feet and the manner in which it is displayed must meet ARC approval. In accordance with Florida State Statute, only American, Florida State, military service and POW/MIA flags may be displayed.

2.14 Water Hoses. Water hoses when not in use must be rolled onto a holder that is affixed to the outside of the building in accordance with ARC instructions or taken inside out of view.

2.15 Exterior Lights. Exterior pole and high intensity lights are prohibited. If there is no perceived nuisance to other residents, floodlights may be installed on the rear of villas units for security purposes only. The cost for installation, upkeep, and removal of these lights will be incurred by the unit owners. Four small solar ground lamps can be installed on the inside of the sidewalk. None around trees or landscaping. There shall be no electrical wiring or extension cords outside the unit.

2.16 Fence. No fence wall or other structure shall be erected. Dog runs, animal pens, coops etc. are prohibited. Tents, tool sheds, utility sheds, shacks, lean-tos, dog houses, tree houses, etc. are prohibited.

CHAPTER 3 – APPEARANCE AND MAINTENANCE

3.1 Personal Property. The personal property of any Resident, other than cars, or barbecue grill shall be stored inside their home and/or garage and not visible to surrounding neighbors or from the common area. Barbecue grills are to be covered and stored in the back of the Villa unit.

3.2 Sign/Advertisement. Shall not be displayed in any part of the unit surrounding area with the exception of a name sign after approval by the ARC and CAB. An ADT signs may be displayed.

3.3 Solid Waste Pickup (Garbage and Trash). Garbage shall not be placed outside until after 4pm on the evening before the trash pickup. All Residents must have and use the one (1) rigid sanitary covered container for solid waste. Trash is not permitted in a plastic bag unless the amount of trash exceeds what will fit in a covered rigid container, and then the plastic bag may only be placed at the curb after sunrise on the day of trash pickup.

3.4 Winter Holiday Decorations. Holiday decorations may be placed in the unit's windows. No decorations can be attached to the exterior walls (Stucco). They must conform to the ARC Guidelines regarding, but not limited to lighting, e.g., no lighting can shine into a neighbor's home. Decorations shall not emit any sounds. Residents shall not begin to install winter Holiday decorations until the Sunday after Thanksgiving. All Holiday decorations and lights (even if they remain unlit) must be physically removed from all buildings, no later than January 8th of the following (new) year.

All holiday lights must be turned off by 11:00 pm and may be turned back on after day light.

3.5 All Other Holiday Decorations. All other holiday decorations shall follow the same Guidelines as in Section 4.4 above, except that decorations may only be put up within a week of the holiday and must be taken down within one week after the holiday.

3.6 Window Decor. Permanent window treatments will be of a predominantly neutral color as viewed from the exterior of the unit.

3.7 Garage Doors. Garage doors shall always remain closed, except when an individual is active in and around the garage, or when it is being used for ingress or egress.

3.8 Hurricane Season Preparedness. Each Resident who plans to be absent from their home during the hurricane season shall prepare or arrange for preparation of their Home, including the closing/installing of hurricane shutters/slats, when hurricane warnings are issued, and the removing of all movable objects from the area outside of the home. Further, an absent resident shall designate a responsible firm or individual to open/remove the hurricane shutters/slats and to arrange for the repair to the home, as required, should there be hurricane damage.

3.9 Hurricane Shutters - Approval and Use. Hurricane shutters shall not cover window or door openings except during periods of an official named storm watch or warning, or hurricane. Any removable tracks, which have been installed and are a part of the shutter package approved by the ARC, shall not remain installed on the home other than during periods of the official named storm watch or warning, or a hurricane or the state of emergency is lifted.

The installation of shutters shall require ARC approval. Removable shutter panels shall be removed within one week after the lifting of the named storm watch or warning, or hurricane. Permanent accordion shutters shall be open within 72 hours after the lifting of the named storm watch, warning, a hurricane or the state of emergency is lifted.

3.10 Address Numbers. The house address numbers affixed to the front wall shall not be altered or replaced in any manner, except with those approved by the CAB. The address numbers shall be visible from the street per Palm Beach County requirements.

3.11 Window/Wall Air Conditioning Units. The installation of window or through the wall mounted air conditioning units is prohibited. Only when a CAB declared emergency exists will a temporary window A/C unit be allowed to be installed and operated. After the emergency is lifted by the CAB the temporary A/C unit shall be removed immediately.

3.12 Building Stains. Residents who barbecue shall be responsible to clean or repaint over any smoke discoloration, which may result from such activities, including any adjacent residence. Barbecues must be placed 10 feet from any structure when in use.

CHAPTER 4 – MOTOR VEHICLE REQUIREMENTS AND OPERATIONS

4.1 Residents shall obtain a motor vehicle identification sticker from the Lexington Club office within seven (7) days following the commencement of residency. The sticker(s) is to be affixed by the Lexington Club office staff to the lower left rear bumper of the vehicle. All registered cars must be properly registered and insured. Vehicles without an identification sticker may receive a violation notice.

4.2 Residents shall obtain from the Lexington Club office a visitor pass placard for their visitors. Visitor passes will be displayed on the front dashboard for all guests staying overnight, or longer.

4.3 Aides / Service Personnel must be registered in the Lexington Club office and are required to use the visitor gate entrance. Gate entry authorization is the responsibility of the unit owner. Envera System entry access may be done by calling Envera directly or by using the Envera Application. Unit owners are responsible for all aides, vendors, guests and occupants of the unit owner to follow all rules and regulations.

4.4 No vehicles with commercial plates, logos or advertisements are permitted at any time, except for those that are conducting repairs or services as hired by Management or Residents. Commercial vehicles are not permitted to be parked overnight anywhere on the Lexington Club property.

4.5 All Florida Motor Vehicle Laws shall apply to any and all vehicles driven by residents or their guests/invitees or occupants on Lexington Club roadways.

4.6 All Drivers shall observe all posted traffic signs within the Lexington Club property. All vehicles operating in the Lexington Club property must obey speed and stop signs, and may be subject to fines for failure to comply.

4.7 Improper parking of vehicles on the road or on the grass can be a danger to emergency responders and residents. Sprinklers located on the grass can be broken and Owners will be responsible for the cost of repairs.

4.8 Residents shall only store motor vehicle items (including boats, motorcycles etc.) that fit in the garage with the garage door closed. NO vehicle may be parked outside of a unit or on or within the Association property that is disabled or having a tarp covering the vehicle, either partially or completely, or that have sport or hobby items on the roof of the vehicle.

4.9 Motorcycles are not permitted to be parked anywhere on the Lexington Club property, except in the owner's garage with the garage closed. Visitors, guest or occupant cannot park a motorcycle on the property, except in a garage.

4.10 The Lexington Clubhouse parking lot is not to be used for overnight parking.

4.11 Parking on the roadways is only allowed in the Villages, and only on the outgoing side of the Village. No parking is allowed within 5 feet of a driveway. No parking is allowed from the last driveway on the outgoing side to the stop sign, except in Villages one (1) and two (2). All villages: No parking within twenty (20) feet of a fire hydrant.

Do not park on any grass. Overnight parking on the roadways longer than 48 hours is prohibited.

4.12 No vehicle shall be disabled in any parking area or driveway within the community. Other than emergency repairs, no maintenance or repair(s) of a vehicle is permitted within the community property. Washing and or waxing of a car is permitted.

4.13 No vehicle may be parked in a cul-de-sac for more than 72 hours without the office being notified and approved by the CAB.

4.14 Any vehicle observed to be in violation of these rules is subject to being fined, towed or booted.

4.15 Bicycles, skates, roller blade, skateboards, motorized boards, Segway's or Segway type devises are prohibited on the pool deck or main sidewalk.

CHAPTER 5 – PETS AND ANIMALS

5.1 Responsibility. Residents are responsible for any property damage, personal injury or disturbance, which their pet may cause or inflict. Each resident who keeps a pet agrees to indemnify the Association and hold the Association harmless against any loss or liability of any kind whatsoever arising from or growing out of having any animal in the community.

5.2 Permitted Animals. No pets or animals, other than common domestic animals (such as dogs or cats) and no type of exotic pet or exotic animal shall be kept or harbored within the Lexington Club properties or within the confines of a residence, without the prior written consent of the CAB. Such consent may be given upon such conditions as the CAB may direct and shall only be for the particular pet specified at that time in the consent and shall be deemed provisional and subject to revocation at any time. ADA Service animals (SA) must be registered with the Lexington Club office. With the

exception of SA, no dog or cat shall be over 30 pounds. No Residence shall harbor more than one (1) animal. SA are governed by the ADA, Emotional Support Animal (ESA) are governed by the Fair Housing Act.

5.3 Control of Pets. All Pets, including dogs and cats, must be hand carried or leashed at all times when not in the residence of the pet owner. No pet shall be permitted to roam freely away from the residence in which the pet is kept, and the owner of the pet shall be responsible for cleaning up after the pet when the pet is outside of the owner's unit. Residents shall not allow their pets in the unit of another resident without the resident's consent, or on the common property of another resident's home.

5.4 Nuisance Animals. No pet or animal shall be maintained or harbored within a residence that creates a nuisance to any other owner/occupant. A determination by the CAB, in its sole discretion, that a pet or animal maintained or harbored within a residence creates a nuisance, is a threat to the health and/or safety of any persons who may come to the properties from time to time, including owners/occupant, their guests, or invitees, or is exotic, shall be binding and conclusive on all parties.

No pet shall be tied up outside of a home or confined in any screened or enclosed porch or patio, unless someone is present in the home. Barking dogs shall be removed from the patio or enclosure immediately. No pet(s) shall be left unattended in a vehicle or outside a residence or Association property.

If the Association determines that any pet is a nuisance, then the owner of the pet shall correct the problem or remove the pet from the community immediately. Pets that show a dangerous propensity against people or pets shall be required to be immediately removed from the community.

5.5 Commercial Activity. Breeding or raising of any animal(s) or pet(s) including ordinary household pets for any commercial purposes whatsoever within the community is prohibited.

5.6 Solid Waste: Any solid waste shall be immediately picked up, removed, and disposed of in the receptacles provided for this purpose throughout the community.

Solid waste shall not be disposed of on or within the Association common property or any residents sanitary covered container, including the pet owner's garbage. Such waste shall not be disposed of in the sidewalk storm sewers.

5.7 The owners of all pets shall have evidence of all required registrations and inoculations in accordance with applicable governmental laws and be registered at the Lexington Club office.

5.8 Service Animals (SA). Only service animals shall be permitted within the Clubhouse, Fitness Center, Pool area, or the Tennis Courts. All other animals are prohibited from these areas.

5.9 No resident, occupant or owner shall feed or facilitate the feeding of feral or stray animals of any kind including feral cats. Placement of birdfeeders, bowls, dishes or paper may not be placed outside the unit for feeding animals.

CHAPTER 6 – CLUBHOUSE

6.1 The Clubhouse opens at 5 am and closes at 11 pm, unless otherwise directed by the CAB, or approved special events.

6.2 Bicycles are to be parked in the rack located at the rear of the Clubhouse parking area only. If not parked in the Clubhouse rack they will be removed.

6.3 Bathing suit cover-up and footwear are mandatory for men, women and children on the sidewalks, roadways and in the Clubhouse. Wet bathing suits are not permitted in the clubhouse.

6.4 An adult must accompany children under 16 in the Clubhouse at all times.

6.5 Owners/occupants/residents will be responsible for any damage caused by them or their guests to any Clubhouse equipment or facilities.

6.6 Money or facsimile thereof may not be used in the conduct of games in the Clubhouse or card rooms for Gambling that exceed Florida State Gambling Statute 849 (winnings of $10.00 or more is unlawful) shall not be permitted.

6.7 After 6pm proper attire (no T-shirts, shorts or rubber flip flops) is to be worn in the Clubhouse for social events and performances. The exception would be during special social events which would be announced for that specific event. Offensive or lewd attire is not permitted at any time in the clubhouse.

6.8 No lights are to be left on in unattended rooms or areas. If you are the last to leave the room, please turn off the lights.

6.9 The exercise room rules are clearly posted. They are to be adhered to by all users.

6.10 The exercise room is reserved for residents and their guests. Aides and other employees are not permitted to use the exercise room or exercise equipment.

6.11 Proper attire is mandatory. Tops and appropriate footwear must be worn. No swim attire is allowed in the exercise room.

6.12 For your safety, the BLINDS will be OPEN, and LIGHTS TURNED ON when the exercise room is in use.

6.13 During Clubhouse entertainment, CAB meetings or other special events the exercise room, community rooms 1-3 will be closed and not available for use by owners/residents, occupants, or guests.

6.14 Food and beverages are not permitted in the exercise room. Water bottles are permitted. Water is provided.

6.15 Lockers, in the locker rooms may be used on a first come first served basis.

6.16 Lockers may not be used for overnight storage.

6.17 Please dispose of trash in the proper receptacles and turn off water faucets after use.

6.18 Children under 16 shall not use the sauna or steam room.

6.19 Check with your own physician before using the sauna or steam room for your own safety and wellbeing. These facilities are used at your own risk.

6.20 The sauna is not to be used to dry towels or other items.

CHAPTER 7 – SWIMMING POOL, JACUZZI (SPA) & POOL AREA

7.1 All persons using the pool and SPA do so at their own risk. Lifeguards are not present. Hours are Dawn to Dusk per Palm Beach County Ordinance.

7.2 Palm Beach County regulations and Lexington Club rules prohibit pool and SPA use after dusk.

7.3 The use of the swimming pool is limited to owners, tenants , residents and their guests only.

7.4 Food & beverages are permitted with limitations as indicated below: It is the responsibility every owner, resident, guest or occupant to clean up all trash and litter and put such in the appropriate containers.

7.5 All beverages must be in unbreakable containers. Glass is NEVER permitted in or around the pool area, pool deck or veranda.

7.6 When leaving, close umbrellas and put chairs back to their original positions.

7.7 No wet bathing suits are permitted on chairs with cushions.

7.8 Bicycles, skates, roller blade, skateboards, motorized boards, Segway's or Segway type devises are prohibited on the pool deck or main walkways. Bike racks are provided in the vicinity of the pool and Clubhouse. Owners are responsible for damage caused by themselves, lessees or guests.

7.9 No pets are permitted in the pool area or Clubhouse. Properly marked SA's are permitted, however respect your community members by minding your animal. ESA animals are not permitted in the pool, or pool area, or in the clubhouse.

7.10 Do not place shoes or other items around the pool edges or pool steps or ladders.

7.11 Diving or jumping in the pool is prohibited. No running on the pool deck.

7.12 Inflatable rafts, float rings or scuba equipment are not allowed in the pool.

7.13 Chairs and lounges may not be pulled to the edge of the pool or Jacuzzi/SPA.

7.14 Smoking is not permitted in the pool area, pool deck or Jacuzzi/SPA, or clubhouse parking lot.

7.15 Kiddie pools are not permitted in the pool or pool area.

7.16 No diapers are permitted in the pool.

7.17 All children under the age of 16 using the pool, pool deck or Jacuzzi/SPA must have constant adult supervision.

7.18 Any person using any electronic device or radio must use earphones. Such device(s) will only be battery powered.

7.19 No electric power cords of any kind are permitted in the pool, pool deck or Jacuzzi/SPA.

7.20 In the event of thunderstorms with or without rain, thunder or lightening, all persons shall leave the pool area immediately for your own safety. State and county laws

7.21 The use of the barbecue equipment in the pool deck area is reserved for Community Social Functions ONLY and such use must have prior approval of the CAB.

7.22 Shuffleboard equipment is stored in a cabinet at the Shuffleboard courts. Return all equipment upon completion of play. All children under the age of 16 must be supervised by an adult when playing Shuffleboard.

CHAPTER 8 – TENNIS/PICKLEBALL CENTER

8.1 Two regulation, lighted tennis and pickleball courts are maintained for the enjoyment of all residents and their guests.

8.2 Proper attire and courtesy are expected from all players, observers and those waiting to play.

8.3 Players are to exhibit good sportsmanship at all times. Profanity, physical abuse of any kind or abusive language is prohibited.

8.4 Residents and guests play on a rotation basis on Monday, Wednesday, Friday and Saturday mornings. All other days are on a first come first served basis.

8.5 Black soled sneakers are not permitted as they may mar the courts.

8.6 Bicycles, skates, roller blade, skateboards, motorized boards, Segway's, Segway type devices, pets or ESA and court chairs are never permitted on the courts.

8.7 Tennis and pickleball "lobsters" may be checked out from the exercise room. Lobsters may not be used when raining and must be returned to the exercise room after use.

8.8 Court lights must be turned off after night play. Do not rely on the automatic timer to shut off.

LIST OF REVISIONS

REVISION DATE, NUMBER AND DESCRIPTION

DATE	NUMBER	DESCRIPTION
11/17/15	0	Original Issue
12/8/15	1	Typo corrections, Chapter/Sections 2, 3.6, 3.8, 3.15, 3.18, 4.1, 4.3, 4.4, 4.5, 5.13, 6.3, 6.6, 7.3, 7.8, 7.11,7.18, 8.2, 8.4, 8.8, 9.3 combined with 9.4, renumbered Chapter 9 sections, 9.6
10/16/19	2	Changes throughout pages 1 through 18. Updates reflect changes to FS 720 changes dated July 2018, and the Associations merged and amended declaration, articles of incorporation, and bylaws dated Dec 2018. See Chapters/Sections 2-removed, 2.4, 2.8, 3.11 & 3.13-removed, 3.2, 3.3, 3.9, 4.1, 4.6, 4.9, 4.12, 5.2, 5.3, 5.8, 5.9, 6.6, 6.8, 6.20, 7.1, 7.2, 7.4, 7.7, 7.9, 7.12, 7.20, 8.6 8.7, and Added: 4.14, 8.7, 8.8.