

Central Park Homeowners' Association, Inc.

c/o Lang Management Company
790 Park of Commerce Blvd. Ste. 200
Boca Raton, FL 33487
Phone 561-750-8800 – Fax-561-750-4528

Dear Central Park Homeowner/Lessee:

Your Board of Directors is in place to ensure that the standards we expect at Central Park are maintained and that our property investments are safe. We all want our environment to be beautiful, safe and cost effective. With respect to this, the Board has analyzed some of the more important lifestyle and safety issues impacting your daily life and affairs at Central Park. Please take a moment to review all Rules and Regulations of the community.

Rules and Regulations

1. Trash containers can be placed for collection no earlier than 12 hours prior to collection days and must be removed from the street or sidewalks by the end of the day of collection.
2. Trash Removal is on Tuesday and Fridays. Bulk pick up is on Fridays and must be out by 7:00 a.m. Bulk pick up is removal of furniture and appliances only. Recycle is picked up on Fridays. No garbage bags shall be left outside of the container for any reason, all bags must be kept in the city-issued sealed container. Holiday pick-up schedules are posted on the Central Park website and bulletin board.
3. Residents must pick-up after their dogs. Bags are not to be placed in any resident's trash container except that of the dog owner. The Association has added doggie stations for your convenience throughout the community. The Association has a zero tolerance for pet elimination not being picked up anywhere in the community including lake, canal and perimeter areas. City of Boca Raton states all pets must be on a leash at all times and all pet waste must be picked up and disposed of.
4. No **OWNER** parking in guest spots. All residents have a 2-space garage for parking. If your guest will be staying for more than 48hrs please email jessicam@langmanagement.com with make, model, color and tag # as well as how many days they will be parking in the community. Cars parked more than 48 hours in a guest space without a guest pass will be towed.
5. Resident or guest vehicles must not block the sidewalks, garages or alleys.
6. Cars must be fully parked in the driveway or garage, and shall not have any portion of the vehicle extending into the street or alley.
7. Garage doors must remain closed at all times except when vehicular or pedestrian access is required.
8. Pool hours are from sunrise to dusk. The women's and men bathrooms no longer require keys. There is a keypad on each bathroom, the code is 1324. Please refrain from giving this code to vendors and or outside guests. It is only to be used by residents of the community.
9. Gym hours are from 4:00 a.m. to 12 a.m.
10. Basic Cable is included in your Association fees. Residents can contact Comcast at (800) 266-2278.

11. Abusive behavior (defined as: *abusive* or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants or invitees, or directed at management, its agents, its employees or vendors) will not be tolerated at any time.
12. Pursuant to the Central Park HOA documents no alterations may be made to the exterior of the individual units. This includes painting and structural changes.
13. Any changes to individual courtyard landscaping must be approved by the Master Architectural Control Committee. Once approved, it must be completed in a timely fashion.
14. Renting a residence without the approval of our management company is prohibited (please contact the management company for rental procedure).
15. All moving containers must be approved by Lang Management, prior to drop off at Central Park. Containers may only be parked at Central Park for a maximum of 72 Hours
16. Each Owner shall obtain and maintain adequate insurance on his/her home and shall furnish a copy of such to the management company.
17. Any of the additional "Use Restrictions" listed in the Declaration and Covenants not specifically mentioned above.

Below for your review, are two sections from the Central Park Declaration (recorded 7/25/06) pertaining to Parking and Garages.

PARKING:

14.1 **Owners** automobiles shall be parked in the garage. No vehicles of any nature shall be parked on any portion of Central Park or a Lot except on the surfaced parking area thereof. All lawn maintenance vehicles shall park on the driveway of the home and not in the roadway or swale. **To the extent Central Park has any guest parking; Owners are prohibited from parking in such guest parking spaces.** No vehicles used in business for the purpose of transporting goods, equipment and the like or any trucks or vans which are larger than three quarter ton shall be parked in Central Park except during the period of a delivery. Recreational vehicles, personal street vans, personal trucks of three-quarter ton capacity or smaller and personal vehicles that can be appropriately parked within standard size parking stalls may be parked in Central Park. No vehicles with expired registration, expired license plates or flat tires may be kept within public view anywhere within Central Park. Owners must park in garage.

GARAGES:

14.18 Each Home may have its own garage. No garage shall be converted into a general living area or used as living quarters by any person. Garage doors shall remain closed at all times except when vehicular or pedestrian access is required.

Please contact Lang Management at (561) 750-8800 with any other questions.

I have read and understand the rules and regulations of Central Park and understand that my two assigned parking spaces are in my garage per the Central Park Declaration. All outside parking spaces are designated for guests only. There are a few units that include extended parking behind the garage for use by the unit owner.

Signature of Owner/Renter

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Thank you in advance for your prompt attention and cooperation in this matter.
Central Park Homeowners Association, Inc.