

Rules and Regulations for Meadows on the Green

Each of the rules and regulations shall be in accordance with all applicable county and state codes, ordinances, and regulations.

1. **The sidewalks, entrances, passages, lobbies and hallways and like portions of the common elements shall not be obstructed** nor used for any purpose other than for ingress and egress to and from the Condominium Property or Master Common Areas. There is to be no loitering on the walkways, stairways, stairwells, and parking lots in the Meadows on the Green community. No carts, bicycles, carriages, chairs, tables, clothing, shoes, or any other objects be stored therein, except in areas, if any, designated for such purposes.
2. The **personal property** of Unit Owners and occupants **must be stored in their respective Units.**
3. **No articles other than patio-type furniture and bicycles shall be placed on the balconies, patios, terraces, or lanais or other Common Elements** or Limited Common Elements. No linens, cloths, clothing shoes, bathing suits or swimwear, curtains, rugs, mops, laundry of any kind, or other articles shall be shaken or hung from any of the windows, doors, balconies, patios, terraces, lanais, railings or other portions of the condominium or Association Property.
4. **No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies, patios, terraces and/or lanais or elsewhere** in the Building or upon Common Elements or Master Common Areas. Each Unit Owner shall be responsible for cleaning up after themselves, and their guests, tenants and invitees when within the Condominium Property or Association Property, including, without limitation, placing all trash and/or garbage in the proper receptacles.
5. **No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association.** The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage, recycling or disposal of such material shall be kept in a clean and sanitary condition.
6. **No Unit Owner or occupant shall make or permit any disturbing noises,** nor allow any disturbing noises to be made by the Owner's family, employees, pets, agents, tenants, visitors, or licensees, nor permit any conduct by such person or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

7. **No sign**, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on, or upon any part of the Condominium or Association Property, except signs used or approved by the Developer (for as long as the Developer owns any portion of the properties, and thereafter by the board). Additionally, no awning, canopy, shutter or other projection shall be attached to or placed on the outside walls or roof of the building or on the Common Elements, without the prior written consent of the Board of Directors of the Association. Exterior modifications are also restricted in the manner provided by the Master Covenants.
8. **No open alcoholic beverage** containers are permitted at the East and West Pools and in the parking lots of the entire Meadows on the Green community.
9. **No repair of vehicles shall be made on the Condominium Property.**
No recreational vehicles may be stored on the Condominium Property.
Any vehicle which is an eyesore must be removed.
Vehicles must be registered and operable.
No trucks 1/2 ton or greater
Residents' commercial and work vehicles must be parked in designated areas. The location of these parking areas will be determined by the Board of Directors and can be changed at their discretion. Parking of trailers, jet skis, and boats is prohibited. The same 1/2 ton limit applies.

The following areas are designated for Commercial and Work Vehicles:

Between building 6 and 7

Between building 8 and 9

Between buildings 10 and 11

Between building 12 and 1

Between south end and north end of 17

10. **No flammable, combustible or explosive fluids, chemicals or substances** shall be kept in any Unit or on the Common Elements or Master Common Areas, other than as is reasonable and customary in vehicles and/or in cleaning supplies.
11. **A Unit Owner or occupant who plans to be absent during hurricane season must prepare his or her Unit prior to his or her departure by designating a responsible firm or individual to care for the Unit** should a hurricane threaten the Unit or should the Unit suffer hurricane damage and furnishing the Association with the name(s) of such firm or individual. Hurricane shutters cannot be permanently affixed to the building, except for the accordion shutters on the back patio door. Shutters can be put up when a warning is issued for our area, but must be removed within 72 hours after the storm.
12. **A Unit Owner or occupant shall not cause anything to be affixed or attached to**, hung, displayed or placed on the exterior walls, doors, balconies, railing or windows of the Building. Notwithstanding the foregoing, any Unit Owner may display one portable, removable United States flag in a respectful way, and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

13. **Installation of satellite dishes** by Unit Owners shall be restricted in accordance with the following: installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements; dish may be no greater than one meter in diameter, and; to the extent that same may be accomplished without impairing reception of an acceptable quality signal or unreasonably preventing or delaying installation, maintenance or use of an antenna, or unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements.
14. **No window air-conditioning units may be installed** by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door of any reflective or tinted substance placed on any glass, unless approved in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door. Curtains, blinds, shutters, or draperies which face the exterior windows or glass doors of Units shall be white or off-white in color.
15. **Children will be the direct responsibility of their parents or legal guardians**, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations. Loud noises by children will not be tolerated. All children under twelve (12) years of age must be accompanied by an adult when utilizing the recreational facilities.
16. **Pet Restrictions**
- No more than two (2) domesticated pets.
 - No Pit Bulls or other breeds considered to be dangerous or a nuisance by the Board of Directors (in its sole and absolute discretion).
 - No maintenance, keeping, boarding and/or raising of pot belly pigs, reptiles, rodents (i.e., mice, gerbils, hamsters).
 - Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.
 - All cats must be spayed and de-clawed.
 - Pets cannot be a nuisance to the residents of other Units (barking, aggression, etc.)
 - Pets cannot be left unattended on balconies, patios, or in the yard.
 - Dogs or cats shall not be permitted outside the Owner's Unit unless attended by an ADULT and on a leash not more than six (6) feet long.
 - Dogs must be walked in designated areas and waste picked up and disposed of properly.
 - Pets must not play or exercise in the corridors, stairwells, or any other area of the common area. (There is a fenced dog area across the street to the east of the community.)
 - In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities contained within the Property.
 - Pet must be restrained in a appropriate manner (muzzled) if requested by the Association.
 - Owner shall be responsible for all damage caused by his/her pet.
 - Each Owner agrees to underwrite the cost of necessary extermination of the Owner's Unit or others if the Owner's pet is responsible for the infestation of the building or portions thereof.
 - Any landscaping damage or other damage to the Common Elements caused by a Unit Owner's pet must be promptly repaired by the Unit Owner.

From the Declaration:

Each unit shall be used as a residence only. Only the entire unit can be leased. No lease less than 6 months. No more than 2 leases per calendar year. City of Boynton Beach, Palm Beach County and Florida regulations state only two people per bedroom.

No Unit Owner shall cause or allow improvements or physical structural changes to any unit, Limited Common elements appurtenant thereto, Common Elements or Association Property that changes the appearance of the building without prior written consent of the Association.

This includes: electrical wiring and plumbing systems, television antenna, satellite dishes, electronic devices, transmitting and/or receiving equipment, machinery, or air-conditioning units.

Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, a fine or fines may be imposed upon an owner for failure of an Owner, or such Owner's family, guests, invitees, lessees or employees, to comply with any covenant, restrictions, rule or regulation herein or in the Declaration. Articles of Incorporation or By-Laws, provided the procedures set forth in the Declaration for fining are adhered to. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

These Rules and Regulations shall be cumulative with the covenants, conditions, and restrictions set forth in the Declaration of Condominium and Master Covenants, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. These rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, nor to the Units owned by the Developer. All of these Rules and Regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific Rules and Regulations upon written request therefore and good cause shown in the sole opinion of the Board.

*For additional Rules and Regulations information refer to the Meadows on the Green Association Documents: Text pages 4-7, Declarations pages 33-38, Schedule A to By-Laws, and Master Association Documents Article VIII pages 9-10.

**MEADOWS ON THE GREEN
100 MEADOWS CIRCLE
BOYNTON BEACH, FL 33436
OFFICE 561-967-9489 * FAX 561-967-9490**

RULES AND REGULATIONS

I have received and read the Rules and Regulations of Meadows On The Green, Condominium Association. I agree to abide by the Rules and Regulations.

APPLICANTS SIGNATURE

DATE

CO-APPLICANTS SIGNATURE

DATE

OWNERS SIGNATURE

DATE