

This instrument was prepared by
and should be returned to:
Steven G. Rappaport, Esq.
Sachs Sax Caplan
6111 Broken Sound Parkway, Ste. 200
Boca Raton, Florida 33487

**CERTIFICATE OF RECORDING
OF RULES AND REGULATIONS OF
THE ASSOCIATION OF THE MEADOWS OF CRYSTAL LAKE, INC.**

I HEREBY CERTIFY that the amendments attached as Exhibit "A" to this Certificate were duly adopted as amendments to the rules and regulations of The Association of the Meadows of Crystal Lake, Inc. The original Declaration of Covenants, Conditions and Restrictions and Title and Site Plan of the Meadows of Crystal Lake - Phases I and II is recorded in Official Records Book 7526, at Page 457, in the Public Records of Broward County, Florida.

DATED this 3 day of JUNE, 2019.

WITNESSES

THE ASSOCIATION OF THE MEADOWS
OF CRYSTAL LAKE, INC.

Sammy Piccolo
Signature

By: Ronald Masloff
President

JIMMY GLASCO
Print Name

Alfred R. Chanse
Signature

By: Rob Schwedt Jeger
Secretary

ALFRED R. CHANSEN
Print Name

STATE OF FLORIDA)

)ss.:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3 day of June 2019 by Ronald Masloff and Robert Schwedt Jeger, as President and Secretary, respectively of THE ASSOCIATION OF THE MEADOWS OF CRYSTAL LAKE, INC., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

Mary Anne Reed
Notary Public, State of Florida



RULES & REGULATIONS

EXHIBIT "A"

Revised Nov. 2018..5.19

**The Association Of
The Meadows of Crystal Lake, Inc.**

1. RESIDENCE USE:

A. Residences shall not be used for commercial or professional purposes and shall only be used as single-family residences.

B. There is no guest use of a home permitted without the homeowner, or at least one 55 or older dwelling unit resident being present. Also there will be no compensation to the owner. The guests will have been informed of the Rules & Regulations of the Association of The Meadows of Crystal Lake, Inc. and will abide by them.

2. TERRACES, PORCHES AND WINDOWS:

No bathing suits, towels, or clothing shall be hung from the terraces, porches or windows. No mops shall be shaken from the terraces, porches or windows. No loose articles shall be left on terraces and/or porches during the hurricane season.

3. BARBECUES AND OUTDOOR COOKING:

A. No barbecue and/or outdoor cooking shall be permitted on enclosed terraces or porches or on any other portion of the common areas, except in those areas that may from time to time be designated for such purposes by the Board of Directors and so long as the privilege is not abused and is not offensive to other dwelling unit owners. A dwelling unit owner may use a barbecue on the lawn area immediately contiguous to his residence. However, after each and every use the barbecue facilities shall be removed from the lawn area.

B. Barbecues may be stored between houses when not in use and must be covered. Barbecue must be off the grass on a slab or rocks. Barbecues may not be stored in front of the house nor on the side of the house facing the street. (Corner homes)

4. ASSOCIATION EMPLOYEES AND CONTRACTORS:

A. No unit owner or member of his family or guests shall give orders or instructions to Association employees or contractors, but rather shall express his desires to the person designated for this purpose by the Board of Directors.

B. Association employees are not permitted to do private services for residents during their working hours. The Association accepts no responsibility for any arrangements made to perform services after working hours.

5. CLEANLINESS:

Each unit owner shall be responsible to keep his residence in a good state of preservation and cleanliness. Owners shall not allow anything whatsoever to be thrown or fall from the windows, doors, terraces and or porches. No sweeping or other substances shall be permitted to escape to the exterior of the dwelling unit from the windows, porches, and/or doors.

REVIEWED NOVEMBER 2018

6. COMPLAINTS:

All complaints of unit owners shall be made in writing on the prescribed form and delivered to the person designated for such purpose by the Board of Directors or to a member of the Board of Directors. Phone calls to the office will not be acted upon.

7. CONDUCT:

A. No person in a dwelling unit or in the common areas shall engage in loud and boisterous or other disorderly, profane, indecent, immoral or unlawful conduct.

B. In order to insure the privacy of the homeowner, do not trespass over other members residents.

8. DAMAGED COMMON AREAS:

Damage to common areas, including but not limited to the landscaped areas and the recreational and community facilities, caused by any unit owner or his guests or invitees, shall be the sole responsibility of such unit owner to replace or repair.

9. DELIVERIES:

A. The association shall not be responsible for the theft, conversion, disappearance, loss or damage of any item received from or for an owner, even though such theft, conversion, disappearance, loss or damage may occur through the negligence or willful act of the employees of the Association.

B. All parties delivering items and all parties intended to be the recipient of items so delivered, hereby assume all the risks of theft, conversion, disappearance, loss and damage of and to such items.

10. EXTERIOR APPEARANCE:

A. No improvement may be constructed upon any part of the exterior of any of the Residences, or the home sites without the PRIOR WRITTEN CONSENT of the Board of Directors. The exterior of the Residences including but not limited to terraces and porches, shall not be painted, decorated or otherwise modified in any manner without the PRIOR WRITTEN CONSENT of the Board of Directors and such consent may be withheld on purely aesthetic grounds, within the sole discretion of the Board of Directors. No fence, walls, or hedges are permitted without PRIOR WRITTEN APPROVAL of the Board of Directors. Roof shingle damage shall be repaired within a reasonable time after occurrence.

B. The only flag permitted to be displayed is the U.S. American Flag.

11. FLAMMABLE MATERIALS:

No flammable, combustible or explosive fluid, chemical or substance, shall be kept in any residence, storage area or common area, except such as required for normal household use.

12. GUNS:

No guns shall be permitted to be discharged any place upon the Meadows properties including the common areas and dwelling units, except as might be permitted in the event of an emergency under the applicable laws of the State of Florida. Guns for this purpose shall include, but not limited to rifles, shotguns, pistols, B-B guns and sling shots.

REVIEWED NOVEMBER 2018

13. FOOD AND BEVERAGES:

Food and beverages shall only be consumed within personal dwelling areas and in those portions of the recreational and community facilities designated to do so.

14. HURRICANE PREPARATIONS:

Each dwelling unit owner who plans to be absent from his Residence during the hurricane season must prepare their Residence prior to their departure by:

- A. Closing hurricane shutters.
- B. Removing all furniture, plants and other movable objects from their lawn, terrace and/or porch. If not done, The Board may step in and take action.
- C. Any dwelling unit owner failing to make hurricane preparations and/or making improper preparations shall be HELD RESPONSIBLE for any damage done to the property of OTHER unit owners, and/or to common areas resulting from such failure.

15. INSURANCE RATES:

No dwelling unit owner shall permit or suffer anything to be done or kept in his dwelling unit which will increase the rate of insurance on the Association areas or neighboring dwelling units.

16. MOTORCYCLES:

1. Motorcycles may not be parked or placed in any areas other than in designated motor vehicle parking spaces. No motorcycle will be driven upon common areas other than roadways and parking areas.
2. All motorcycles will be equipped with the appropriate noise muffling equipment and the Board of Directors shall be authorized to bar from the Meadows any motorcycle or other motor vehicle that causes an abuse of normal noise levels.
3. Motorcycles are permitted to be parked overnight in your driveway under certain conditions. These guidelines will be furnished to motorcycle owners by request from the Meadows office. These conditions include, but are not limited to:
 - a. The Mo/Cy being properly covered.
 - b. The Mo/Cy being properly located.
 - c. Limited time parking under the conditions described in the regulations.
4. Repair of any damages done to the common areas, such as kickstand damage, etc. shall be the sole responsibility of the owner of the motorcycle.

17. PARKING: NO PARKING of any vehicles on our streets between 1:a.m. - 6: a.m.

A: Vehicles, other than private passenger motor vehicles and motorcycles (See 16.3) must be kept in your garage and the garage door should be closed. Only dwelling unit owners, their guests and invitees shall use parking areas upon the Meadows property. Parking areas shall only be used to park private passenger motor vehicles or motorcycles. (See 16.3). Any variance will require approval by a Board member.

REVIEWED NOVEMBER 2018

B: No motor vehicle which cannot operate on its own power shall remain on the meadows property for more than 24 hours, and no repair on any motor vehicle shall be made on the Meadows property.

C: No trucks, mobile homes, trailers, campers, boats or other vehicles or equipment other than private passenger vehicles shall be parked or left standing upon the Meadows property, except for purposes of loading and unloading or except in areas designated for this type of vehicle. (unless written permission by the board)

D: No motor vehicles shall be parked other than by permit in our area designated for parking. This lot is located Northwest of the clubhouse in our rear parking lot on SW 19th Avenue and SW 15th Street. Vehicles improperly parked are risking being towed away at the expense of the owner of the vehicle, or of the dwelling unit owner responsible for permitting or performing such violation.

E: A permit can be obtained for the parking lot on 19th Avenue and is good for 30 days.

It is non-renewable. Parking may also be permitted in the lot just outside of the Clubhouse. (determined by the Board - inquire in office)

F: Overnight sideways parking on DOUBLE driveways is permitted provided your vehicle is entirely off the street. You may not drive on the grass. You will be held responsible for any and all damages resulting from improperly parking.

(NOT PERMITTED ON SINGLE DRIVEWAYS)

G: Parking on the grass is prohibited.

H: Vehicles with more than six wheels may not park in any driveway or parking lot. (unless written permission is obtained from a Member of the Board)

18. VANS USED AS PASSENGER MOTOR VEHICLES:

For the purpose of this document, a Van shall be considered to be a passenger vehicle, provided that it meets all of the following requisites:

- a. Full metal body construction as opposed to a portable plastic or canvas sides, doors or rooftops.
- b. Factory affixed passenger seats as installed by the manufacturer.
- c. Window surfaces on both sides and the rear of vehicle.
- d. It cannot be used in any commercial enterprise.
- e. No permanent business lettering to appear on any surface.
(magnets must be removed during overnight)
- f. Must be maintained in a clean and reasonable good state of repair.

19. NUISANCES:

No dwelling unit owner shall make or permit any disturbing noises any place in the Meadows by himself, his family, servants, employees, agents, visitors or licensees, nor do or permit anything by such persons that will interfere with the rights, comfort or convenience of either dwelling unit owners. No dwelling unit owner shall play upon, or suffer to be played any musical instrument or operate or suffer to be operated, a phonograph, television, radio, sound amplifier or other sound equipment in such manner that it would disturb or annoy other occupants of the Meadows. No dwelling unit owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time, except as same might be considered to be an activity sanctioned by the Board of Directors, which activity shall take place in the recreation and community facilities.

20. PASSAGEWAYS:

Sidewalks, entrance ways, passageways, vestibules and all other portions of the common areas must at all times be kept free of obstruction and encumbrance, and shall at no time be used for any purpose other than ingress and egress, other than what The Board permits.

21. STORAGE PERSONAL PROPERTY:

The personal property of a dwelling unit owner shall be stored within his residence or where applicable in assigned storage areas, but in no event shall such property be stored or left within or upon other portions of the common areas, with the exception of bicycles within 5 foot slab, (covered-omit) between the houses.

22. PLANTINGS:

No plantings of whatsoever nature shall be made by any dwelling unit owner upon any common areas, and/or recreation and community facilities without the PRIOR WRITTEN APPROVAL from the Board of Directors.

23. PETS:

The Meadows of Crystal Lake is a 55 and older, pet free community.

- a. Feeding of ducks, squirrels & other wild life is prohibited.
- b. A SERVICE DOG requires a Federal Certificate indicating the SERVICE the animal was trained to perform. You may be asked what the animal has been trained to do and if the animal is trained for your disability.
- c. An EMOTIONAL SUPPORT ANIMAL (ESA) requires documentation from a Licensed Mental Health Professional indicating the need for YOUR particular animal. This documentation expires on Dec. 31, and must be renewed and furnished annually to The Meadows.
- d. We have a twenty-five pound maximum weight limit for these animals.
- e. For further rules on pets see CCR documents, Article X, Sec. F.



Yearly

24. RECREATIONAL FACILITIES:

- a. The use of the recreational facilities is limited solely to the members of the Association and their invited guests. Swimming and other use of the recreational facilities at all times are solely at the risk of the individuals involved, and in no event the responsibility of the Association or its members. The Board of Directors shall regulate the use of the recreational facilities from time to time. Rules and regulations shall be posted in a conspicuous place, in or upon the recreational facilities and it shall be the responsibility of the individual dwelling unit owners to apprise themselves and their guests of same. The user of the recreational facilities shall be responsible for any breakage and/or damage caused. The removal of furniture from the clubhouse or any recreational facility is prohibited.
- b. Swimming and/or boating is not permitted in the Lake.
- c. Fishing in the lake and canals is permitted to residents and guests only.

25. SOLICITATIONS:

There shall be no solicitations permitted by any person, anywhere in or about the Meadows property for any cause, charity or other purposes whatsoever, unless specifically authorized in advance by the Board of Directors.

26. DOMESTIC HELP:

Servants and domestic help of the dwelling unit owners may not gather, loiter or

lounge within or upon the recreational facilities or common areas of the Meadows.

REVIEWED NOVEMBER 2018

27. SERVICE PEOPLE:

No Homeowner shall permit any service people whether for purpose of maintenance, repair, replacement or improvement, to work in a dwelling unit, before 8:00 a.m. or after 6:00 p.m. (except **(omit)** in cases of emergencies)

28. SIGNS:

Other than home security signs and Real Estate Co's. signage on weekends, no signs, advertisement, notice, or other lettering shall be exhibited, inscribed, painted or affixed by any dwelling unit owner on his Home site or any part of the recreational and community facilities or common areas without the PRIOR CONSENT of the Board of Directors unless otherwise permitted by law. Private 'Sale by Owner' signage may be exhibited behind a glass window.

29. TRASH AND GARBAGE:

All refuse; waste, garbage and trash shall be placed in the brown plastic container with a secured lid. ~~Blue recycling pails~~ are for paper, glass, clear plastic & aluminum cans. At all times, garbage receptacles must be stored, so as not to be visible from the street. Garbage pails may be placed outside the front of the residence at 6:p.m. on the evening prior to a scheduled collection and must be stored away by 6: p.m. on day of pick up, or a violation may be issued.

(24 hr. window)

30. VEHICULAR AND PEDESTRIAN TRAFFIC:

All such traffic shall at all times obey any traffic signs and/or other equipment employed for the purpose of traffic control. Unless otherwise posted, vehicular traffic shall adhere to a maximum speed limit of 15 miles per hour.

31. WHEELED VEHICLES:

No homeowner shall permit wheeled vehicles, including but not limited to bicycles, skates, skate boards, carriages and shopping carts, to be used in a manner that would interfere with vehicular and pedestrian traffic upon The Meadows property. No bicycles shall be permitted to be ridden within or upon the recreational and community facilities, except in those areas, if any, designated for such purposes.

32. CLOTHES LINES AND CLOTHES POLES:

No clotheslines or similar device shall be permitted on any portion of the common areas of the Meadows property. Leaving clothes hanging in a garage with the garage door open is prohibited.

33. VACANT HOMESITES:

Residents, owners or registered guests on leaving a home site for an extended period of time, are encouraged to do the following:

- a. Leave the key to your dwelling with a local relative, friend or agent and advise the office in writing.
- b. Let the office know who the individual is and where he can be reached.
- c. Give the office the address and phone number where the owner can be reached.
- d. The office should be made aware of your EMAIL address .

33a. *The Meadows does not permit AIRBNB or other leasing.*

34. SMOKING:

There shall be no smoking of any kind in any interior community, recreational facilities nor anywhere in the pool area.

REVIEWED NOVEMBER 2018

35. POOL RULES: * NO SMOKING ANYTIME IN THE POOL AREA

- a. Everyone must rinse off in the shower before entering the pool or whirlpool.
- b. Diving or jumping into the pool is prohibited.
- c. No pet or glassware is allowed in the fenced in area of the pool areas.
- d. No child less than 3 yrs of age or children in diapers are allowed in the pool unless they have swimmer diapers on.
- e. An adult must supervise children less than 18 years of age.
- f. No running, game playing, or large floats are permitted in the pool.
- g. Persons using sun tan lotion or oils must cover the lounges before using.
- h. Sun tan oils must be washed off before re-entering the pool or whirlpool.
- i. No one under 18 years of age allowed in the whirlpool.
- j. No glassware is permitted in the pool areas.
- k. Use the pool and whirlpool at your own risk.
- l. Residents are responsible for conduct of guests.

36. EXERCISE ROOM (2)

- a. No smoking in the gym area
- b. Persons under 18 are not permitted without an adult.
- c. Room is open from ~~6: A.M. to 10: P.M.~~
- d. ~~Men are not permitted in the ladies Gym.~~
- e. Second GYM near the pool is co-ed user friendly.

USE AT YOUR OWN RISK -

37. SAUNA RULES:

- a. Do not use sauna unless accompanied by another person.
- b. Children under 18 years of age not permitted in sauna.
- c. Hours are from 8:a.m. to 10 p.m.
- d. Use at your own risk.

38. SHUFFLEBOARD RULES:

- a. An adult must supervise children.
- b. Return all equipment to racks when finished.
- c. Cover scoreboard when finished.
- d. Turn off lights when finished.
- e. Lock cabinets after returning equipment.
- f. Hours are from 8:a.m. to 10:p.m.

39. BOCCE COURT RULES:

- a. Courts are for homeowners and guests only.
- b. Hours are 8:a.m. to 10:p.m.
- c. Courts must be brushed down after use and left clean.
- d. Turn off all lights and fans after use.

40. TENNIS COURT RULES:

(Pickle Ball)

- a. Courts are for residents and guests only.
- b. Proper shoes must be worn.
- c. Hours 8: am to 10: pm
- d. The key for tennis court and/or pool room may be obtained from the office for a \$25. deposit fee.

41. BILLIARD ROOM RULES (Billiard room closes at 11:30 p.m.)

- a. ~~NO SMOKING AT ANY TIME.~~
- b. No children under 18 years of age permitted.
- c. No food or beverages allowed.
- d. All equipment must be replaced after use.
- e. Brush tables and replace cover after use.
- f. Key for Tennis Ct./Billiard-Rm. may be obtained from the main office for a \$25. deposit fee.

42. HURRICANE SHUTTERS:

- a. Fixed Hurricane shutters must be brown or beige.
- b. Removable shutters of any color other than brown or beige (unless transparent) must be removed within 48hrs. after a Storm.

**- AS A REMINDER TO OUR HOMEOWNERS -
OUR COMMUNITY IS EQUIPPED, IN
PART, WITH A CC/TV SECURITY SYSTEM.**