

RESOLVED that:

1. Article X of the bylaws of Tres Vidas Condominium No. 1, Inc. shall be added to read as follows:

X. RULES AND REGULATIONS

For most of us, regulations, restrictions and standards of conduct are not necessary. We are confident that we all have an innate desire to treat each other with mutual respect, courtesy, dignity and congeniality. We have established these standards as guidelines for compatible, comfortable and harmonious living at Tres Vidas.

These standards conform with our Certificate of Incorporation, our bylaws and the Tres Vidas Declaration of Condominium and they are not intended to supersede these documents not to alter any of your legal rights or obligations as owners in Tres Vidas.

Observance of these standards by each owner, his family and guests are the responsibility of the owner. Violations should be brought to the attention of our President, in writing. Disagreements concerning interpretations or violations will be referred to your Board of Directors for consideration and appropriate action.

Maintenance assessments are payable quarterly in advance and shall be due on the first day of January, April, July and October. All owners are required to pay when due. After fifteen (15) days delinquency invoices will be mailed. Assessments unpaid for over thirty (30) days shall bear interest of ten percent (10%) from due date until paid.

Building

Owner shall not make any structural additions or alterations to his unit, or to common elements without written consent of the Association.

Written approval from the Board of Directors or assigned committee must be obtained before making the following alterations and additions including all types of material and color to be used.

Patio Enclosures
Screening of Atriums
Installation of a Jacuzzi
Affixing Materials to Floor Surface
(patio or atrium extending beyond gate
with paint or permanent substance such as tile)
Hurricane Shutters
Planting of Shrubs or Trees
(outside confines of unit such as around patio)

Maintenance of the above additions are the responsibility of the unit owner.

87 50 P0523

Windows and doors may be tinted provided a mirror reflecting type film is not used. Window and door treatments must be installed within thirty (30) days of owner or tenant occupying unit. Blinds, drapes and verticals used for this purpose must be of neutral color facing outward to coordinate with the complex coloring.

Owner or tenant will show no signs, advertisement, notices of any type or shall not erect an exterior T.V. antenna or aerial on his unit or any common elements. (Units are wired for cable and T.V. antenna is in crawl space).

Swimming Pool and Pool Area

Anyone using the pool is required to do so in a manner considerate of others and to comply with the following regulations.

Use of the pool is restricted to owners, their guests and tenants. Owners' and tenants' guests are described as those persons who are visiting the owner or tenant, not friends or relatives who may wish to use the pool at any time.

Pool will be open for use between the hours of 9:00 am and 9:00 pm.

Owners and their guests using the swimming pool do so at their own risk.

Showers must be taken immediately before entering the pool and all sun tan oils removed.

Floats, rafts, underwater gear, toys or similar items are not permitted in the pool except float aids that are attached to the bather's body.

Shouting, running, diving and playing games around the pool area is prohibited.

All objects must be removed from the pool area when not being used. All users are requested to return chairs and lounges to their proper places after use.

No glass articles are to be taken into the pool area. All refuse must be placed in trash containers.

Pets are absolutely not permitted in the pool or pool area.

Children under 15 years of age are not allowed in the pool area or the pool unless attended by an adult.

Lights should be turned off after use in the shower, sauna and rest rooms.

Kitchen facilities or pool area may be used for special occasions only with permission of the Board of Directors. Clean up after use is the responsibility of the parties using the facilities.

BF 750 P0524

Pets

No pets other than domestic animals such as dogs, cats and birds are permitted to be housed by a unit owner. Tenants may not have pets of any kind. Only one cat or dog is permitted providing it does not weigh more than fifteen (15) pounds and this pet may not be replaced.

The housing of a pet is subject to termination by the Board of Directors if the pet becomes a nuisance or the pet owner does not conform to the following rules.

Pets must be leashed or carried at all times when outside the confines of its owner's unit.

The pet owner is responsible for the immediate removal in a sanitary manner of deposits left by the pet.

No dog or cat may be left in the unit unattended for any period of time if the animal creates a nuisance to other residents.

Under no circumstances are pets permitted in the pool area.

Garbage

All garbage should be in tightly closed plastic bags and placed in one of the dumpsters located in the center and north entrance of the complex. Loose garbage remains in the container causing odor and decay which creates a health hazard to all and subject to fine by the City of Boca Raton. Covers are to be closed after garbage is placed in the container.

Pickup is scheduled for Tuesday and Friday mornings.

Boxes, cartons and magazines go into the dumpster. Large cartons should be broken down and placed in the container.

Newspapers should be bundled and placed next to the dumpster for pickup on Wednesdays.

Parking and Vehicles

Legally parked vehicles are those that are parked in the following manner:

Residents' vehicles parked in their unit's garage or driveway

Guests' vehicles parked in guest parking

Any other parking will be considered illegal parking. At no time is parking on the grass allowed, on the common elements or frontage grass along N.W. 2nd Avenue. This parking destroys the grass, damages the sprinkler heads and breaks the underground pipes.

Parking along the roadways within the complex is not allowed. In case of emergency, fire trucks and other emergency vehicles must have unblocked access to each unit.

P 250 P0525

No resident is allowed to park any car belonging to their household in guest parking. Guest vehicles are defined as those vehicles belonging to persons who are on the condominium property at the invitation of a resident. A guest is defined as a person who is on the premises for a few hours or as a person who is a houseguest of a resident for a few days. Continued and prolonged parking in guest parking by a guest may redefine him as a resident and subject his vehicle to resident rules and regulations.

Cars illegally parked will be towed away at the vehicle owner's expense.

No trucks, boats, boats on trailers, or recreational vehicles such as trailers, RV's, motor homes, or campers are permitted to park on the complex premises.

Oil and water leakage from cars must be held to an absolute minimum. It is the responsibility of the unit owner or his tenant to clean up spills. Driveways not kept in a reasonably clean manner will be cleaned by the Association and the charges will be assessed to the unit owner.

Selling or Leasing Units

An application for the prospective new owner or lessee must be completed and returned to the Committee.

The Admissions Committee of the Board of Directors will review the application and interview the applicants.

Upon approval, required certificates or letters will be provided.

Approval will not be granted to a unit in arrears for any regular or special assessment.

The fee for processing is \$50.00.

There can be only one (1) lease per twelve (12) month period.

No units will be leased to tenants with pets.

Tenants cannot sub-lease a unit and no individual rooms may be rented and no transient tenants (roommates) may be accommodated. The unit may only be occupied by the lessee as stated on the application, his family and guests.

Complaints

All complaints are to be made to the President in writing at:

6850 NW 2nd Avenue, Box 37
Boca Raton, FL 33431

87750 P0526

ENFORCEMENT OF RULES

IN THE EVENT THERE IS A CONTINUAL OR WILLFUL VIOLATION OF ANY OF THE RULES, THE BOARD OF DIRECTORS MAY ELECT TO TAKE LEGAL ACTION TO ENFORCE THESE RULES. THE COST OF THE LEGAL ACTION MAY BE CHARGED, IN ACCORDANCE WITH THE CONDOMINIUM DOCUMENTS, TO THE OWNER WHO VIOLATES THE RULES. PLEASE TRY TO GOVERN YOURSELF ACCORDINGLY.

Tres Vidas Condominium Association

3250 P0527

RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK, CIRCUIT COURT