

Rules and Regulations

Boynton Waters Homeowners Association, Inc.
9100 Aqua Vista Blvd. Boynton Beach, FL 33437
www.boyntonwaters.org BoyntonWaters@gmail.com

Adopted August 2020 by the Board of Directors

*Declarations, Article VI, General Restrictive Covenants are shown in italics
with overview of some sections bulleted for reference
and*

Rules are presented in CAPITAL LETTERS

Section 1. Applicability - No rules added - see Declarations

Section 2. Land Use - No rules added - see Declarations

Section 3. Change in Buildings

- *If any building is demolished or removed it shall be replaced with similar size and type and shall be substantially completed within 1 year of receiving permits from the County.*

Section 4. Building Location - No rules added - see Declarations

Section 5. Use of Easements - No rules added - see Declarations

Section 6. Nuisances:

- *No weeds, underbrush or other unsightly grows shall grow or remain upon any lot*
- *No refuse pile or unsightly objects on any lot*

Section 7. Temporary Structures - No rules added, see Declarations

- *No structure of a temporary character*
- *No trailer, tent, mobile home, or recreation vehicle*
- *No free-standing sheds or other similar structures*

Section 8. Signs - No rules added, see Declarations

- *No sign of any kind displayed to the public view*
- *May get prior written consent of Architectural Review Board*

Section 9. Oil and Mining Operations - No rules added, see Declarations

Section 10. Pets, Livestock and Poultry

- *No animals, livestock or poultry may be raised, kept or bred except*
- *Dogs, cats or other common household pets may be kept subject to the Rules and Regulations provided that they are not kept, bred or maintained for commercial purposes.*
- *Dogs or other pets shall not become a nuisance or annoyance to any neighbor.*
- *No animal excrement is allowed on any lot or anywhere else on The Properties*

RULES FOR SECTION 10

1. A MAXIMUM OF THREE DOMESTICATED PETS ARE ALLOWED FOR EACH LOT.
2. RESIDENTS WITH MORE THAN THREE PETS AT THE TIME THIS RULE IS ADOPTED SHALL NOT BE AFFECTED UNTIL SUCH TIME THAT ANY PETS IN EXCESS OF THREE HAVE EXPIRED AT WHICH TIME THEY MAY NOT BE REPLACED IF THE TOTAL NUMBER OF PETS WOULD EXCEED THREE.
3. ANIMAL EXCREMENT MUST BE PICKED-UP, BAGGED AND STORED IN A SEALED CONTAINER IMMEDIATELY.

Section 11. Visibility at Intersections - No rules added - See Declarations

Section 12. Architectural Control - No rules added - See Declarations

- *No improvements or alterations of any nature until approval by the Architectural Review Board*
- *Any change in the appearance of any building, wall, fence or other structure or improvement shall require approval*
- *Any change in the appearance of the landscaping shall require approval*
- *Refusal of approval may be based on any ground, including purely aesthetic grounds.*

Section 13. Exterior Appearances and Landscaping

- *Changes to paint, coating, stain and other finishing colors on all buildings requires approval by the ARB.*
- *Changes to Landscaping including trees, shrubs, lawns, flower beds, walkways and ground elevations requires approval by the ARB.*

RULES FOR SECTION 13

1. MAILBOXES AND NEWSPAPER BOXES
 - 1.1. MUST BE WHITE IN COLOR
 - 1.2. MUST BE MAINTAINED IN GOOD REPAIR AND KEPT CLEAN AND FREE OF MOLD
 - 1.3. SHALL NOT HAVE ANY LIGHTS, FLAGS, REFLECTORS, ETC. MOUNTED THEREON.

1. TRASH CONTAINERS OF ANY TYPE, INCLUDING RECYCLING
 - 1.1. MUST NOT BE OBVIOUS FROM ANY STREET OR COMMON AREA EXCEPT WHEN PLACED FOR REGULAR PICKUP BY PALM BEACH COUNTY
 - 1.2. MUST NOT BE PLACED FOR REGULAR PICKUP MORE THAN 1 DAY PRIOR TO SCHEDULED PICKUP BY PALM BEACH COUNTY
 - 1.3. SHALL NOT BE STORED IN FRONT OF ANY HOME AND SHOULD BE STORED OUT OF SIGHT FROM THE STREETS (County Ordinance)

2. YARD WASTE
 - 2.1. CREATED OR GENERATED BY A HIRED CONTRACTOR FOR THE LOT SHALL NOT BE PLACED FOR PICKUP MORE THAN 1 DAY PRIOR TO SCHEDULED PICKUP
 - 2.2. CREATED OR GENERATED BY THE LOT OWNER PERSONALLY, MAY BE PLACED FOR PICKUP NO SOONER THAN THE SUNDAY PRIOR TO REGULAR PICKUP BY

- PALM BEACH COUNTY WHICH IS CURRENTLY SCHEDULED FOR A TUESDAY
- 2.3. OF SUCH A QUANTITY AS TO BE REJECTED FOR PICKUP BY PALM BEACH COUNTY SHALL BE REMOVED BY THE LOT OWNER NO LATER THAN THE FRIDAY AFTER THE REGULAR SCHEDULED PICKUP, CURRENTLY ON A TUESDAY
 - 2.4. ANY BRANCHES, LEAVES, SEEDS, ETC. REMAINING AFTER REGULAR OR CONTRACTOR PICKUP SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REMOVE IMMEDIATELY FROM THE LOT, SIDEWALK, SWALE, GUTTER OR STREET.
 - 2.5. SHALL NOT BE SET UPON OR BLOCK A DRAINAGE CATCH BASIN OR OTHER MEANS USED FOR STORM DRAINAGE

3. LANDSCAPE MAINTENANCE - LIVING MATERIAL

- 3.1. GRASS SHALL BE NEATLY CUT ON A REGULAR SCHEDULE SIMILAR TO THAT OF THE MAJORITY OF THE LOTS WITHIN THE COMMUNITY
- 3.2. GRASS SHALL BE NEATLY EDGED ALONG ALL HORIZONTAL SURFACES OF THE LOT AND ADJACENT TO COMMON AREA SIDEWALKS, DRIVEWAY APRONS AND GUTTERS ON A REGULAR SCHEDULE SIMILAR TO THAT OF THE MAJORITY OF THE LOTS WITHIN THE COMMUNITY .
- 3.3. SHRUBS, HEDGES, GROUND COVER, POTTED PLANTS MUST BE KEPT IN A NEAT AND ORDERLY APPEARANCE WITH PLANT OVERGROWTH KEPT TO A MINIMUM, WEEDS FROM BECOMING UNSIGHTLY OR PREDOMINANT IN THE LANDSCAPE
- 3.4. HEDGES, GROUND COVER AND INDIVIDUAL PLANTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER.
- 3.5. HEDGES ALONG SIDE PROPERTY LINES FROM THE FRONT OF A HOUSE TO THE FRONT SIDEWALK SHALL BE MAINTAINED TO BE NO TALLER THAN 4' AND BE NO CLOSER THAN 4' FROM THE SIDEWALK.
- 3.6. HEDGES ALONG SIDE PROPERTY LINES RUNNING FROM THE FRONT OF THE HOUSE TO THE LAKE MAINTENANCE EASEMENT IN THE REAR OF THE LOT SHALL BE MAINTAINED TO BE NO TALLER THAN 8' IN HEIGHT.
- 3.7. NO HEDGES OR TREES SHALL BE PLANTED WITHIN THE LAKE MAINTENANCE EASEMENT OF ANY LOT.
- 3.8. HEDGES SHALL NOT BE PLANTED DIRECTLY ADJACENT TO A SIDEWALK OF A SIDE YARD AND SHOULD BE LOCATED AND MAINTAINED TO AVOID OVERHANGING OR INTERFERENCE WITH THE USE OF THE SIDEWALK.
- 3.9. HEDGES SHALL NOT BE PLANTED PARALLEL TO THE SIDEWALK OF A FRONT YARD SO AS TO CREATE A VISUAL BARRIER TO THE HOME.
- 3.10. PLANT BEDS NOT HAVING 100% LIVING MATERIAL SHALL CONTAIN AN ATTRACTIVE AND ACCEPTABLE NON-LIVING GROUND COVER SUCH AS, BUT NOT LIMITED, TO MULCH OR ROCK
- 3.11. TREES SHALL BE MAINTAINED TO REMOVE ANY PART THEREOF WHICH IS DEAD OR DYING OR WHICH OVERHANGS A COMMON AREA IN SUCH A MANNER AS TO CAUSE A HAZARD TO PEDESTRIANS, VEHICLES OR CLEAR VISIBILITY FOR SAME.
- 3.12. PALM TREES SHALL BE MAINTAINED TO ELIMINATE DEAD OR DYING DISEASED FRONDS
- 3.13. MAINTENANCE GENERATING LANDSCAPE CUTTINGS, BRANCHES, TRASH,

LEAVES, ETC., ALONG WITH ANY BAGS OR CONTAINERS CONTAINING THEM, SHALL BE REMOVED FROM PUBLIC VIEW WITHIN 24 HOURS OF SAID MAINTENANCE AND STORED ON A NON-STREET SIDE OF THE LOT UNTIL SAID ITEMS ARE PUT OUT AT THE STREET FOR PICKUP BY PALM BEACH COUNTY.

4. LANDSCAPE MAINTENANCE - HARDSCAPE SUCH AS ORNAMENTS, TRELLISES, PERGOLAS, PAVERS, STONES, BRICKS, WALKWAYS, POTS, YARD ORNAMENTS AND THE LIKE
 - 4.1. SHALL BE KEPT IN GOOD CONDITION AND APPEARANCE WITH NO OBVIOUS DIRT, MOLD OR BREAKAGE AND FREE FROM WEEDS
 - 4.2. PLASTIC POTS OR CONTAINERS WHICH ARE NORMALLY USED BY SELLERS (NURSERY CONTAINERS) ARE PROHIBITED. POTS MUST BE OF A DURABLE AND DECORATIVE OUTDOOR MATERIAL SUCH AS METAL, RESIN OR CLAY
 - 4.3. YARD ORNAMENTS AND POTS ARE LIMITED TO 5 (FIVE) IN THE FRONT YARD AND
 - 4.3.1. ARE DEFINED AS ANYTHING OTHER THAN A LIVING PLANT OR TREE
 - 4.3.2. QUANTITIES SHALL BE LIMITED TO 5 (FIVE) IN THE FRONT YARD OF ANY LOT.
 - 4.3.3. SHALL NOT EXCEED 30" IN HEIGHT
 - 4.3.4. SHALL NOT DISPLAY MESSAGES.
 - 4.3.5. IT SHALL BE AT THE SOLE DISCRETION OF THE ARC TO DETERMINE WHETHER OR NOT YARD ORNAMENTS ON ANY LOT ARE APPROPRIATE FOR THE AESTHETICS OF THE COMMUNITY.
5. HOMES, SCREEN ENCLOSURES, ROOFS, DRIVEWAYS, WALKS, ETC.
 - 5.1. HOMES SHALL BE WELL MAINTAINED IN A NEAT APPEARANCE WITHOUT FADED PAINT, DIRTY WALLS, RUST, ROT OR OBVIOUS MALFUNCTIONING OR INCOMPLETE DEVICES OR APPURTENANCES. REPAIRS AND MAINTENANCE NECESSARY FOR THE GOOD WORKING ORDER AND PROPER APPEARANCE OF ANYTHING ON THE HOME OR LOT VISIBLE FROM THE STREET, COMMON AREAS OR ADJACENT LOTS SHALL BE MADE IN A TIMELY MANNER.
 - 5.2. SCREEN AND POOL ENCLOSURES SHALL BE WELL MAINTAINED WITH ALL SCREEN AND STRUCTURAL COMPONENTS INTACT AND FUNCTIONING AS INTENDED
 - 5.3. ROOFS
 - 5.3.1. SHALL BE KEPT FREE OF DIRT AND MOLD
 - 5.3.2. SHALL BE KEPT IN GOOD APPEARANCE AS VISIBLE FROM THE STREET OR ANY OTHER LOT AND WITHOUT BROKEN OR MISSING TILES OR OTHER ROOFING MATERIAL
 - 5.3.3. SHALL HAVE ANY REPLACEMENT ROOF MATERIALS SUCH AS, BUT NOT LIMITED TO, ROOF TILES BE OF THE SAME STYLE AND MATERIAL AS THE REST OF THE ROOF AND OF A COLOR WHICH CLOSELY MATCHES THE REST OF THE ROOF WITH FINAL APPROVAL OF MATERIALS AND COLOR BY THE ARCHITECTURAL REVIEW BOARD.

6. POOLS

6.1. SHALL BE MAINTAINED WITH WATER QUALITY ACCEPTABLE TO PALM BEACH COUNTY STANDARDS

7. OUTDOOR STORAGE

7.1. NO STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, VEHICLE PARTS, OR THE LIKE ARE PROHIBITED ON A LOT OR COMMON AREA EXCEPT THAT

7.1.1. THE MATERIALS AND EQUIPMENT ARE FOR IMMEDIATE USE IN THE CONSTRUCTION OF A PROJECT APPROVED BY THE ARB AND HAVING A VALID PERMIT FROM PALM BEACH COUNTY. STORAGE OF PROJECT APPROVED MATERIALS AND EQUIPMENT ARE LIMITED TO 6 MONTHS FROM THE TIME THEY ARRIVE ON A LOT.

7.1.2. CONSTRUCTION MATERIALS AND EQUIPMENT UNDER THE OWNERSHIP OF THE LOT OCCUPANTS MAY BE STORED ON THE LOT IF THEY ARE KEPT BEHIND A WALL AND NOT VISIBLE FROM THE STREET OR ANOTHER LOT. STORAGE OF THIS TYPE SHALL BE LIMITED TO 6 MONTHS FROM THE TIME THEY ARE PLACED ON THE LOT.

8. HOLIDAY DECORATIONS AND LIGHTING

8.1. MAY BE DISPLAYED FOR CALENDAR HOLIDAYS

8.2. MAY BE DISPLAYED NO MORE THAN 30 DAYS BEFORE THE HOLIDAY

8.3. MUST BE REMOVED NO LATER THAN TWO WEEKS AFTER THE HOLIDAY

8.4. LIGHTING ASSOCIATED WITH HOLIDAY DECORATIONS MUST BE TEMPORARY IN NATURE

9. EXTERIOR LIGHTING

9.1. SHALL BE DESIGNED, CONSTRUCTED AND OPERATED SO AS TO NOT CREATE A NUISANCE TO ANY OTHER LOT AND EFFORT SHALL BE MADE TO MINIMIZE LIGHT SPILLAGE ONTO OTHER PROPERTIES. LIGHTING ACTIVATED BY SENSORS FOR SECURITY PURPOSES IS EXEMPT FROM THIS RULE HOWEVER; SAID LIGHTING SHALL BE TIMED TO BE ILLUMINATED FOR A PERIOD NOT TO EXCEED 30 MINUTES.

10. EXTERIOR HURRICANE OR STORM PROTECTION

HURRICANE PROTECTION DEVICES SHALL NOT BE PUT INTO PLACE UNLESS THERE IS A HURRICANE WATCH DECLARED BY THE NATIONAL HURRICANE CENTER AND SHALL REMAIN IN PLACE NOT LONGER THAN FIVE (5) DAYS AFTER THE HURRICANE HAS PASSED OR THE HURRICANE WATCH IS CANCELLED, OR THROUGH THE FOLLOWING WEEKEND, WHICHEVER IS LONGER. IF ANOTHER HURRICANE IS IMMINENT, THE PROTECTION DEVICES MAY BE KEPT IN PLACE UNTIL THIS SUBSEQUENT HURRICANE HAS PASSED OR THE HURRICANE WATCH CANCELLED, AT WHICH TIME, THE SCHEDULE FOR REMOVAL OR OPENING SHALL BE AS PREVIOUSLY STATED. OWNERS OF UNOCCUPIED RESIDENCES SHALL MAKE ARRANGEMENTS FOR THE INSTALLATION AND REMOVAL OF HURRICANE PROTECTION DEVICES IN ACCORDANCE WITH THESE GUIDELINES.

Section 14. Commercial Trucks, Trailers, Campers, Boats, Parking

Part A.

- *No trucks or commercial vehicles.*
- *“Trucks” does not include pickup trucks unless it is a commercial vehicle.*
- *A Commercial Vehicle shall include any truck, van and vehicular equipment which bears signs or has any reference to a commercial undertaking or enterprise.*
- *No campers, mobile homes, boats, house trailers, boat trailers or trailers of every other description are permitted to be parked or stored on any lot except during periods of approved construction on said Lot.*
- *Exception: All of the above may be stored within garages or behind patio walls if not visible from any street, any Lot or Common Area.*

Part B.

- *Parking within roadways and other Common areas is prohibited except in an area, if any, designated by the Association.*
- *Parking of inoperative vehicles or trailers is prohibited except in areas of a Lot screened from view of any Lot or Common Area.*

RULES FOR SECTION 14

1. COMMERCIAL VEHICLES ARE FURTHER DEFINED AS:
 - 1.1. HAVING ANY EXTERIOR EQUIPMENT, DEVICES OR TOOLS USED TO PERFORM A SERVICE
 - 1.2. OPEN-BED PICKUP TRUCKS WHICH HAVING ANY EQUIPMENT, MATERIALS, CONTAINERS, ETC. VISIBLE ABOVE THE UPPER BED LINE. THIS RULE DOES NOT APPLY TO COMMERCIALLY AVAILABLE STORAGE CONTAINERS SPECIFICALLY DESIGNED FOR PICKUP TRUCKS AND PERMANENTLY MOUNTED TO THE BED AND WHICH DO NOT DISPLAY THEIR CONTENTS OR HAVE ANY SIGNS ATTACHED THERETO
2. PARKING
 - 2.1. VEHICLES SHALL ONLY PARK ON A DRIVEWAY AND NOT THE GRASS OF A LOT. IT IS THE RESIDENT’S RESPONSIBILITY TO ACCOMMODATE ALL VEHICLES ON THEIR LOT ON AN APPROVED PARKING SURFACE. ADDITIONS TO PARKING SURFACES MUST BE REVIEWED AND APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE.
 - 2.2. VEHICLES ARE NOT BE PERMITTED TO PARK ACROSS OR BLOCK A SIDEWALK (STATE LAW)
 - 2.3. VEHICLES MAY NOT PARK ON THE DRIVEWAY APRON OR WITHIN THE GRASS SWALE (BETWEEN THE STREET AND SIDEWALK)
 - 2.3.1. EXCEPTION: DURING AN EVENT HELD AT THE LOT FOR WHICH ADDITIONAL GUEST PARKING IS NEEDED AND THEN, ONLY FOR A MAXIMUM OF 24 HOURS.
 - 2.4. RESIDENT’S VEHICLES MUST BE REGULARLY PARKED ON THEIR LOT AND SHALL NOT BE PARKED IN THE STREET OR ON ANY COMMON AREA UNLESS ON A LIMITED BASIS FOR ACTIVITIES SUCH AS PROPERTY MAINTENANCE, APPROVED CONSTRUCTION, ETC.
 - 2.5. VEHICLES STORED ON BEHALF OF A NON-RESIDENT SHALL ONLY BE STORED ON A LOT.

- 2.6. VEHICLES PARKED OR STORED ON A LOT FOR THE PURPOSE OF MAINTENANCE OR REPAIR ARE LIMITED TO A MAXIMUM OF 24 HOURS UNLESS WITHIN A GARAGE.
- 2.7. GUEST PARKING
 - 2.7.1. GUESTS MUST PARK ON DRIVEWAY IF SPACE ALLOWS
 - 2.7.2. GUESTS MAY PARK ON THE STREET AS DESIGNATED BELOW IF NO DRIVEWAY SPACE IS AVAILABLE
- 2.8. STREET PARKING
 - 2.8.1. IS ONLY AVAILABLE ON A TEMPORARY BASIS FOR SPECIAL EVENTS AND FOR 24HRS MAXIMUM
 - 2.8.2. SHALL BE ON ONLY ONE SIDE OF A STREET AS DETERMINED BY THE BOARD OF DIRECTORS
 - 2.8.3. VEHICLES PARKED IN THE STREET AND DETERMINED TO PRESENT A SAFETY CONCERN MAY BE TOWED WITH NO PRIOR NOTICE AND AT THE EXPENSE OF THE VEHICLE OWNER
 - 2.8.4. REGULAR VISITORS (MORE THAN 3 DAYS EACH WEEK) TO A LOT, SUCH AS DOMESTIC HELP, NURSES, ETC., WHO VISIT FOR MORE THAN 4 8 (EIGHT) HOURS A DAY SHALL PARK ON THE LOT DRIVEWAY.
- 2.9. PARKING ON A COMMON AREA
- 2.10. IS A LAST RESORT FOR PARKING AND MUST BE APPROVED BY A MEMBER OF THE BOARD OF DIRECTORS IN ADVANCE.
3. BOATS
 - 3.1. BOATS USED ON OR IN THE COMMUNITY LAKES ARE LIMITED TO THE FOLLOWING:
 - 3.1.1. MANUALLY POWERED
 - 3.1.2. ELECTRIC POWER WITH OUTPUT OF LESS THAN OR EQUAL TO 2 HORSEPOWER
 - 3.1.3. BOATS MAY NOT BE STORED ON OR IN THE LAKES AND SHALL BE STORED IN ACCORDANCE WITH THE DECLARATIONS
 - 3.1.4. EXCEPTION: ONLY A MANUALLY POWERED BOAT USED SOLELY FOR THE PURPOSE OF PHYSICAL THERAPY AT THE WRITTEN ORDER OF A LICENSED PHYSICIAN MAY BE KEPT IN THE LAKE.
 - 3.1.5. ANY BOAT KEPT IN THE LAKE SHALL BE MAINTAINED SO AS TO NOT BE AN EYESORE OR IMPEDE MAINTENANCE TO THE LAKE.

Section 15. Fences

- *No fences, walls or other structure is allowed anywhere on a Lot except as originally installed by the builder.*
- *Exception: those approved by the ARB.*
- *In no event is a fence allowed forward of the front dwelling line.*
- *The height shall not exceed 6'. (note: conflict with Bylaws which calls for 4' maximum height. A legal opinion gave the Board authority to adopt the Bylaws as the regulatory document.)*

RULES FOR SECTION 15

1. FENCES HEIGHT SHALL BE LIMITED TO A HEIGHT OF 4' (FOUR FEET) UNLESS REQUIRED BY LOCAL OR STATE ORDINANCE. AN ARC APPROVAL IS REQUIRED FOR A FENCE
2. FENCES SHALL:
 - 2.1. BE OF ONE STYLE ONLY, COMMONLY KNOWN AS ALUMINUM RAIL

- 2.2. WHITE IN COLOR
 - 2.3. HAVE VERTICAL ELEMENTS SPACED IN ACCORDANCE WITH LOCAL AND STATE ORDINANCES
 - 2.4. NOT CONTAIN PRIVACY SLATS OR OTHER DECOR SUCH AS SCROLLS, SPIRES, ETC.
 - 2.5. SHALL HAVE AS THE UPPER LIMIT OF THE FENCE A HORIZONTAL RAIL AND NOT HAVE VERTICAL ELEMENTS PROJECTING ABOVE SAID RAIL (PICKETS).
3. FENCES EXISTING AT THE TIME THIS DOCUMENT IS RECORDED ARE NOT SUBJECT TO THESE RULES EXCEPT THAT IF AN EXISTING FENCE IS REMOVED AND REPLACED IT SHALL MEET THE STANDARDS OF THESE RULES
 4. FENCES SHALL NOT BE ERECTED WITHIN OR ACROSS THE LAKE MAINTENANCE EASEMENT OF A LOT

Section 16. Garbage and Trash Disposal - No rules added - see Declarations

- No garbage, refuse, trash or rubbish may be kept on a lot unless in a fenced or walled area.
- Requirements by the County for disposal or collection shall be complied with.

Section 17. Drying Areas - No rules added - see Declarations

- No clothing or laundry can be aired or dried on any portion of a Lot if exposed to view from any other Lot.
- Air drying shall be permitted upon review by and reasonable regulations set forth by the ARB.

Section 18. Drainage - No rules added - see Declarations

- No changes to ground elevations can be made causing undue hardship to any Lot, Common Area or adjoining property with respect to natural runoff of rainwater.

Section 19. Burial of Pipes and Tanks - No rules added - see Declarations

Section 20. Antennas and Wires

- No television or radio masts, towers or poles, antennas, etc. allowed where visible from any dwelling, street, right of way or Common Area provided that,
- the ARB may approve the placement.

RULES FOR SECTION 20

1. SMALL SATELLITE DISHES, SUCH AS THOSE USED FOR DIRECTV AND DISH NETWORK ARE PERMISSIBLE.
2. GROUND SUPPORTED OR MOUNTED DISHES OR OTHER TELEVISION OR RADIO SIGNAL RECEIVING OR TRANSMITTING DEVICE ARE PROHIBITED UNLESS IN COMPLIANCE WITH CURRENT FCC RULES AND LIMITATIONS.
3. ANY SIGNAL RECEIVING OR TRANSMITTING DEVICE MOUNTED TO A HOME SHALL BE MOUNTED ON THE SIDE OR REAR OF THE HOME AND IF MOUNTED ON THE SIDE OF THE HOME SHALL BE LOCATED A MINIMUM OF 25' FROM THE FRONT OF THE HOME.

Section 21, Flags

- *No flag poles*
- *Flags may be displayed only on national holidays and from a temporary flagpole attached to the residence*

RULES FOR SECTION 21

1. **FLAGS MAY BE DISPLAYED IN ACCORDANCE WITH THE FREEDOM TO DISPLAY THE AMERICAN FLAG ACT OF 2005 AND ANY SUBSEQUENT RULINGS REGARDING SAME.**

Section 22, Fishing

- *The HOA may adopt rules regulating fishing and may adopt fines for violation of such rules*

RULES FOR SECTION 22

1. **FISHING IS FOR RESIDENTS AND THEIR GUESTS ONLY**
2. **FISHING IS ALLOWED ONLY ON A CATCH AND RELEASE BASIS; NO FISH MAY BE REMOVED FROM THE COMMON AREAS**
3. **CAST OR NET FISHING IS PROHIBITED**

Section 23, Gas Containers - *No rules added, see Declarations*

- *No gas containers allowed on or about a house*
- *Gas containers must be below ground*
- *Gas containers may be above ground if enclosed on all sides by a safety wall approved by the ARB*

Section 24, Sailboats - *No rules added, see Declarations*

- *No boat having a mast shall be operated on any lake*

Section 25, Rules and Regulations - *No rules added, see Declarations*

- *No disturbances which interfere with the rights, comforts and convenience of others.*
- *Changes to rules or regulations or adoption of new ones may be made by a majority of the Board of Directors.*
- *No vote of the membership is required.*
- *Changes, amendments or adoption of rules or regulations does not require an amendment to the Declaration or By-Laws.*

BOYNTON WATERS HOMEOWNERS' ASSOCIATION, INC.

RESOLUTION TO ADOPT RULES AND REGULATIONS

A meeting of the Board of Directors of BOYNTON WATERS HOMEOWNERS' ASSOCIATION, INC. (the "Association"), was held on the 17 day of Sept, 2020, at 7:47 p.m., at Boynton Beach, FL after duly noticing said meeting in accordance with the Bylaws and Florida law, the following resolution was adopted:

WHEREAS, the Board of Directors of the Association, pursuant to its Bylaws and Florida law, is authorized to adopt rules and regulations respecting the operation and use of the Lots, including architectural standards;

WHEREAS, the Board of Directors of the Association has determined that in furtherance of its efforts to protect the appearance and the general welfare of the Owners and residents, it is in the best interest of the Association to adopt updated Rules and Regulations relating to the appearance and use of the Lots;

NOW, THEREFORE, BE IT RESOLVED:

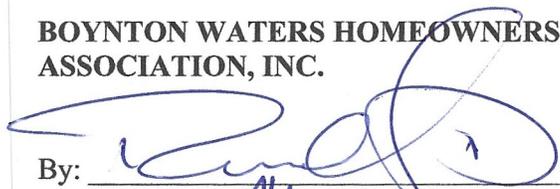
1. The above recitals are true and correct and incorporated herein as if fully set forth by reference;
2. The Board of Directors adopts the Rules and Regulations revised as of August 2020. These new Rules and Regulations shall apply to all Owners, tenants, guests, invitees, and other visitors. A true and correct copy of the Rules and Regulations as approved by the Board is attached to this Resolution as **Exhibit "A"**.
3. The President of the Association shall cause this Resolution with the attached Updated Rules and Regulations to be recorded in the official records of Palm Beach County, Florida.

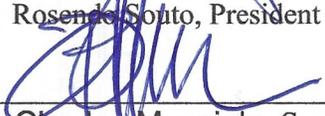
The Board of Directors for the Association approved the adoption of the above Resolution by a vote of 4 For and 0 Against.

The above described action has been adopted as part of the minutes for the Association on the 17 day of Sept., 2020.

IN WITNESS WHEREOF, this Resolution was hereby duly executed by the President of the Association and witnessed by its Secretary to certify the foregoing action taken by the Board of Directors this 17 day of Sept., 2020.

**BOYNTON WATERS HOMEOWNERS'
ASSOCIATION, INC.**

By: 
Rosendo Souto, President

Attest: 
Charles Mucciolo, Secretary