

Prepared by and Return to:
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Hollywood, FL 33021

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF Palm Beach

BEFORE ME, the undersigned authority, personally appeared Nancy Michaels
("Affiant"), who, being first duly sworn, deposes and says as follows:

1. Affiant is the President of Boca Isles Property Owners Association, Inc., a Florida not-for-profit corporation (the "Association").
2. Attached are true, correct and complete copies of the Rules and Regulations and the Architectural Control Committee Rules as adopted and approved by the Board of Directors and the Architectural Control Committee of the Association, respectively.
3. The attached documents have not been revoked, and remain in full force and effect.

Nancy H. Michaels
Print Name: Nancy H. Michaels
Print Title: President
of Boca Isles Property Owners Association, Inc.

I HEREBY CERTIFY that on this 21 day of MAY, 2013 before me, a Notary Public in and for the State and County first aforesaid, personally appeared Nancy Michaels the President of Boca Isles Property Owners Association, Inc., who:

☒ is personally known to me, or

☐ has produced _____ as identification.

(notary stamp)



Jay Burko
COMMISSION #EE 194245
EXPIRES: APR. 30, 2016
WWW.AARONNOTARY.COM

Jay Burko
Notary Public

Print Name
My commission Expires: 4/30/2016
Commission No. EE 194245

BOCA ISLES NORTH

RULES & REGULATIONS ACC RULES

These Rules & Regulations are designed for the mutual benefit of all owners

MAY 2013

GENERAL COMMUNITY RULES, REGULATIONS AND STANDARDS

1. DEFINED TERMS

Capitalized terms not defined herein shall have the meaning set forth in the Declaration of Restrictive Covenants for Boca Isles (the "Declaration").

2. USE RESTRICITONS

- a. Each home or Dwelling is restricted to residential use as a residence by the Owner or permitted occupant thereof, its family, guests and/or tenants. Use of the Common Area is similarly restricted.
- b. The Properties, home sites and homes or any part thereof shall not be used in any manner contrary to the Declaration, Community Standards and Rules and Regulations.

3. LEASING

The following provisions govern leasing in the Community:

- a. All violations on the home must be corrected before renting the home.
- b. An Owner shall not rent a portion of a home; only the entire home may be rented. No home, or portion thereof, shall be sublet. No transient tenants allowed. Owners will make copies of the Declaration, Bylaws, and Rules & Regulations and provide them to the tenants prior to occupancy.
- c. All leases, including those which are being renewed with the same tenant, must be submitted to the Association in advance. An Owner shall submit a lease no less than thirty (30) business days prior to the date of intended occupancy by the tenant with a check for the \$100.00 application fee.
- d. No lease of a home shall be made for less than a twelve (12) month consecutive period. No transient accommodations shall be provided. No timeshares. There shall be no sublease of any home.
An Owner may not rent the house for a period of one (1) year from the date Owner took title.
- e. All leases shall be in writing and shall provide that, the right of the tenant to use and occupy the home and the Association Property shall be subject and subordinate to the governing documents of the Association and these Rules and Regulations
- f. The Owner of a leased home shall be jointly and severally liable with his or her tenant for compliance with the governing documents and these Rules and Regulations. They shall be jointly and severally liable to the Association to pay all assessments and/or any open claims for injury or damage to persons or property caused by the acts or omissions of the tenant, his family members and/or guests. If during the lease term the

homeowner becomes delinquent in the payment of any assessment, the Association shall have the authority to directly collect the rental payments from the tenant. If tenant remains delinquent on maintenance fee/assessments, Boca Isles North has the right to evict tenant.

4. OWNERSHIP BY ENTITY

In the event that other than a natural person is an Owner, **ie: trusts or financial institutions**, that Owner shall, prior to the purchase of the dwelling, designate the person(s) who is to be the occupant(s) of the dwelling and register such persons with the Association. All provisions of the Declaration and rules promulgated pursuant thereto shall apply to such Owner and designated occupant(s) as though it/they had title to the dwelling.

5. LAWFUL USE

- a. No immoral, improper, offensive or unlawful use shall be made of the Properties, Common Area, home sites or homes.
- b. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental entities for maintenance, modification or repair of a portion of the Properties shall be the same as the responsibility for maintenance and repair of the property concerned.

6. MAINTENANCE OF HOMESITE

- a. No weeds, underbrush, or other growth shall be permitted to be grown or remain upon any home site.
- b. Bushes, shrubs and trees are to be pruned, and dead ones must be removed.
- c. No refuse or unsightly objects shall be allowed to be placed or left to remain upon any home site.
- d. All lawns, landscaping and sprinkler systems, and any property, structures, improvements and appurtenances shall be well-maintained and kept in good, safe, clean, neat and attractive condition.
- e. Irrigation systems shall be maintained in such a manner to cause no strains on structures or paved areas.
- f. Each Owner shall maintain the property from their home site boundary to the edge of the water, if their home is on a lake. All Owners shall maintain their yards and adjoining property to the edge of the concrete gutter adjoining the road and including the concrete gutter.

7. ALTERATIONS AND ADDITIONS

- a. No portion of any Parcel shall be divided or subdivided or its boundaries changed without the prior written approval of the Association. No owner shall inaugurate or implement any variation from, modification to, or amendment of governmental regulations, land use plans, land development regulations, zoning, or other development orders or development permits applicable to properties, without the prior written approval of the Association, which may be granted or deemed in its sole discretion.
- b. **No material alteration, addition or modification to a home site or the improvements thereon, or material change in the appearance thereof, shall be made without ACC written approval.**

8. EXTERIOR APPEARANCE

- a. No signs (including brokerage, for sale/lease, or other similar, etc.) are permitted anywhere on home sites (except small alarm signs placed on windows) properties and/or Common Areas. No artificial vegetation, permanent sports equipment, advertisement, notice, or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of a home site that is visible from the outside.
- b. **Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.**
- c. Roofs, exterior surfaces, sidewalks, drives, and concrete gutters at the road's edge shall be **cleaned/pressure-washed** within thirty (30) days of notice by the Association.
- d. Home and structures shall be repainted within forty-five (45) days of notice by the Association.
- e. Any hurricane or other protective devices visible from outside a home site shall be of a type as set forth in the Architectural Rules.
- f. Window air conditioning units are only permitted during extended power outages related to natural disasters, such as a hurricane, and must be removed within forty eight hours after power has been returned to the home site.
- g. No exterior visible antennae, aerials, or other similar equipment shall be placed on any home site without the prior written approval thereof, being first had and obtained by the ACC as required by the Declaration.
- h. No Owner shall operate any equipment or device which will interfere with the radio and/or television reception of others.

- i. No above-ground pools shall be permitted.
- j. All pool installations shall require the prior written approval of the ACC as set forth in the Declaration

9. CASUALTY DESTRUCTION TO IMPROVEMENTS

In the event that a home or other improvement is damaged or destroyed by casualty loss or other loss, then within a reasonable period of time after such incident, as set forth in the Declaration, the Owner thereof shall commence to rebuild or repair the damaged home or improvement, and diligently continue such rebuilding or repairing until completion, or properly clear the damaged home or improvement and restore or repair the home site to a landscape condition in the manner as set forth in the Declaration. Any such reconstruction of a destroyed home or improvement shall only be replaced as approved as set forth in the Declaration. The homeowner must install safety barriers as soon as possible after the damage, as required by County ordinance, and shall be subject to a fine of \$25 per day for failure to do so.

10. ANIMALS

- a. No animals of any kind shall be raised, bred, or kept within the Properties except that normal fish tanks, birds, gerbils and other animals that are never taken out of the home may be kept. No more than two (2) domestic pets or animals that are normally walked outside of the home may be harbored in a home or on a home site, so long as such pets or animals do not constitute a nuisance.
A determination by the Board that an animal or pet, kept or harbored in a home, is a nuisance or a danger, shall be conclusive and binding on all parties. When written notice of removal of any pet is given by the Board, the pet shall be removed within 7 calendar days of receipt of the notice or the homeowner will be subject to legal action and a fine of \$25 per day until the animal is removed.
- b. No pet or animal shall be "tied out" on the exterior of the home or in a Common Area, or left unattended in a yard or on a balcony, porch, garage or patio.
- c. No dog runs or enclosures shall be permitted on any home site.
- d. All pets shall be walked on a leash not to exceed six feet in length, and it is the responsibility of the owner to maintain control over their animal at all times.
- e. It is the responsibility of the pet owner to ensure all solid matter deposited by their pets be removed immediately from home sites and common areas. This includes immediate removal on the pet from the Owners home site to ensure adjacent homeowners can enjoy being outside on their properties. The person walking the pet or the

Owner must carry a cleanup bag. Each Owner shall be responsible for the activities of its pet(s).

- f. Notwithstanding anything to the contrary, seeing-eye dogs/service animals shall not be governed by the restrictions contained in this section.
- g. No feeding of alligators or other wild animals is allowed. Do not leave any pet food or water bowls outside your home, as this will attract raccoons and other animals.

11. NUISANCES

- a. No nuisance or any use or practice that is the source of unreasonable annoyance to others, or which interferes with the peaceful possession and proper use of the Properties is permitted. No door to door solicitation is allowed.
- b. No firearms, BB guns, air or pellet guns, paintball or archery equipment shall be openly discharged, carried or displayed, except by those authorized to do so. Nothing shall be done or kept within the Common area, parcel or home which will increase the rate of insurance to be paid by the Association.
- c. No unlicensed motorized Go carts, scooters, motorcycles, all terrain vehicles, or similar vehicles) shall be operated on any sidewalk, roadway, or parking lot in the Community. Licensed vehicles, golf carts or similar vehicles may be operated only on roadways by licensed operators. Children's battery operated toy cars may be operated on the sidewalks only while under the supervision of an adult. Motorized lawn equipment may be operated on the homeowner's property only.

12. CHILDREN'S USE OF FACILITIES

- a. Parents shall be responsible for all actions of their minor children at all times in and about the Properties.
- b. The Association shall not be responsible for any use of the Recreation Facilities by anyone, including minors.
- c. No one under 16 years of age is allowed in the gym.

13. RULES AND REGULATIONS

Each Owner and other persons shall comply with and use the Common Area and areas within the Properties in accordance with the Declaration and Rules and Regulations and Community Standards promulgated in accordance with the Declaration.

14. VIOLATIONS & COMMUNITY STANDARDS

Each Owner shall comply with the standards set forth in the Declaration. All violations shall be corrected in a timely manner as set forth in the Declaration. All violations of any of the Rules & Regulations should be reported to the Board or its designees. Violations shall be called to the attention of the responsible Owner in writing, and corrective action shall be taken by the Owner. In addition, and in the sole discretion of the Board, fines and/or legal action may be imposed upon the owner for failure to comply with any Rule & Regulation

15. OBSTRUCTIONS

- a. The sidewalks, entrances, passages, roadways, drainage facilities, right of ways and all other Common Areas **may not be obstructed**, encumbered or used by Owners for any purpose other than the purpose for which they were designed.
- b. Owners, and their residents or guests may not obstruct sidewalks with vehicles when parking in the driveway. If this is not practical, please use the apron of your driveway (PARK PARALLEL TO THE STREET- the portion of your driveway between the street and sidewalk). If you must block the sidewalk, do so **ONLY** between the hours of 12:00 a.m. to 6:00 a.m.

16. COMMON AREA

- a. The Common Area shall be used in accordance with the Declaration and Rules and Regulations promulgated relating thereto. All persons using the Common Area shall do so at their own risk.
- b. No water bodies shall be altered except in accordance with appropriate governmental approvals.
- c. All Owners, occupants, lessees and others within the Properties assume the risk associated with waterways and pools and shall assume that all lakes are inhabited by dangerous reptiles.
- d. **No fishing, boating or swimming** is permitted on or in the lakes and waterways.
- e. The Association shall not be responsible for any loss or injury suffered relating to any water body or pool, and is not obligated to erect any fences around such water bodies or pools.

17. TENNIS COURTS and POOL

- a. Tennis Courts will be open from 7:00 am to 10:00 pm.
- b. Tennis Courts will be closed and locked from 10:00 pm to 7:00 am.
- c. **Residents must sign in for use of courts and follow attached listed rules in the sign in book.**
- d. Pool hours are dawn to dusk.

- e. **There is no lifeguard on duty at the pool. Owners, and their residents and guests shall use the pool at their own risk. The Association and its directors, officers, employees and agents shall not be liable for any death, injury or loss relating to the use of the pool.**

18. PERSONAL PROPERTY

- a. All personal property of occupants shall be stored within the home.
- b. No personal property, except usual patio furniture, may be stored on, nor any use made of, the Common Area, home site or home, which is unsightly or which interferes with the comfort and convenience of others.

19. GARBAGE CANS & LANDSCAPE WASTE

- a. Trash collection and disposal procedures established by the Association, shall be observed.
- b. No outside burning of trash or garbage is permitted.
- c. No garbage cans, supplies or other similar articles shall be maintained on any home site so as to be visible from outside the home site. As per Palm Beach County Ordinance 96-9, **the placement of garbage cans and other refuse containers curbside for trash pickup prior to 6:00pm the day before a regularly scheduled pickup is prohibited.** Plastic garbage bags may not be placed curbside any earlier than 6:00am on the day of pickup. Additionally, the Ordinance requires all refuse containers to be removed from the pickup area the same day as collection is made. Curbside refers to that area between the sidewalk and the concrete gutter adjoining the roadway and does not permit any yard trash, garbage or recycles to be placed on the roadway.
- d. No rugs, mops, or laundry of any kind, or any other similar type article shall be shaken, hung, or exposed so as to be visible outside the home site.
- e. Landscape waste shall not be placed on the sidewalk or in the street at any time. Landscape contractors must remove landscape waste when it is created. Residents may place their landscape waste curbside no earlier than 3:00 pm on the day before landscape waste is normally scheduled to be removed. For example, landscape waste is currently scheduled to be picked up on Tuesday, therefore landscape waste can NOT be put out for pickup, before 3:00 pm on Monday. **If any landscape waste is left on the property, before 3:00 pm on the day before the day of the scheduled pick up, the Association may have it removed at a cost of \$125.00 which homeowner will be billed for.**
- f. **Failure to comply with the rules in this Section may result in a fine of \$25.00 per day until cured.**

**"Residential Yard Waste (Vegetation)
(1 time per week)**

*Yard waste includes debris from routine residential yard maintenance only. It **does not** include debris generated from **land clearing or tree removal**. All vegetation must be kept separate from other debris and be dirt and sand free.*

*Yard waste is collected manually by a different truck than the garbage and is **limited to 6 cubic yards (cy) per week** (the equivalent of 3 standard refrigerators). All yard waste, with the exception of tree branches and palm fronds, must be containerized in standard **32-50 gallon** cans or sealed plastic bags. Containers and contents can not weigh more than **50 pounds**. Branches must be 6 feet or less in length and **50 pounds** or less in weight."*

20. CONTROL OF CONTRACTORS

Except for direct services which may be offered to Owners (and then only according to the Rules and Regulations relating thereto as adopted from time to time), no person other than an Association officer shall direct, supervise, or in any manner attempt to assert any control over any contractor of the Association.

21. DOMESTIC EMPLOYEES

Servants and domestic help of any Owner may not gather or lounge in or about the Common Areas, when not working. Owners/residents who employ domestic help to supervise their children must fill out a form and file with the Association's Management Office. The form must be complete with Owner/resident's name and address, and domestic employee's name and address. Management must be advised as to who is responsible for supervision of the Owner/resident's children under sixteen (16) years of age.

22. PARKING

The parking facilities shall be used as follows:

- a. Owner/resident's vehicles must be parked in the garage or driveway. Owners/residents or guests may not obstruct sidewalks with vehicles when parking in the driveway. If this is not practical, please use the apron of your driveway (PARK PARALLEL TO THE STREET- the portion of your driveway between the street and sidewalk)
- b. **NO** parking on any sidewalk, swale or grass areas. **NO** overnight parking is allowed on the street. Cars must be garaged or in driveway. **Failure to comply may result in a \$25.00 fine, per occurrence, and repeat offenders may be towed at Owners expense.**

- c. If circumstances require parking a vehicle(s) overnight, on the street, between the hours of 12:00am to 6:00 am, written permission must be requested by calling the Association's Management Office with the vehicle license number, description of the vehicle/s, and the reason for the request. This permission must be obtained and permit must be issued, before a vehicle will be allowed to be parked overnight on the street.
- d. No vehicle or part of a vehicle which cannot operate on its own power will be allowed to remain on the Properties for more than 12 hours except in the garage of a home.
- e. No repair, except emergency repair, of vehicles shall be made within the Properties except in the garage of a home.
- f. No commercial vehicle, recreational vehicle, boat or trailer, may be kept in the Properties except in the garage of a home. The term "commercial vehicle" shall not be deemed to include utility vehicles (i.e. Broncos, Blazers, Explorers etc.) or clean non-working vehicles such as pick-up trucks, vans or cars if they are used by the Owner on a daily basis for normal transportation. Vehicles with signs shall be considered a commercial vehicle, regardless of vehicle type, and must be kept in the garage. Failure to comply will result in a \$25.00 fine each day, until violation is corrected.
- g. No cars with tarps or other coverings may be stored on the driveway without written approval by the Board of Directors.

23. COOKING

No cooking shall be permitted, nor shall any goods or beverages be consumed on any Common Area except in areas designated for those purposes by the Association.

24. SUBSTANCES

No flammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substances shall be kept on any home site or in any home, except those which are required for normal household use or generators.

25. PROTECTION

In the event a home will be unoccupied for an extended period, during hurricane season (June 1 through November 30) the home must be prepared prior to departure by:

- a. Notifying the Association in writing.
- b. remove all furniture, plants, and all movable objects from outside the dwelling.
- c. Designating a responsible firm or individual to prepare prior to the storm and care for the home after the storm, should the home suffer

damage or require attention, and providing a key to that firm or individual. The name, address and telephone number of the designee must be furnished to the Association. Such firm or individual must contact the Association for permission to install or remove approved shutters or enclosures. The Association has no responsibility of any nature relating to any unoccupied home site.

- d. During hurricane season (June 1 through November 30) a homeowner away from the property may close or erect hurricane shutters for a period, not to exceed 30 days. Fines of \$25 per day / \$1000 max will be imposed for non-compliance.

26. COMMERCIAL ACTIVITY

Except for normal construction activity and sale and resale of home sites and operation of the Club, **no commercial or business activity shall be conducted in any home or within the Properties.** No Owner may actively engage in any solicitations for commercial purposes within the Properties. No solicitors of a political/religious/commercial nature shall be allowed on the Properties without the prior written consent of the Association. No garage sales are permitted.

27. CONTRACTOR HOURS

No exterior work is to be performed by contractors working in Boca Isles North prior to 7:30 a.m. or after 6:00 p.m. Monday through Saturday and exterior work by an outside contractor is prohibited on Sundays and legal holidays. Vendors performing exterior work will not be permitted through the gate after 6:00 p.m. on weekdays and not at all on Sundays and legal holidays. No commercial vehicles allowed on the property on Sundays and legal holidays, except for emergency repairs.

28. MAILBOXES / GARAGE DOORS

Mailboxes must be kept in good repair **and White in color**, in approved model. Mailboxes must have numbers which must be no more than two inches high. Landscape around the mailbox must be no higher than two (2) feet and vines may not completely cover the mailbox. Trees may not be planted between the sidewalk and the street. Homes with garage doors having decorative windows must be kept in good repair. Lights on sides of garage doors must be kept in good repair and can be replaced at the owner's discretion. **Solid garage doors are permitted, as long as they are hurricane proof.**

29. PAVERS

Driveway and sidewalk pavers must be painted/stained with the original color, Terra Cotta. All other material must be approved by ACC committee.

30. HEDGES

Hedges between homes must be maintained at no higher than six feet. The hedges of corner homes must be maintained at no higher than eight feet and all hedges must be appropriately trimmed on top and sides. Any dead hedge must be removed and replaced. Hedges must be treated for insect, whitefly resistance. If dead hedges are not replaced, they may be removed by the Association and Owner will be charged for removal.

31. ROOF TILE

The tile roofs on the homes in Boca Isles North may **NOT** be painted or stained in any way.

32. DEFICIENCY

Homeowners who are 45 days in arrears with maintenance payments will have all transponders to or through their residences (including tenants or "hardship" cases) deleted from the entry gate system. When maintenance payments become current, the transponders will be reactivated.

33. PROCESSING FEE

There will be a \$50.00 processing fee charge to all new owners of the community when a home is sold. The purpose being for processing paperwork necessary to change ownership of record.

34. ILLEGAL PARKING/STANDING

No parking or standing is allowed anywhere near the entrance or exit. If you are meeting a child getting off a school bus, you must park in the clubhouse parking lot, and walk to the school bus drop off point. No exceptions will be made. Parking or standing at the entrance is a dangerous traffic hazard. Please wait on the sidewalk. Failure to comply may result in a \$25.00 fine, per occurrence.

35. STANDARDS AND RULES

The Association, through the Board, shall have the right to promulgate and impose further Rules and thereafter modify, alter, amend, implement, clarify, rescind and augment any of these Rules and Regulations or any of the same with respect to the use, operation and enjoyment of all or a portion of the Properties, the Common Area, and any improvements located thereon (including, but not limited to, establishing reasonable fees for the use of Common Areas and establishing hours and manner of operation).

36. FINING COMMITTEE; FINES

- a. A fine or suspension may not be imposed without at least 14 days notice to the person sought to be fined or suspended and an opportunity for a hearing before a committee which will be made up of at least three members appointed by the Board who are not officers, directors or employees of the Association or the spouse, parent, child, brother or sister of an officer, director or employee. If the committee, by a majority vote, does not approve a proposed fine or suspension, it may not be imposed. If the Association imposes a fine or suspension, the Association must provide written notice of such fine or suspension by mail or hand delivery to the Owner and, if applicable, to any tenant, licensee or invitee of the Owner.
- b. **Unless otherwise provided in the governing documents of the Association, any per diem fine may exceed \$1,000 in the aggregate.**

Architectural Rules

GENERAL

A. Applications are to be submitted in advance of the ACC Meetings to provide adequate time for review. A \$10.00 fee must accompany all applications.

B. A \$50.00 fee will be charged if work commences prior to application submittal or approval. The fee does not guarantee approval.

C. Applications must be submitted for ANY proposed improvement of material change to home or parcel in accordance with the Declaration of Restrictive Covenants for Boca Isles (the "Declaration"), Rules and Regulations and this document.

D. No exterior work is to be performed by contractors working in Boca Isles North prior to 7:30 a.m. or after 6:00 pm .Monday through the Saturday and exterior work by an outside contractor is prohibited on Sundays and legal holidays.

Vendors performing exterior work will not be permitted though the gate after 6:00 p.m. on the weekdays and not at all on Sundays or legal holidays.

E. Homeowner is responsible to notify the association of completion of projects so that a final inspection may be conducted.

F. Homeowner is responsible for obtaining proper permits for work performed. Failure to provide this information warrants a fine from the Association.

G. All copies of permits are to be supplied to the association prior to completion of improvement.

H. Capitalized terms not defined herein shall have the meaning set forth in the Declaration.

AWNINGS

Canvas awnings may be approved after ACC review of colors, proposed placement and design drawings.

BARBECUES

A. Permanent barbecues may be permitted but should not be a dominant feature on the landscape and should be located so they will blend as much as possible with the surrounding area. Supplemental planting should be provided to soften the visual impact of the barbecue, particularly when little or no natural background or screening is available.

B. No permanent barbecue shall be installed until approval is received by the ACC.

BASKETBALL EQUIPMENT

A. All basketball equipment must obtain ACC approval. No permanent posts are permitted. Post must be placed in a removable sleeve. No concrete pads are to be installed prior to ACC approval.

B. Portable hoops are to remain in an upright position.

C. Backboards and portable hoops are to be properly secured/placed down on the ground during the threat of a hurricane.

DRIVEWAY/WALKWAYS

A. Circular driveways may be permitted where drive enters and exits on the same street.

B. Original driveway and sidewalk pavers must be stained the original color, Terra Cotta. If you want to change your driveways & sidewalks a sample of the product to be used **MUST** be submitted to the ACC for approval. No asphalt will be approved.

C. Additional walkways shall be constructed of a hard impervious material such as brick, pavers, or stamped concrete and must be approved by the ACC. No asphalt drives or walkways shall be permitted.

FENCES

A. Fences are to be of white aluminum or white vinyl with evenly spaced vertical pickets attached to horizontal rails. Height is to be either 4 or 5 feet. Fence must be erected 6 inches within property line unless the neighbor is also paying for the fence.

B. Fences are not to extend onto Common Area.

C. Chain link fencing is expressly and strictly prohibited.

FIREPLACES

Installation of fireplace and chimney are subject to ACC approval. Chimney must match existing stucco.

FOUNTAINS AND STATUES

A. No structure of a temporary character, accessory structures, tool sheds or other outbuilding shall be permitted or used on a Unit Owner's property at any time without the prior approval of the ACC. Sketches or pictures must be provided of the proposed project. Portable equipment must be removed and stored inside when winds are reported at tropical watch levels, or stronger.

B. No decorative objects such as sculpture, birdbaths, fountains and the like shall be place or installed on the street side of any Lot without approval of the ACC. No clothes lines or similar structures shall be permitted on any portion of a Unit Owner's property

FRONT DOORS

Glass or wood doors may be permitted upon ACC approval of proposed sketch. All installments are subject to Palm Beach County Building Department approval. For color see PAINT.

Courtyard homes may apply to the ACC for wrought iron gates for their entrance. A picture of the design is requested.

GARAGES

A. Effective June 22, 2005, garage doors, when being replaced must be the exact same design panels as originally installed but the doors can be without the windows so they will meet hurricane code. Any change to the existing door must be approved by the ACC.

B. Garage window panels must conform with those originally installed an missing panels are to be replaced. Garage door window inserts may not be removed at the owner's discretion.

GENERATORS

A. In-ground generators are permitted and must meet county code.

B. Gas tank is not to be located outside any window of the home.

GUTTERS

Gutters and downspouts must match the trim on the house and be as inconspicuous as possible. Run-off must not adversely affect the drainage on adjacent properties. All gutters and downspouts must have the approval of the ACC prior to installation.

HOUSE NUMBERS

A. House numbers are to be at least 3 ½ inches high. The numbers must be visible from the street. House numbers must also be on mailboxes. No self stick numbers are permitted.

HURRICANE SHUTTERS

A. Hurricane shutters may be of the following:

- 1.Power/roll up
- 2.Accordian shutters
- 3.Panels.

B. All top, bottom and side rails are to be of white/bone frame work only. Hurricane panels may be steel or aluminum however, the top and bottom rails are to be white or bone.

C. As of February 15, 2006, hurricane shutters may be closed for up to 30 days during hurricane season which is June 1 st to November 30th. Residents MUST notify the manager when leaving and when returning. If this is not done, a fine may incur.

LANDSCAPING/HEDGES

A. Installation of hedges must be approved by the Association

B. All hedges must be appropriately trimmed on the top and sides. They are not to infringe on neighboring property. The hedges of corner homes are not to obstruct the view of traffic or encroach upon sidewalk. Homeowner installing hedge is responsible for maintenance of the hedge.

C. Hedges are not to extend into easement areas, into utility easements or beyond front corner of home with the exception of corner homes.

D. The hedges of corner homes must be maintained at no higher than eight feet and hedges between houses are to be maintained at a height no more than six feet. If the hedge is not agreed upon by the neighboring home, at the time of installation, the hedge must be at least 3 feet inside the property line of the home installing the hedge. Otherwise, the hedge must be installed no less than eighteen inches inside the property line.

E. Homeowner installing landscaping is responsible for positive drainage.

F. No plantings are permitted in the lake easements or common areas.

G. The removal of trees requires ACC approval except when damaged due to hurricanes, lightning and any other uncontrolled occurrences. Replacement trees may be required.

H. No trees are to be planted between the sidewalk and the street.

I. Replacing 50% of existing landscaping requires ACC approval.

J. Any increase in the size of plant bed requires ACC approval.

K. Areca Palms are not permitted as living fences between houses unless grandfathered in.

L. The planting of ficus trees, air potato, Australian pine, Brazilian pepper, carrot wood, Earle of acacia, kudzu, old world climbing fern, melaleuca, Queensland umbrella tree(schefflera) or any other species as prohibited by local government is not permitted.

M. When a Royal Palm Tree in an Owner's yard dies, or requires replacement, it MUST be replaced with a Royal Palm tree with a minimum height of 15 '(fifteen feet).

N. All property lines including easements must be considered and observed. Nothing is to be installed in the Lake Maintenance Easement.

LIGHTING

A. Carriage lights on homes must be kept in good repair and are not to be removed. Light fixture style may be replaced at the owner's discretion.

B. All proposed exterior lighting shall be detailed on the request for architectural modification. No exterior lighting shall be permitted which in the opinion of the ACC, would create a nuisance to the adjoining property owners.

MAILBOXES

A. Mailboxes have been designated by the Association. They must all be the same.

Replacement Mailboxes are available from Flagcraft in Boca Raton 561-395-4411 and also available from Beautiful Mailbox in Hialeah.

By regulating the style of mailbox units, the ACC hopes to reduce the visual impact created by random design.

Mailboxes shall be kept clean and free of animal droppings, mildew and rust. Mailboxes shall be painted and/or cleaned at regular intervals to maintain their appearance.

B. For the original mailboxes----they must be kept in good repair.

The body of the mailbox must match the house and the trim of the box match the trim of the house.

Mailbox numbers are to be no more than 3 1/2 inches high and must be on the side or front of the mailbox.

No self stick numbers are permitted.

MURALS

Exterior decorative murals are permitted within screen enclosures upon approval of ACC. A sketch of the proposed material is to be provided

PAINT

A. Roofs of homes may not be painted or stained.

B. An owner may change the color of their home provided the body of a home is painted utilizing one of the approved colors. The trim of the home is to be one of 3 trim colors approved by the ACC. The color of the home must be different than the house on either side. Approved colors are available in the on site management office.

C. Effective September 21, 2005, front doors and garage doors can be stained one of 3 stains by Minwax. They are chestnut, aged oak or Brazilian rosewood. If you stain the front door, you can also match the garage door with the same stain. You can stain just the front door but not just the garage door. Front and garage doors can also be the color of your trim or the color of your house.

D. A sample swatch of the house paint color must be attached to the application.

PLAYGROUND EQUIPMENT

A. All playground equipment or playhouses shall be placed to the rear of the property. The location on the Lot, design construction materials and screening requirements shall be a condition of ACC approval.

B. Grass beneath the play equipment must be maintained.

POOLS/SPAS

A. All mechanical equipment, including but not limited to pool pumps, heat pumps, air conditioners etc. shall be screened with vegetation so as to not be seen from any other Parcel or common area.

B. No above ground propane tanks permitted for pool, spa heating or any other purpose.

C. Above ground swimming pools shall not be permitted. Swimming pools shall not be permitted on the street side of the residence. No decking, screening or landscaping may be installed on any portion of the lake maintenance easement.

ROOFS

- A. No change in color or change in existing roofing material shall be permitted without the approval of the ACC. Roofing material must be S-shaped barrel tile. Wood shake, asphalt, fiberglass shingles, or cedar shakes shall not be permitted. Metal roofs will be approved on a one by one basis.
- B. The tile roofs on the homes in Boca Isles North may NOT be painted or stained in any way.
- C. All replacement roofs are to be barrel tile style and an approved color by the ACC.
- D. Replacement barrel tiles are to match the existing roof.

ROOM ADDITIONS

- A. The design of major alterations should be compatible in scale, materials and color with the applicant's house and adjacent houses.
- B. The location of major alterations should not impair the views or amount of sunlight and natural ventilation on adjacent properties.
- C. Roof pitch should match the type used in the applicant's house.
- D. New window's and doors should match the type used in the applicant's house and should be located in a manner which will relate well with the location of exterior openings in the existing house.
- E. If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.
- F. Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material and debris should be immediately removed after completion of construction and not be left on the property.
- G. All windows, stucco and framework is to match existing construction.
- H. A preliminary sketch with the proposed addition can be submitted to the ACC for approval pending final blueprint approval.
- I. Room additions include solariums. As with additions all plans, permits, and details are to be listed on the application.
- J. One story homes can be made into two story homes. All the permits and requirements listed above are applicable.

SATELLITE DISHES

- A. No exterior television or radio masts, towers, poles, antennas or aerials may be erected. Satellite dishes may be permitted in a diameter not to exceed twenty-four (24) inches. Placement and landscape buffering requirements may be determined by the ACC as a condition of approval for satellite dishes.

B. Satellite dishes are not to be placed in front of the house. They are permitted on the side and rear of a house. An application is to be submitted prior to dish installation.

SCREENS

- A. Screen enclosures are to be of white aluminum.
- B. Charcoal gray screen material to be used.
- C. No screen enclosures shall be permitted at the front entrance of the applicant's home.

SKY LIGHTS

Skylights may also be installed on a roof. All specifics must be submitted to the ACC.

SOLAR PANELS

- A. Solar water heating panels shall be reviewed on an individual basis, and if approved by the ACC, must be installed so as to present the least obtrusive condition.
- B. All exposed piping is to be painted the same color of the area on which it is placed so that it matches.

TRASH RECEPTACLES

Garbage cans are not to be visible from the street. They must be removed from view after pickup. They must be hidden by a hedge or planting. An L shaped hedge is recommended.