

The following is Article XII, Rules and Regulations of the Tequesta Hills Condominium Association, Inc. and as such are to be enforced by the Board of Directors.

Better Living at Tequesta Hills

Tequesta Hills Condominium Assoc. Inc.

Article XII
Use Restrictions

The use of the condominium property shall be in accordance with the following provisions as long as the condominium exists and the apartment building or buildings in useful condition exist upon the land.

- A. **Dwelling Units.** Each of the dwelling units shall be occupied only by a family, its servants and guests, as a residence and for no other purpose. Occupancy shall be limited to two (2) persons per bedroom and not more than two (2) children under the age of twenty-one (21) per unit. No dwelling unit may be divided or subdivided into a smaller unit nor any portion sold or otherwise transferred without first amending this declaration to show the changes in the dwelling units being affected.
- B. **Common Elements.** The common elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the dwelling unit owners. Road-ways or driveways within the community are to be used for ingress and egress only as provided in Article 111 of this declaration. The parking of vehicles on any such roadways or driveways is prohibited.
- C. **Recreational and common use property.** All recreational property and common use property shall be used only for the purposes for which such property is intended in the furnishing of services and facilities for the enjoyment of the dwelling unit owners. The swimming pool facilities are intended for the use and enjoyment of the dwelling unit owners and residents only. The use of the swimming pool by guests shall be regulated by the following provisions. Overnight house guests may use the pool in the absence of the unit owner or resident at any time during their visit only after prior written notification of their presence at the condominium to the board of directors. All other guests must be accompanied by the unit owner or resident at all times when using the pool facilities. Large groups of guests (six (6) or more persons) are not permitted. Any person not observing posted pool regulations and hours shall be required to leave the facilities. Children under the age of twelve years must be accompanied by an authorized adult (eighteen (18) years of age or older) at all times while using the pool facilities.
- D. **Nuisances.** No nuisance shall be allowed upon the condominium property. Nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the condominium shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist. No dwelling unit owner shall permit any use of his dwelling or make any use of the common elements that will increase the cost of insurance upon the condominium property. The term nuisance as used herein shall be determined by the board of directors.
- E. **Pets.** Pets shall be restricted to small domestic birds or fish or one (1) cat or one (1) dog, the weight of which shall not exceed twenty (20) pounds. Pets shall be on a leash at all times and shall not be walked on grass other than immediately surrounding the owner's courtyard. The owner of each pet shall be required to clean up after the pet in order to properly maintain the common areas. If after receipt of written notice by the association that the owner's pet is violating the provisions of this paragraph, the owner does not correct such violation, the association shall have the right to impose a fine of \$50.00 on said owner. The \$50.00 shall be deposited to the general maintenance account of the association. In the event that the \$50.00 fine is not promptly paid, then the association shall also have the right to seek appropriate legal action against the said unit owner in order to obtain payment of the \$50.00 fine and in addition shall be entitled to a judgment for all fees and costs incurred in such action.
- F. **Trash.** Trash shall be placed in receptacles, for sanitary reasons all trash except newspapers shall be in plastic bags and tied securely before being placed in trash receptacles. In no event shall trash be placed outside of the trash receptacles. Large cartons must be broken down prior to being placed in

trash receptacles. Clippings or trimmings for plants contained within courtyards must be placed in the condominium trash receptacles and not left on the common elements. It is the unit owner or resident's responsibility to make arrangements for removal of such items which are too large for the trash receptacle, at unit owner or resident's expense

- G. Barbecue cookers shall be used in courtyard only.
- H. No clothes or similar articles shall be hung on balconies or outdoors for any purposes except within the unit owner's courtyard below the height of the fence.
- I. Bicycles, toys or clutter shall not be left outside courtyards at any time. Bicycles or clutter so left shall be impounded. It is permissible to store bicycles in the units owner's courtyard. In the event that such items are impounded by the association, the unit owner will be assessed a fee of \$5.00 for their release.
- J. There shall be no assembling or disassembling of motor vehicles except for ordinary maintenance such as changing of a tire, battery, etc. There shall be no draining of oil pans or changing of oil on the condominium property because of potential damage to the asphalt pavement.
- K. Vehicle Parking Restrictions for owners and lessees. Only passenger automobiles equipped with complete bona fide automobile factory design passenger bodies and station wagons may park on the property. Additional permissible vehicles shall include but not be limited to: Passenger vans provided that: (1) such vans are not used for any commercial purpose, do not transport cargo and do not display any commercial logos or lettering: (2) such vans have windows and seats for transporting persons: (3) such vans are not outfitted with living quarter facilities such as sink, toilette, electric power hookups, etc.: (4) such vans have no vertical extension on roof line or other custom body feature other than a standard factory van body. The board of directors shall have absolute discretion to determine that any van is not in conformance with the overall appearance of the community or with the provisions contained herein. The board of directors may grant exceptions to the above restrictions for medical reasons upon the prior written consent. Mopeds and other powered bicycles, provided that they are at all times parked within the courtyards or patio areas and provided that they do not emit excessive noise. Bicycles and tricycles, provided that they are at all times parked within the courtyard or patio areas. Jeeps, provided that they have a standard factory canvas enclosure.
- L. The following types of vehicles will not be permitted to park overnight on the condominium property during restricted hours as posted by the association: Trucks of any kind., Van-type vehicles which do not conform to the requirements stated above., Agriculture vehicles, dune buggies, any trailer or device transportable by vehicular towing, Truck Trailers, buses, travel trailers, boat trailers (with or without boats). Commercial vehicles, vehicles which are not mechanically operable or not currently licensed for use, motorcycle delivery wagons, collapsible campers, recreational vehicles, mobile homes or mobile houses, truck mounted campers, motor homes or motor houses, motor vehicles not having any bodies whatsoever or incomplete buggies, swamp buggies, passenger automobiles that have been converted to a different type of motor vehicle, Passenger automobiles that are unsightly or junkers, motorcycles of any kind.

All permitted vehicles parked on the condominium property must be adequately maintained to prevent an eyesore or nuisance to the community. The board of directors shall have the authority to determine, in its sole discretion, whether a vehicle has become an eyesore or nuisance to the condominium.

No vehicles may be stored in guest parking spaces. Each resident or owner must park in their assigned parking space only. Parking is not permitted along roadways or driveways of the community nor at the entrance to the parking areas.

Repair of vehicles on the condominium property is prohibited except in the event of an emergency and except in accordance with paragraph J of this article XII, above.

Vehicles may not be parked on the grassy area of the condominium at any time. In addition to the other remedies stated herein, any owner, resident or their guest who parks on the grass shall be responsible for the cost of replacement of broken sprinkler parts and any damaged sod or landscaping. Such costs shall become an assessment against the unit and collectible in the same manner as any other delinquent assessment if not paid, as elsewhere provided.

All vehicles parked on the property contrary to the provisions contained herein shall be subject to being towed in accordance with section 715.07 Florida Statutes, as amended from time to time, at the expense of the owner of the vehicle. Towing shall not be the exclusive remedy of the association. Illegal parking hours are posted on towing signs within the condominium property. Non-complying vehicles shall first receive a warning ticket which shall be recorded with the association. Continued non-compliance shall result in towing of the vehicle or the exercise of other association remedies as stated above.

- M. There shall be no radio, television or other outside antenna of any kind.
- N. No signs of any kind may be displayed on any exterior portion of the dwelling, the courtyard or in the windows of the dwelling unit or in any of the common areas.
- O. Unit owners may install hurricane shutters. No hurricane shutters may be installed without the prior written approval of the board of directors and must conform to the architectural specifications of the association.
- P. Lawful use: No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part of it, and all valid laws, zoning ordinances and regulations of all government bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the condominium property shall be the same as the responsibility for maintenance and repair of the property concerned.
- Q. Leasing: After approval by the association elsewhere required, entire dwelling units may be rented, provided the occupancy is only by the lessee and his family, servants and guests. No transient tenants may be accommodated. Rooms may be rented if screening procedures and occupancy limitations are adhered to and with prior written approval of the association as required for all leases of a unit.
- R. Regulations: Reasonable regulations concerning the use of the condominium property may be made and amended from time to time by the association. Copies of such regulations and amendments shall be furnished by the association to all dwelling unit owners and residents of the condominium upon request.
- S. Guests:
 - Family members: Guests who are immediate family members, may occupy dwelling units of the owner of the dwelling unit upon presentation to the board of directors of the association written permission of the owner.
 - Non-family members: Guests who are not immediate family members, may occupy a dwelling unit only when accompanied by the dwelling unit owner or shall have been approved by the board of directors, or the president of the board of directors of the association, one week prior to occupancy. No more than six (6) such groups of guests per year shall be allowed.