

**LUCERNE LAKES GOLF COLONY CONDOMINIUM ASSOCIATION, INC.**  
**C/O Campbell Property Management**  
**7268 Golf Colony Court, Lake Worth, FL 33467**  
**561-660-5008**

**COMMUNITY RULES & REGULATIONS**

The Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. Said building Rules and Regulations are as follows:

1. The sidewalks, entrances, passages, vestibules, stairways, corridors, halls and all of the common elements, and limited common elements, must not be obstructed or encumbered, or used for any purpose other than ingress and egress, to and from the premises; nor shall any carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be stored therein. Children shall not play or loiter in halls, stairways or other public areas. Pine View models which have an enclosed front patio may furnish said patio with patio furniture and potted plants. They may not be used for storage (i.e. boxes, etc.) Golf view & Green view models may not, under any circumstances, furnish front landings, or utilize them for any purpose other than ingress/egress.
2. The personal property of all unit owners shall be stored within their Condominium units, or in assigned storage space.
3. No garbage cans, supplies or other articles shall be placed in the halls, or the balconies or on the staircase landings, nor shall any linens, clothes, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors or balconies, or exposed on any part of the common elements. Fire exits shall not be obstructed in any manner, and the common elements shall be kept free and clear of rubbish, debris and other unsightly material.
4. No unit owner shall allow anything whatsoever to fall from the window, balcony or doors of the premises; nor shall he sweep or throw from the premises any dirt or other substance into any of the corridors, halls or balconies, ventilators or elsewhere in the building or upon the grounds.
5. Refuse and bagged garbage shall be deposited only in the area provided therefore.
6. No unit owner shall store or leave boats or trailers, commercial vehicles, trucks, commercial vans, motorcycles or recreational vehicles on the Condominium Property or in a carport, except police, fire or sheriff department automobiles shall be permitted to be parked on the Condominium Property. All vehicles must be parked with the front end toward the parking bumper.

7. No unit owners or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Management Firm or the Association.
8. Servants and domestic help of the unit owners may not gather or lounge in the public areas of the buildings or grounds, or pool or recreational facilities.
9. The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. No vehicle which cannot operate on its own power shall remain on the Condominium premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on the Condominium Property. All vehicles must be parked with the front end forward, into the parking space.
10. No vehicle larger than 74" in height and 205" in length shall be permitted on Condominium Property.
11. No unit owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument or operate or suffer to be operated, a phonograph, television, radio or sound amplifier in his unit, in such a manner as to disturb or annoy other occupants of the Condominium. All party(s) shall lower the volume as to the foregoing at 11:00 P.M. of each day. No unit owner shall conduct or permit to be conducted vocal or instrumental instruction at any time.
12. No radio or television installation, or other wiring, shall be made. Any antenna or aerial erected on the roof or exterior walls of the building, is liable to removal without notice and at the cost of the unit owner for whose benefit the installation was made.
13. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium unit or Condominium property by any unit owner or occupant.
14. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or doors or roof of the building without the written consent of the Board of Directors of the Association. All window coverings must be such color as the Association determines. Terraces or balconies may not be enclosed, or anything affixed to the walls within such terraces or balconies except with the prior written consent of the Community Association. All terraces are screened; however, the type of screening and manner of installation is subject to written consent of the Board of Directors of the Association.
15. All unit owners must either submit a set of keys to their unit to the Association's management office, or submit the name, address & phone number of a local person holding their keys.
16. No cooking shall be permitted on any porch, terrace or balcony, where applicable, nor on the Condominium property, except in such area, if any, designated by the Board of Directors of the Association.

17. Complaints regarding the service of the Condominium shall be made in writing to the Management Firm, as long as the Management Agreement remains in effect, and thereafter, to the Board of Directors.

18. No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element assigned thereto or storage areas, except such as are required for normal household use.

19. Payments of regular assessments are due on the 1<sup>st</sup> day of each month, and if such payments are ten (10) or more days late, are subject to charges, as provided in the declaration of Condominium. Payments can be made online, thru ACH, or MAILED to CenterState Bank.

20. Each unit owner who plans to be absent from his unit during the hurricane season, must prepare his unit prior to his departure by:

- (a) Removing all furniture, plants and other objects from his ten-ace; and
- (b) Designating a responsible firm or individual to care for his unit should the unit suffer hurricane damage, and furnishing the management Firm with the name of such firm or individual. Such firm or individual shall contact the Board of Directors for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board of Directors of the Association.

21. Food and beverage may not be consumed outside of a unit, except for such areas as are designated by the Board of Directors of the Association.

22. The Board of Directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time without consent of the Condominium Association and its members. These additional Rules and Regulations shall be as binding as all other rules and Regulations previously adopted.

23. NO PETS ALLOWED.

24. No Unit Owner may lease his apartment without first having complied with Article XI of the Declaration of Condominium.

25. Any minor between the ages of one day to sixteen years of age will be allowed to use the clubhouse (recreation hall) only when accompanied and supervised by a legal guardian or a parent. The same shall apply to the use of the main pool and satellite pool.

26. The use of skateboards, basketball, baseball, soccer, or football is not permitted on the limited common elements, or common elements of LUCERNE LAKES GOLF COLONY. The use of Roller Skates, Roller Blades or Golf Equipment are not allowed on the common elements or limited common elements of the Condominium. THE ABOVE DESCRIBED ACTIVITIES will not be permitted on this Community's roads, walks, stairs, balconies, or landscaped areas.

27.

- A) Between the hours of 11:00 P.M. & 8:00 A.M. radios, televisions, stereos, VCR's or any other instruments shall not be used at a volume disturbing to occupants of other units. Complaints arising from excessive noise will be investigated, and if not corrected the unit owner will be fined in accordance with the governing documents and applicable statutes. Should a violation of this nature continue, the Association will pursue legal remedies.
- B) Musical instruments (i.e. drums, percussion instruments, wind instruments, electronic keyboards) are not to be used after 11:00 P.M.

28. NO FIREWORKS (FIRECRACKERS, OR ANY OTHER FIREWORKS IN ANY MANNER, SHAPE OR FORM) ARE ALLOWED TO BE USED, THROWN, OR LIT ON THE PROPERTY OF LUCERNE LAKES GOLF COLONY.

29. Pool Rules - The signs posted at our community pools are strictly enforced.