

JONATHAN'S COVE ASSOCIATION, INC.
RULE AND REGULATION NO. 4
OVERSIGHT AND CONDUCT OF MINOR PERSONS IN COMMUNITY

1. Purpose: Jonathan's Cove Association, Inc. (hereinafter "Association"), by and through its Board of Directors (hereinafter "BOD"), is charged with the maintenance, upkeep, appearance, safety and welfare of Jonathan's Cove (hereinafter "Community"). The Association, by and through its BOD, is required to enforce and comply with all statutes, laws, ordinances, rules and regulations imposed upon the Association and Community by federal, state and local governmental authorities, as well as the Association's governing documents. In addition, the Association, by and through its BOD, is charged with the maintenance, upkeep and appearance of COMMON AREAS of the Community, as defined by the Association's governing documents. COMMON AREAS include, but are not limited to, such areas in the Community as roads, parking areas and open areas (See Section 1.8, Common Areas, Declaration of Covenants and Restrictions of Jonathan's Cove). In order to protect the appearance and condition of the Association's COMMON AREA property, to reduce COMMON AREA maintenance costs, and promote the safety and welfare of the Association's members, tenants and guests, the BOD hereby adopts this rule and regulation regarding the oversight and conduct of any minor persons residing within or visiting the Community.

2. Legal Authority: Section 720.303(1), Florida Statutes; Section 617.0302(15), Florida Statutes; Section 7.31, Rules and Regulations, Declaration of Covenants and Restrictions of Jonathan's Cove; Sections 3.2.3 and 3.2.4, Powers and Duties, Articles of Incorporation of Jonathan's Cove Association, Inc.; and, Section 5.19, Powers and Duties, Bylaws of Jonathan's Cove Association, Inc.

3. Scope. This Rule and Regulation No. 4 – Oversight and Conduct of Minor Persons in Community, clarifies and further supplements Section 7, USE RESTRICTIONS, Paragraph 7.17 Nuisances, Declaration of Covenants and Restrictions of Jonathan's Cove and Paragraph 7.7 Damage and Destruction, Declaration of Covenants and Restrictions of Jonathan's Cove.

- a. Oversight of Minor Persons in the Community by Parent/Guardian. All minor persons under twelve (12) years old, residing in or visiting the Community, must have visual oversight by a parent or guardian over the age of eighteen (18) while utilizing Common Areas, including but not limited to all Community amenities and open spaces. Unit Owner and/or tenant shall be responsible for the conduct of all minor persons residing within or visiting the Community.
- b. Playing on or around Community Gates, Landscaping Beds and Entryway Strictly Prohibited. Minor persons are not permitted to play in a manner which would affect the operation or shorten the lifespan of the Community gate system or adjacent retaining wall system. This includes, but is not limited to, hanging on, climbing, pushing or pulling the gates or gate operators or impeding the normal movement of the gates or gate arms. Playing in or around the Community landscaping beds or monument signs is strictly prohibited. Use of the Community Entryway for any purpose other than entering or exiting the Community is strictly prohibited.
- c. Pool Safety Equipment May Not Be Used for Unintended Purposes. The shepherd's hook and life-safety ring at the Community pool are for emergency use only. Use of this or any other pool equipment, furniture or fixtures for any purpose other than the

intended purpose is strictly prohibited. All pool safety rules listed on the posted pool rules signs must be adhered to at all times.

- d. Playing in and around Community's Streets. There is only one (1) major road in the Community, Palmbrooke Circle, which is used by all vehicles to ingress and egress the Community. All children must be extremely cautious when playing in and around the Community's Streets, both Palmbrooke Circle and Palmbrooke Terrace. For safety reasons, it is strongly recommended that the parent or guardian inform their children not to play in the Community's streets, as children activities cannot impede or inhibit the flow of vehicular traffic on Palmbrooke Circle or Palmbrooke Terrace at any time.

4. Non-Assumption of Liability by Association and Association's BOD. By adopting this Rule and Regulation No. 4, neither the Association nor its BOD assumes any liability whatsoever for the actions or inactions by residents, visitors, parents, guardians and children affected by this Rule and Regulation No. 4. This Rule and Regulation No. 4 does not impose any legal responsibility or liability on the Association or its BOD concerning the personal conduct, misconduct or behavior of any permanent or visiting parent, guardian or child in the Community. This Rule and Regulation No. 4 also does not change or otherwise modify Section 8, INSURANCE, Declaration of Covenants and Restrictions of Jonathan's Cove, or any existing or future Association insurance policy, BOD insurance policy, and the respective policy's terms, conditions, restrictions and exclusions. Any incident caused or affected by a child's actions, inactions, conduct, misconduct or behavior will be processed according to Association procedures, a homeowner's insurance policy, a tenant's rental insurance policy, any Association or BOD insurance policy, and Florida law, as appropriate.

5. Enforcement of Violations. Any person found to be in violation of Paragraph 7.7, Damage and Destruction, Paragraph 7.17 Nuisances, Declaration of Covenants and Restrictions of Jonathan's Cove, and this Rule and Regulation No. 4, will be subject to sanctions, including, but not limited to, fining, suspension of Community privileges, tenant eviction and any other legal action authorized and permitted under the Association's governing documents and Florida law.

6. Conflicts. In the event of any conflict, the Declaration of Covenants and Restrictions of Jonathan's Cove Association, Inc., the Articles of Incorporation of Jonathan's Cove Association, Inc., the Bylaws of Jonathan's Cove Association, Inc., and this Rule & Regulation No. 4, Oversight and Conduct of Minor Persons in Community, shall govern, in that order.

7. BOD Adoption. The BOD shall approve and adopt this Rule and Regulation No. 4 at a regularly-scheduled monthly BOD meeting. By adopting this Rule and Regulation No. 4, the BOD hereby directs its property management company, Apogee Association Services, to mail a copy of this Rule and Regulation No. 4 to all current owner's and occupant's addresses on record with the Association.

8. Binding Effect and Amendment. This Rule and Regulation No. 4 shall apply to and bind all current and future owners and occupants of the Community. This Rule and Regulation No. 4 may only be modified or amended in writing by the Association's BOD, and duly approved and adopted by the BOD of the Association. The Community's owners and occupants will be notified of any future amendments or modifications to this Rule and Regulation No. 4 in writing.

9. Questions. If any Community owner or occupant has any questions about this Rule and Regulation No. 4, please contact the Association's property management company, Apogee Association Services, 3600 South Congress Ave., Suite K, Boynton Beach, FL 33426. Telephone Number (561) 994-1788 or (561) 572-2188.