

FOREST GLEN RULES AND REGULATIONS

DISTURBING THE PEACE:

No owner or lessee shall create or permit any disturbance that will interfere with the rights, comforts or conveniences of others. No resident or guest shall disturb the peace or engage in any nuisance activity. Persons shall not gather on the grounds or gather so as to create a nuisance. No music is to be played outside the townhouses. No one shall sit or lean on any vehicle without the owner's permission, and no one shall sit or gather around a transformer box. NO CHILDREN shall be permitted to play in the streets or on the lawn. Pedestrian traffic shall use the sidewalks where available and otherwise, on the sides of the road so as not to impede cars and for safety reasons. Tennis and handball are the only activities provided by the Association. Generally, any other game activity will have to be conducted outside of Forest Glen. However, small children will be allowed to play on lawn areas situated at the back of the townhouses and near the lakes with adult supervision.

PETS:

Offensive pets may be removed by the Association after notice to the owner with the prevailing party being entitled to recover the costs of proceedings and reasonable attorney's fees. Pets are restricted to no more than two per dwelling. A pet shall be on a leash at all times when not confined within the owner's townhouse or courtyard. Dogs shall not be walked on the grass other than that immediately surrounding the owner's courtyard. Excrement shall be picked up by dog owners. Loose animals shall be impounded.

No pets are allowed except by written permission from Landlord.

TRASH:

Trash will be placed in the Association receptacles provided for that purpose. Except for newspapers, all other trash and garbage shall be tied securely in a plastic bag before being placed in the receptacles. The State of Florida Sanitary Code and/or Chapter 386.381.12 Florida Statutes may impose fines up to \$500 to residents found to be in violation of the trash and garbage requirements just described. No furniture, appliances, tree cutting or lumber shall be placed on the ground near garbage and trash receptacles. Owners may coordinate with the Association's Property Manager to have these items hauled away. Hauling costs will be apportioned and billed by the Association to users of this service.

OUTSIDE GATHERINGS:

Barbecue and other outside gatherings shall take place in rear courtyards only, not in front of Forest Glen units.

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HANGING CLOTHES:

No clothes or similar articles shall be hung outside for any purpose whatsoever, except within the courtyard and not visible above the fence.

CLUTTER ON GROUNDS:

Furniture, potted plants, appliances, automobile parts, equipment or anything else that is not a permanent part of the building or grounds shall not be outside the boundaries of the townhouse or courtyard. When not in use, bicycles and toys must also be stored within the townhouses or their courtyards. However, well maintained patio furniture and potted plants may be kept on concrete slab patios.

VEHICLE REPAIR:

Assembling, disassembling, maintenance, or repair of any kind to motor vehicles is absolutely prohibited within Forest Glen. Vehicles hit in an accident or wrecked are not allowed to be parked in Forest Glen. Changing a flat or replacing a battery is authorized, however, vehicles having flat tires for more than a week will be towed away at owner's expense.

DISALLOWED VEHICLES:

Large trucks, boats, trailers, motor homes, campers, buses, and other similar vehicles shall not be parked overnight within Forest Glen except after obtaining a permit from the Association's Property Manager. For the effect of this rule, any truck larger than a pickup truck, including all pickup trucks with dual wheels or tandem axles, will be considered a large truck. Residents shall have their vehicles well maintained at all times so as not to create an eyesore in the community. Inoperable vehicles kept within Forest Glen will be towed away at owner's expense. For the effect of this rule, any vehicle with no registration or valid tag which has not been operated for 30 days or more is considered inoperable.

DAMAGE TO COMMON PROPERTY:

No resident or resident's guest shall damage or litter common grounds or equipment. Common property refers to streets, lawn, sprinkler heads, pipes, lakes, tennis court, racquetball court, fencing within Forest Glen regardless of location. Unit owners shall be responsible to the Association for any property damage to common areas caused by unit residents or resident's guests.

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PARKING:

Parking other than in specifically designed parking spaces and occupying no more than one parking space per vehicle is absolutely prohibited within Forest Glen. Improperly parked vehicles will be towed away at owner's expense regardless of reason. Washing cars, unloading or loading, having guests, parties, or visitors, and/or having to park far from resident's front door, ARE NOT valid reasons to improperly park any vehicle within Forest Glen. Two parking spaces are assigned per unit.

WINDOW COVERINGS:

Standard window coverings are required (white or off white) on all windows within two (2) weeks of renting any unit. Examples of coverings NOT permitted are sheets, cardboard, blankets, foil or newspapers.

YARD SALES:

Forest Glen does not permit yard sales or garage sales or any like kind sales.

ANTENNAS:

Forest Glen does not permit TV antennas or large satellite dishes.

ADDITIONAL RESTRICTIONS:

All residents of Forest Glen shall abide by the provisions of the protective Covenants, Conditions and Restrictions as well as the Articles of Incorporation and By-Laws of Forest Glen Property Owners Association. Unit owners become Association members and commit to abide by these Association documents as well as Association Rules and Regulations when they purchase units at Forest Glen.

**FOREST GLEN PROPERTY OWNERS ASSOCIATION
C/o BANYAN PROPERTY MANAGEMENT SERVICES
2328 S. CONGRESS AVE, SUITE 1-C
WEST PALM BEACH, FL 33416
(561) 649-8585**

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FOREST GLEN HOA

Orientation Required?	YES
Application Fee?	\$100.00 MADE PAYABLE TO FOREST GLEN CASHIERS CHECK OR MONEY ORDER ONLY
Background Check Required?	YES -- FOR <u>RENTERS ONLY</u> -- THRU RESIDENTDATA ONLINE (GIVE PHIL THE COMPLETED BACKGROUND CHECK & THE APPLICATION-HE WILL ADVISE YOU TO MAKE THE APPT)
Person conducting orientation?	PHIL
Available orientation times?	TUESDAYS-THURSDAYS @ 11:00 a.m.
Person making appointment?	FRONT DESK
Where finished application goes?	TO BOOKKEEPER FOR FILING
Parking Stickers or decals?	NO
Gate Cards?	NO
Gate Clickers?	NO
Gate Codes?	NO
Pool Keys?	NO
Tennis Court or Gym Keys?	NO
Pool or Pavilion Reservations?	NO
Sale Signage allowed?	NO
ACC Approval?	YES (ACC FORM ATTACHED TO FACT SHEET IN TOPS)