

RULES AND REGULATIONS FOR
ST. ANDREWS AT THE POLO CLUB CONDOMINIUM
ASSOCIATION, INC.

1. The sidewalks, entrances, passages, lobbies and hallways and the portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables, clothing, shoes, or any other objects be stored therein, except in areas (if any) designated for such purposes.
2. The personal property of Unit Owners and occupants must be stored in their respective Residential Units.
3. No articles other than patio-type furniture and house plants shall be placed on the balconies, patios, terraces or lanais or Common Elements or Limited Common Elements of Residential Units. No linens, cloths, clothing, shoes, bathing suits or swimwear, curtains, rugs, mops or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces, lanais, railings or other portions of the Condominium or Association Property. Grills are permitted subject to the most recent code of Florida Fire Prevention. The Village of Wellington has adopted this code:
 - NO PROPANE GAS
 - Charcoal may be used at a distance of not less than 10 feet from any structure
 - Clean grills and charcoal may be stored on balconies, patios, terraces or lanais
4. No unit owner or occupant shall permit anything to fall from a window or door of the Condominium of Association Property, nor sweep or throw from the condominium or Association Property any dirt or other substance onto any of the balconies, patios, terraces and/or lanais or elsewhere in the Building or upon the Common Elements. Each Unit Owner shall be responsible for cleaning up after themselves and their guests, tenants, and invitees within the Condominium Property, including, without limitation, placing all trash and/or garbage in the proper receptacles.
5. No Unit Owner or occupant shall make or permit any disturbing noises by himself or his family, servants, employees, pets, agents, visitors or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument nor operate or permit to be operated a photograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Residential Unit Owner or occupant shall conduct nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents

6. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors and the Management shall be solely responsible for directing and supervising employees of the Association.
7. a. VEHICLES: Boats, trucks, trailers, recreational vehicles, mobile homes, buses, tractors or other such vehicles (except sport utility vehicles, small pickups up to an including one ton and minivans), will not be permitted. Signage on vehicles is limited to a maximum of 24" x 24" discrete lettering with no contact information (address and telephone numbers). Vehicles that are severely rusted, wrecked, junked, or partially dismantled, inoperative, abandoned or do not display a current license tag shall not be permitted to be parked, stored or operated unless completely enclosed within a garage. An inoperable vehicle is any vehicle that cannot be driven away without receiving some kind of repair or service, including the replacement of one or more tires, the replacement of the battery or repairs to any mechanical or electrical component. Vehicles longer than 23'. All terrain vehicles (ATV's) and any other such vehicles or any other motorized vehicles not requiring state licenses are completely prohibited from the property. Moving/Storage vehicles must have management approval to be on side over 8 hours. **Violators will be subject to towing at the owner's expense.** *Revised 5/25/2010.
 - b. No repair of vehicles shall be made on the Condominium Property, except for minor repairs permitted by the Association such as jump starts and tire changes.
8. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on, or upon any part of the Condominium or Association Property, except signs used or approved by the Board of Directors. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the common Elements without the proper written consent of the Board of Directors of the Association.
9. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Residential Unit or on the Common Elements, other than as is reasonable and customary in vehicles and/or in cleaning supplies.
10. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage and must furnish the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.
11. A Residential Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, railings or windows of the Building. Notwithstanding the foregoing, any Unit Owner may display one portable removable United States flag on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, and may display in a respectful way, portable, removable official flags, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

12. Installation of satellite TV dishes by Residential Unit Owners shall be restricted in accordance with the following and shall always be at the Unit Owners' risk: (i) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto or placed on a pedestal on the balcony or patio with one (1) cable from the pedestal to the interior of the Unit, and may not be on the Common Elements, and must be done in a secure manner; (ii) the dish may be no greater than one meter in diameter, and (iii) to the extent that same may be accomplished without (a) impairing reception of an acceptable quality signal, (b) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (c) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements. Notwithstanding the foregoing, Unit Owners must first submit a request in writing to the Association together with a detailed diagram showing, among other things, dimensions and proposed location of the satellite TV dish. The Association will determine its aesthetic, structural and/or maintenance impact, among other factors, prior to rendering a written decision.
13. No window air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.
14. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other Rules and Regulations of the Association. Loud noises by children will not be tolerated. All children under fourteen (14) years of age must be accompanied by an adult when entering and/or utilizing the pool. Children must be potty trained. No diapers are allowed in the pool or Jacuzzi. Failure to comply with these rules will result in your access cards being disabled. Pool hours are Dawn to Dusk. No skateboards or skating is allowed on the pool deck, tennis court or the racquetball court. Children ages 12-16 must be accompanied by an adult in the gym. No children under the age of 12 permitted.
15. Each Unit Owner may keep no more than two (2) household pets not to exceed thirty-five (35) pounds (Documented Service Animals exempt) each in his or her Unit, subject to the terms hereof, and provided that such pet does not become a nuisance or annoyance to any neighbor by reason of barking or otherwise. Any dog, regardless of its weight, which resides in a particular Unit pursuant to its owner's lease prior to its owner's purchase of the Unit is permitted to remain in the Unit until its demise, but still subject to all other pet restrictions herein. A determination by the Board that an animal or pet kept or harbored in a Unit is a nuisance shall be conclusive and binding on all parties. Except for the household pets which may be maintained in Units, no other animals, reptiles, wildlife, livestock or poultry of any kind shall be raised, bred or kept in any Unit. No pet may be kept, bred or maintained for any commercial purpose. No dogs or other pets shall be permitted to have excretions on any Common Elements, except areas designated by the Association, if any, and Unit Owners shall be responsible to clean up any such excrement. For purposes hereof, "household pets" shall mean dogs, cats and other animals expressly permitted by the Association, if any. ALL PETS SHALL BE KEPT ON A LEASH NO GREATER THAN EIGHT FEET (8') IN LENGTH WHEN NOT IN THE APPLICABLE RESIDENCE. Pets shall also be subject to all applicable rules and regulations. Nothing contained herein shall prohibit the keeping of fish or domestic (household type) birds, as long as the latter do not

become a source of annoyance to neighbors. Without limiting the generality of Section 19 of the Declaration, a violation of the provisions of this paragraph shall entitle the Association to all its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property. No pets shall be permitted in the pool area or any recreational area for any period of time. No pets shall be maintained in any Limited Common Element parking garage. ALL PETS MUST BE REGISTERED WITH THE ASSOCIATION. Pets must have a St. Andrews green tag on the harness or collar when on common property. Any pets on site that did not initially adhere to the initial Rules and Regulations are exempt until the demise of the pet but must be registered with the Association.

16. No smoking in any common area, indoor or outdoor, except in designated areas, if any, as determined by the Board of Directors.
17. Appropriate clothing cover-up must be worn in common areas when going to and from the pool and fitness room.
18. Electrical outlets in garages may not be used for personal consumption. The garage outlets are Common Elements.
19. A Residential Unit Owner and/or occupants are limited to not more than two (2) vehicles per Unit.
20. Anyone found to have hit or broken the entrance barrier arm will be charged for repair. Owners are responsible for their tenant's negligence in this regard.
21. No recreational, playground or sports equipment shall be permitted within or about any common areas in St. Andrews at the Polo Club. This includes basketball, backboards, skateboard ramps or any play structures.
22. Every applicable Owner and occupant shall comply with these Rules and Regulations as set forth herein, and all Rules and Regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, provided the following procedures are adhered to:
 - a. Notice: The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days and said notice shall include: (i) a statement of the date, time and place of the hearing; (ii) a statement of the provisions of the Declaration, Association By-Laws, or Association Rules which have allegedly been violated; and (iii) a short and plain statement of the matters asserted by the Association.

- b. Hearing: The non-compliance shall be presented to a committee of other Unit Owners, who shall hear reasons why penalties should not be imposed. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the committee. A written decision of the committee shall be submitted to the Owner or occupant but not later than twenty-one (21) days after the meeting.
 - c. Fines: The Board of Directors may impose fines against the applicable Unit up to the maximum amount permitted by law from time to time.
 - d. Violations: Each separate incident which is grounds for a fine shall be the basis of one separate fine, in the case of continuing violations, each continuation of same after a notice thereof is given shall be deemed a separate incident.
 - e. Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition thereof.
 - f. Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.
 - g. Non-exclusive Remedy: These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Unit Owner or occupant.
23. These Rules and Regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these Rules and Regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. Further, anything to the contrary notwithstanding, these Rules and Regulations shall not apply to management nor its agents or employees and contractors, except:
- a. Requirements that leases or lessees be submitted to the Association (if Applicable); and
 - b. Restrictions on the presence of pets;
 - c. Restrictions on occupancy of Units based upon age (if any); and
 - d. Restrictions on the type of vehicles allowed to park on condominium Property; however, management or its designees shall be exempt from any such parking restrictions if the vehicle is engaged in any activity relating to construction, maintenance or marking of units.
24. Each day an imposed violation is not corrected, there will be an additional \$100.00 fine per day for ten (10) days. The person receiving the fine has the right to appeal the fine to the Fining Committee within ten (10) days (see 22, Part A & B).
25. Sales & Lease application fees: \$75.00 to GRS Management per applicant over 18 and \$75 payable to St. Andrews at the Polo Club.
26. Sales/lease applications must be completed and submitted to the manager's office five (5) days prior to move in date or a \$250.00 late filing fee will be charged.

27. The Association requires a copy of the door key for every unit and/or the information of the person who manages the apartment.
28. No trucks over 22 feet are allowed in the Association property unless they are parked in the assigned special parking spaces (please check with the management staff or the security guard).
29. Parking decals are to be located on the rear driver's side window. Pickup trucks decals are to be located on front driver side window.
30. Each unit has 1 guest placard for use on visitor vehicles staying on property overnight. Overnight passes are valid for up to 2 weeks only. Cost for placard replacement is \$50. Vehicles using the overnight guest placard for any other reason other than for overnight guest vehicles will be ticketed.
31. Garbage or any other items shall not be left in the hallway.
32. Any fine not paid or violation not corrected within thirty (30) days, their access card will be shut off and they will not be able to use the facilities until the fines are paid.
33. Condominium fees over three (3) months past due will have their access card shut off and they will not be able to use the facilities until their Condominium Association fees are paid in full.
34. Clubhouse rental requires a \$250 nonrefundable usage fee and a \$250 refundable fee (security deposit) to be paid when the Application is submitted to the management office.
35. Barbeque use is on a first come first serve basis for St. Andrews residents only. Two (2) hours maximum use per grill per resident.
36. All dogs must be registered with the office. Veterinarian information with vaccinations & weight of pet must be submitted. Pet must wear a SPC green tag (issued at the office) on a collar or harness.
37. Parking on sidewalks, in handicap space without a handicap placard or tag, or the red zone will receive a ticket. Parking in front of a hydrant is cause for automatic towing of vehicle.
38. Anyone doing work in their apartment must provide the manager's office a valid and updated contractor's license and proof of insurance. If not complied with, the owner will be responsible for any damages caused to Association property.

FROM TIME TO TIME RULES AND REGULATIONS MAY BE REVISED. ANY NEW REVISION WILL BE SENT TO OWNERS AND ON WEBSITE.

THANK YOU.

Revised 09/20/22