

THE SHORES

AT BOCA RATON

THE SHORES AT BOCA RATON OWNER INFORMATION

If you do not have a copy of The Shores' governing documents, you may access them on our website at: www.grsmgt.com/association/the-shores-at-boca-raton or you may purchase a copy from the GRS corporate office for \$75.00.

Community Dates & Hours

Clubhouse Hours:	Daily 5 AM - 11 PM
Pool & Spa Hours:	Dawn to Dusk
Management Office Hours:	Mon-Fri 9:00am – 5:00pm
Trash Collection:	Tuesdays: Household Trash, Recycling Fridays: Household Trash, Yard Waste, Bulk

Contact Information

Property Manager:	Mayra Nall, LCAM mnall@grsmgt.com
Clubhouse and Office Telephone:	561-883-5480
Guardhouse Telephone:	561-482-3426
GRS Management:	561-641-8554
Shores Website:	www.grsmgt.com/association/the-shores-at-boca-raton
Shores e-mail:	mnall@grsmgt.com
Hotwire Communications:	800-355-5668
Florida Power & Light:	800-226-3545
Palm Beach County Water Utilities:	561-278-5135
Palm Beach County Sheriff's Office:	561-558-2700
Republic Services (Trash Collection):	561-478-9590
Solid Waste Authority:	561-602-2700

Cable TV & Internet

- Bulk Broadcast and Bulk Expanded Basic Package provided by Hotwire Communications
- One HD Set Top Box with Remote Control, One Digital Video Recorder (DVR)
- High Speed Internet (150 Mbps download/50 Mbps upload) Provided by Hotwire Communications
- One wireless access point

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GUIDELINES AND RULES FOR HOMEOWNERS

The information contained herein is an abbreviated set of guidelines based upon the Shores Covenants and Bylaws indicated in the Homeowners' Documents and additional rules enacted by the Board of Directors under the scope of the documents and the State of Florida regulations. It contains general information as well. It also includes rules for the CLUBHOUSE use and entry to the COMMUNITY. This document and your Homeowners' Documents, as well as any architectural approvals, should be transferred to the buyers of your property who will be bound by these provisions.

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USE RESTRICTIONS AND GENERAL GUIDELINES

PETS

No more than two household pets may be kept on the premises provided they are not bred for commercial purposes and they do not become a nuisance or annoyance to any neighbor by reason of excessive noise or otherwise. They must be registered on the new homeowners' form when moving into the COMMUNITY. Homeowners are responsible to clean-up any animal excretions including on the front area of their own property. Pets are not allowed on other homeowners' property except for swale strip along sidewalk. All pets must be kept on a leash when not in the home or in a fully enclosed rear yard. Household pets shall mean dogs, cats and other animals expressly permitted by the Association.

WILDLIFE

Feeding wildlife is not permitted by association rules and forbidden by county law.

LAKE

Boats should not be used in any of the lakes on the property. Fishing in the lakes is not permitted. People are discouraged from walking for recreational purposes along the common area behind other homeowners' property. Littoral zone (lake) planting may not be trimmed or removed or disturbed by homeowners.

VEGETATION

Vegetable gardening is only permitted on enclosed patios. Artificial plantings are not permitted.

SIGNS

No signs are allowed except an alarm notice which may be mounted within 10 feet of house.

LAUNDRY

Laundry may not be displayed on any part of a lot that is visible to the COMMUNITY.

GARAGE

Garage doors must be kept closed at all times except when in actual use and during limited periods when the garage is being cleaned or during other activities which reasonably require the doors to be open.

FIREWORKS

FIREWORKS ARE NOT PERMITTED

GARBAGE

Garbage and recyclables MUST NOT be placed by curb before 5 PM of the day before pick up. Landscape debris and yard waste may be put out any time on the day before scheduled yard waste pickup. All containers must be brought into the garage on the same day of pick up.

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BUSINESS

Homes may only be used for residential purposes. However, a portion of the home may be used for business-related purposes so long as it is not visible from the exterior of the home, and the business does not require that vendors or others come to the home.

NUISANCES

Homeowners may not cause annoyance or nuisances to the occupants of other lots. The Board of Directors has the sole authority to determine what constitutes a nuisance and to render a written decision on the matter. Excessive noise late at night or constant pet noises shall be considered a nuisance.

STRUCTURES

You may not have any structure or storage containers on your property, including sheds and temporary structures. PODS are permitted, with prior permission, for 72 hours.

RENTAL

A \$500 deposit is to be held in escrow for each home that is rented. The deposit is to be given by the homeowner of record, not the tenant. The Property Manager must be notified by the homeowner of record whenever there is a change in tenants.

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ARCHITECTURAL APPROVAL GUIDELINES AND REQUIREMENTS

The mission of the Architectural Control Board (ACB) is to consider and then approve or deny all proposed changes to the exterior of homes and/or lots by homeowners. Architectural control is for the purpose of maintaining the appearance of the COMMUNITY. The Board of Directors functions as the Architectural Control Board and is empowered by the Homeowners' Documents to approve or reject any proposed additions, alterations, modifications, improvements or substantive changes to the exterior of any home or lot within the Shores COMMUNITY. Any changes must be in conformance with existing ordinances as well as receiving approval of the ACB.

The ACB has provided a form for this purpose which may be obtained from the website or at the clubhouse office. A survey of the lot indicating area to be altered (if appropriate), with diagrams or sketches must be attached to support your request. It is important for you to understand that the denial of any application submitted to the ACB may be based upon any grounds, including purely aesthetic ones, which is the sole and uncontrolled discretion of the ACB, are deemed sufficient. A decision by the ACB is final.

The following sections offer guidelines as to some specific items that require ACB approval. Please be aware that certain changes might also require the approval of your neighbors and that the ACB will consider the overall effect of any change or modification on neighboring homes as well as on the entire COMMUNITY.

STRUCTURAL CHANGES

- **Windows & Doors** - must be of the same style and design as those currently used throughout the COMMUNITY. French doors in the back of the house may be approved.
- **Roof replacement** May only be flat or barrel concrete tile. Color may not match neighboring units. Repair must match the existing tile.
- **Driveway & Walkway additions** or changes must match the existing paving stones. No driveway may be painted a color (clear seal coat is allowed).
- **Additions or Conversion of Garage** - Exterior appearance of garage must not change. Walls cannot be opened for additional windows or doors. Additions or extensions to the house will be considered.
- **Hurricane Protection** - Shutters must be approved by the ACB. Shutters may only be closed when hurricanes are announced and must be opened after threat is passed. The Board will announce exceptions and extensions with multi storm situations.
- **Mail Boxes** - The existing mailbox design is the only approved type. The ACB will make available names of companies that can repair/replace your mailbox if it becomes damaged. All mailboxes must be maintained in good order.
- **Exterior Antennas** - Approved types are dish antennas will be approved according to FCC regulations after an application is submitted. If, due to technical requirements, the antenna must be placed in the front of the unit, it must be hidden from view.
- **Solar Energy Systems** - must be in conformance with existing ordinances, and must be designed to minimize unsightliness.

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- **Coach Lights** - Replacement must be approved by the board.
- **Attached Artwork** - Shall not be of a design or style that is degradation to the overall appearance of the COMMUNITY. The artwork must be complementary to the existing unit and must be securely fastened to the unit so as not to present a danger during extreme weather conditions.
- **Flag Poles** - Must be securely attached to the unit. May not be free standing. Any flag that is displayed must be of a type or theme that would not be considered offensive, or negatively affect the overall appearance of the COMMUNITY.
- **Lighting** - Exterior lighting shall illuminate only the unit and/or its property and shall not infringe upon neighboring property or units. Design of any additional exterior or landscape lighting must be approved by the ACB.
- **Patios & Screened Enclosures** - must be in conformance with existing ordinances. Screening and supporting structures must conform to the current standard in use throughout the COMMUNITY. Swimming pools must be protected as required by Palm Beach County law.
- **Swing Sets and Playgrounds** - Swing sets and playgrounds must be in the rear of the property (or in special situations on the side), but may not be visible to neighbors, from the street, or from the lake. Screening with vegetation close to the total height of the unit must be utilized.
- **Painting the house or trim with approved colors** - Requests must be submitted and approved prior to start of work. This pertains even if the home has been cited for needed compliance because of worn paint. New colors must be different from those of neighboring units. Front doors may be painted a contrasting color with ACB approval.
- **Awnings** are not considered to be desirable additions to the front of the house but may be applied for in special circumstances for the back patio area.
- **Portable electric generators** for use when power goes out must have approval.

LANDSCAPING CHANGES

1. **Landscape** - No changes to the existing landscape may be made that will significantly alter the overall appearance of the property or the COMMUNITY, create a drainage problem for other homeowners, or create a structural problem by way of invasive root growth or vegetative expansion. Homeowners may not plant any foliage that could be considered a threat to any persons or property that may come in contact with said foliage. Also, no foliage may be planted that is a known attractor of vegetative pests. Foliage which prevents full visibility from driveway of adjacent sidewalk will not be permitted.
2. **Fences and Hedges** - No fence may be installed that prevents access to the common areas. Fencing must be of a material that is similar in design and color to existing fences in the COMMUNITY. Living fences, i.e., those of growing vegetation, should be kept one foot inside the unit owner's property side and back boundary and must be trimmed and maintained so as to present a neat appearance. Privacy hedges shall be maintained no higher than 6 ft. and may be no closer to the sidewalk than 7 feet (root ball). White metal fences in the front of property may not be placed further forward than the front edge of the house structure. No fences may be built on easement property.

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3. **Statuary, Fountains, Bird Baths, Pottery, etc.** - Shall not be of a design or style that is offensive to the COMMUNITY. The statuary shall be securely anchored to the ground or placed where it cannot be moved or thrown by extreme weather conditions.
4. **Swimming Pools** - New pools or alterations to existing pools will be considered when submitted with complete plans including fencing or screen enclosure, location and screening of equipment, etc. If approved, work must be completed in a timely manner and cleanup must be maintained on a DAILY basis during the process of construction. During Hurricane season, special precautions to protect adjacent homes from flying debris must be provided.
5. **Lake View** - Property with a legal portion on the lake may not have the view obstructed by neighbor's vegetation. Nothing may be planted within the 20 foot easement along the lake edge. Homeowners who wish to connect sprinklers to draw water from the lake must apply for approval.

APPLICATION PROCEDURE FOR ARCHITECTURAL APPROVAL

1. **Request/or Approval** - A written application for approval of any proposed change must be made prior to implementation. The Architectural Control Board has prepared a standardized application form for this purpose, which may be obtained at the CLUBHOUSE office. The application must be accompanied by a copy of the survey of the property indicating the area to be altered and any specific plans, photographs, or drawings that make the changes clear to the Board. Failure to provide a written request prior to effecting the change may result in denial, and or referral to the fines committee. Approvals are granted for six months. If an extension is required, you must submit a written request. If the request is denied, you will be notified in writing.
2. **Review by the Board** - The application will be reviewed and the site may be inspected.
3. **Approval** - The homeowner will be notified within 45 days of initial receipt of the application of the determination of the ACB. An approval can be 'as is' or with modifications. If the approval is with modifications, the homeowner must agree to the modifications in writing prior to implementation of the change in order to be in compliance. If the required modifications are unacceptable to the homeowner, the change will then be considered denied by the Board.
4. No request for approval shall be valid or require any action unless and until all fines and assessments on the applicable lot (and any interest and late charges thereon) have been paid in full.

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MAINTENANCE AND CARE OF PROPERTY

GENERAL

This document contains guidelines for you as a homeowner at the Shores. It contains information as to some of the situations which may result in your receiving a Notice of Conditions Requiring Correction from the Association. The mission of the Compliance Committee and/or the Property Manager is to inform homeowners of defects that exist on the exterior of their homes or property. Violations may be issued to homeowners who do not comply with the rules. You will be given a specific time to comply. When you have complied, you must notify the management in writing so that an inspection can take place and the violation can be resolved in your file. If you do not comply, you will receive a second notice. After the expiration of the second notice, you will be referred to the fines committee.

1. **The exteriors of units** must be properly maintained so that the exterior of every home is power washed and/or painted periodically. This maintenance also includes the cleaning of roofs, sidewalks, swales, driveways, street gutters, screening and fences. All landscaping must be maintained in a neat, orderly and attractive manner. Homeowners are also required to maintain the limited common areas in front and back of their homes.
2. **Plantings around mailboxes** must be no higher than 18" in height and may not be planted more than 18" from the base.
3. **Gas heaters** on the property are limited to ONLY those used in connection with swimming pools. Gas cylinders for barbecue grills are limited to 20 lbs. All outdoor equipment must be completely screened from view by use of landscaping.
4. There shall be no window or through the wall air conditioning units.
5. **Trimming hedges** is responsibility of homeowner on whose property the hedge is planted and must be trimmed on both sides and top to a height of 5' in front of home, 6' on side of home, and 7' in back of property. Lawn care and weeding of beds must be maintained and sufficient water applied. Trimming, grass cutting and maintenance of Common or easement property and swale strip adjacent to or behind a homeowner's property is the responsibility of the homeowner.

The above rules are examples of the concerns of the Compliance Committee and should be observed by all Homeowners. Violations may be issued to Homeowners who do not comply with the rules. You may receive a Notice of Non-Compliance from the management. You will be given a specific time limit to comply. When you have complied, you should notify the management in writing so that an inspection can take place and the violation can be removed from your file. If you do not comply, you will be given a second notice 14 days advance notice that the Fines Committee will be holding a hearing with respect to your non-compliance. Please refer to the mission of the Fines Committee for further information about their procedures.



FINES COMMITTEE

GENERAL

This document contains guidelines for you as a homeowner at The Shores. It outlines general information as to the duties and responsibilities of the Fines Committee. The mission of the Fines Committee is to summon homeowners with violations to a hearing to determine whether violations were corrected and/or if a fine will be assessed.

SCOPE OF AUTHORITY

The Board of Directors of The Shores is authorized by Florida Statutes to appoint a Fines Committee of at least three members who are not officers, directors or employees of the association, or close family members of officers, directors or employees. As was stated above, the purpose of such a committee is to provide homeowners with an opportunity for an objective hearing before a group of their peers to determine if violations were corrected, or a fine should be imposed.

PROCEDURES OF THE FINES COMMITTEE

The committee will provide homeowners with 14 days written notice of the date on which it intends to hold a hearing. The letter to be sent to a homeowner will be entitled "Notice of Fine Hearing." The letter will be mailed both by certified mail return receipt requested and by regular mail. At the hearing, the homeowner may present information and documents relating to the violations and may bring a representative, who may be an attorney. The committee may ask questions of the homeowner and may adjourn the hearing to another date to obtain additional information relating to the violations.

After a thorough review of the facts, if the committee so decides, it may levy a fine or fines on the homeowner. A fine may be levied on the basis of each day of a continuing violation. No fine can exceed \$100 per violation, nor shall a fine exceed \$1,000 in aggregate. The fine not only is applicable when the homeowner has failed to comply with any covenant, restriction, rule or regulation, but shall also apply when visitors or guests or tenants of the homeowner cause violations to occur.

The homeowner will be notified of the decision of the Fines Committee by a written notice entitled "Notice of Fine," to be sent by certified mail "return receipt requested" and regular mail. Payment of the fine to the Association shall be made at a date specified within the "Notice of Fine" which shall be at least 30 days after the mailing of said notice. If payment is not received 30 days, the matter will be referred to the Association's attorney for further action.

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GATE ENTRY AND PARKING RULES

GUEST ACCESS

Photo identification will be required of all guests entering the COMMUNITY. If 10 or more guests are expected, you are required to submit a list to the guard in advance.

LATE NIGHT ACCESS

In order to control access to the COMMUNITY at night, the residence gate will be closed at midnight and a cone placed in front of the gate. All entrants will then proceed through the visitors' gate, providing their code or photo ID.

VEHICLES

- Homeowners may not park trailers, mobile homes or recreational vehicles on their property.
- No trucks or commercial vehicles, campers or certain types of vans, house trailers, trailers, boats, boat trailers, horse trailers or horse vans are permitted to be parked or stored on the premises, except in enclosed garages.
- Three or four wheel all-terrain vehicles, go carts, golf carts, mopeds, mini-bikes, motorized scooters ARE NOT PERMITTED at the Shores.

VEHICLE OPERATORS

- Any driver of a motorized vehicle, other than those not permitted, must hold a valid motor vehicle operator's license.
- Homeowners, their guests and vendors are required to observe security procedures for entry into the community and observe all traffic signs posted throughout.

ON-PROPERTY PARKING

- There is NO parking on any portion of a lot except on its driveway or in its garage.
- No vehicle shall be parked on the sidewalk or grass strips at swale.
- If a bicycle is stored outside, it must be placed in a bicycle rack. The area must be kept manicured.

CLUBHOUSE PARKING

- There is no parking in the Clubhouse parking lot after Clubhouse hours, unless permission is received from the management.

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STREET PARKING

- THERE IS NO OVERNIGHT PARKING PERMITTED. No cars may be parked on the street between 11:00 pm and 5:00 am.
- There is NO parking within 15 feet of fire hydrants, speed bumps or intersections.
- Daytime street parking is only permitted on one side of the streets as follows:
- Daytime street parking is permitted in front of odd addresses from January 1st through March 31st, and from July 1st through September 30th.
- Daytime street parking is permitted in front of even addresses from April 1st through June 30th, and from October 1st through December 31st.
- The association management will post a sign clearly stating the street side (even or odd addresses) currently available for parking.

ENFORCEMENT

- Owners of vehicles violating parking rules will be notified by adhesive warning stickers attached to their windshields.
- Each violation will be documented with the time, date, license plate number, violation type and nearest address to the violation.
- The matter will be turned over to the fines committee after the third violation within a 6 month period.
- The fines committee can authorize towing of the vehicle at the owner's expense for subsequent violations.

PROCEDURES FOR ENTRY OF VENDORS AND WORKERS

Outdoor contractors are not permitted to work within the COMMUNITY before 7:30 am or after 6:00 pm Monday - Friday. Saturday hours are 9:00 AM - 6:00 PM. No vendors are permitted in the COMMUNITY on Sundays or holidays. Please call the office or guard for special exceptions or emergencies.



**THE SHORES AT BOCA RATON HOMEOWNERS ASSOCIATION, INC.
PROCEDURES TO BE FOLLOWED BY HOMEOWNERS WHO HAVE HOMES FOR
SALE IN THIS COMMUNITY**

Homeowners are required to observe certain procedures when placing their homes on the Real Estate market.

1. If a Real Estate Broker is being employed, the Homeowner will notify the Property Manager in writing that the home is on the real estate market and provide the name(s) of the Real Estate Broker(s) handling the sale. If the Homeowner authorizes in writing that the Broker(s) can be admitted without additional notification by the Homeowner. The Property Manager will so notify the Security Gate. All Real Estate Brokers must present identification to the security guard (driver's license and business card) before admission to the community.
2. If other Real Estate Brokers will be showing the home, the Homeowner will notify the gate (prior to each showing) of the broker to be admitted to the community. If a lockbox is being used by the Homeowner, the Homeowner shall so notify the Property Manager and other brokers showing the home will present a Driver's License and business card" prior to being granted entry into the community. Prospective buyers will not be permitted to enter the community without a Real Estate Broker (if a broker is used) unless their names have been left at the gate by the Homeowner.

FOR OPEN HOUSES

1. The Homeowner will notify the Property Manager of the date and time of the Open House and the name and telephone number of the Real Estate Broker in charge of the Open House. The Property Manager will provide this information to the Security Gate.
2. The Homeowner will notify the Real Estate Broker that no signs may be placed in the community or outside the gate of The Shores. This shall include the area on Yamato Road from the gazebo to the gate. If a sign is found in these areas, a Violation will be issued to the Homeowner. A second Violation for a sign will result in referral to the Fines Committee.
3. A prospective Buyer who comes to the gatehouse requesting admission to the Open House shall be required to present his/her Driver's License to the Security Guard for identification. The Security Guard will record the information on the security log, and will telephone the home to be shown to speak to the Broker. For this purpose, brokers will provide the Security Gate with their cell telephone numbers. If the prospective Buyer does not appear at the home within five (5) minutes, the Broker will so notify the Security Guard.
4. It is the responsibility of the Homeowner and the Real Estate Broker to insure that prospective Buyers do not interfere with the operation of The Shores and that they leave the community after viewing the home.
5. Where the Open House is for brokers only, Real Estate Brokers will be admitted to the community only upon presentation of their Driver's License and business cards.

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6. In the event that the above procedures are breached, the Property Manager will so inform the Board by giving notice to its President. The Board will notify the Homeowner of any violation of the above referenced procedures and request compliance. A failure to comply shall result in referral of the violation to the Fines Committee or, wherever necessary, to the Board's attorney.
7. Homeowners will notify Buyers prior to the Closing of Title that they must make an appointment with the Property Manager for an orientation session prior to moving into the community, at which time pertinent information will be obtained.

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EXHIBIT "A"

SCHEDULE A TO DECLARATION OF COVENANTS FOR THE SHORES COMMUNITY WIDE RULES AND REGULATIONS

1. The Common Areas and facilities, if any, shall not be obstructed nor used for any purpose other than the purposes intended therefor. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored thereon.
2. The personal property of Owners must be stored in their respective units or in outside storage areas (if any are provided by Developer or approved by the Architectural Control Board).
3. No garbage cans, supplies, milk bottles or other articles shall be placed on the exterior portions of any Unit or Lot and no linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be hung from or on the Unit, the Lot or any of the windows, doors, fences, balconies, patios or other portions of the Unit or Lot, except as provided in the Declaration with respect to refuse containers.
4. Employees of the Association are not to be sent out by Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.
5. No motor vehicle which cannot operate on its own power shall remain on The Properties for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon. No portion of the Common Areas may be used for parking purposes, except those portions specifically designed and intended therefor.
 - Areas designated for guest parking shall be used only for this purpose and neither Owners nor occupants of Units shall be permitted to use these areas.
 - There shall be no parking on sidewalk or common area green space.
 - Vehicles which are in violation of these rules and regulations shall be subject to being towed by the Association as provided in the Declaration, subject to applicable laws and ordinances.
6. No Owner shall make or permit any disturbing noises in the Unit or on the Lot by himself or his family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a speaker, television, radio or sound amplifier or any other sound equipment in his Unit or on his Lot in such a manner as to disturb or annoy other residents (applying reasonable standards). No Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
7. No electronic equipment may be permitted in or on any Unit or Lot which interferes with the television or radio reception of another Unit.

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8. No awning, canopy, shutter, mailbox, exterior lightning, enclosure or other projection shall be attached to or placed upon the outside walls or roof of the Unit or on the Lot, except as approved by the Architectural Control Board.
9. No Owner may alter in any way any portion of the Common Areas, including, but not limited to, landscaping, without obtaining the prior written consent of the Architectural Control Board.
10. No vegetable gardens shall be permitted except in fully enclosed patio areas.
11. No commercial use shall be permitted in the Development even if such use would be permitted under applicable zoning ordinances.
12. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, on a Lot or on the Common Areas, except as to gas cylinders permitted under the Declaration.
13. An Owner who plans to be absent during the hurricane season must prepare his Unit and Lot prior to his departure by designating a responsible firm or individual to care for his Unit and Lot should the unit suffer hurricane damage, and furnishing the Association with the name (s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association, except as" to gas cylinders permitted under' the Declaration.
14. An Owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of his Unit without the prior written approval of the Architectural Control Board.
15. All persons using any pool on the Common Areas shall do so at their own risk. All children under fifteen (15) years of age must be accompanied by a responsible adult. Bathers are required to wear footwear and cover over their bathing suits in any enclosed recreation facilities (if any). Bathers with shoulder-length hair must wear bathing caps while in the pool, and glasses and other breakable objects may not be utilized in the pool or on the pool deck, if any. Pets are not permitted in the pool or pool area (if any) under any circumstances.
16. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within The Properties and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under fifteen (15) years of age must be accompanied by a responsible adult when entering and/or utilizing recreation facilities (if any).
17. No children under the age of fifteen (15) shall be allowed in certain designated area of the Club House.
18. Pets and other animals shall neither be kept nor maintained in or about The Properties except in accordance the Declaration and with the following:
 - No pet shall be permitted outside of its Owner's Unit unless attended by an adult or child of more than ten (10) years of age and on a leash of reasonable length. Said pets shall only be walked or taken upon those portions of the Common Areas designated by the Association from time to time for such purposes. In no event shall said pets ever be

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allowed to be walked or taken on or about any recreational facilities (if any) contained within the Common Areas.

19. No hunting or use of firearms shall be permitted anywhere in The Properties.
20. Every Owner, guest: and occupant, guest and visitor shall comply with these rules and regulations as set forth herein, any 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, guest or visitor 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. The Association shall have the right to suspend voting rights and use of recreation facilities, if any, in the event of failure to so comply. 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 tenants, family, guests, visitors, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-Laws, as provided in the Declaration.
21. These rules and regulations shall not apply to the Developer, nor its affiliates, agents or employees and contractors (except in such contractors' capacity as Owners), nor property while owned by either the Developer or its affiliates. All of these rules and regulations shall apply, however, to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of, and conditions on time limitations imposed by, the Board.