

VICTORIA GROVE HOMEOWNER'S ASSOCIATION, INC.

Amended/Restated Rules And Regulations

Approved at duly called meeting on *May 8, 2026*

Language that is stricken is deleted. Language this is underlined is added.

These Rules and Regulations of Victoria Grove Homeowners Association, Inc. ("Rules") dynamically summarize the expected behavior and conduct for Owners, Residents, and Guests within the Victoria Grove Community. These Rules do not cover every possible situation, and the Board may proscribe discipline for breaches of conduct deemed not acceptable in today's civilized society, even where such conduct is not specifically listed.

AUTHORITY

Florida Statutes, Chapter 720, FLA.STAT. (2007), generally and §§ 720.303 and 720.305, specifically. **Declaration of Covenants and Restrictions of Victoria Grove** ("Declaration") generally, and §§ 3.2, 7, 8, 10.1, 10.1, 10.2, 10.3, 11, and 16.2, specifically. **Articles of Incorporation for Victoria Grove Homeowners Association, Inc.**, generally, and § 3.2.4, specifically. **ByLaws of Victoria Grove Homeowners Association, Inc.**, generally, and § 8.1, specifically. **Architectural, Aesthetic, and Landscape Guidelines of Victoria Grove Homeowners Association, Inc.** ("**Architectural Guidelines**"), generally, Plat of Anthony Groves Phase 1, and Plat of Anthony Groves Phase 2, each of the forgoing Victoria Grove Documents as amended from time to time.

TABLE OF CONTENTS

Rule 1. Definitions & Construction	2	Rule 12. Playground	11
Rule 2. Common Areas.....	2	Rule 13. Clubhouse.....	11
Rule 3. Recreational Facility Access	4	Rule 14. Manager's Office	11
Rule 4. Nuisance	4	Rule 15. Meetings.....	11
Rule 5. Homes & Residential Lots.....	5	Rule 16. Collections	12
Rule 6. Vehicles & Devices.....	6	Rule 17. Lessons & Instruction.....	13
Rule 7. Pets/Animals	8	Rule 18. Intellectual Property.....	13
Rule 8. Pool & Pool Deck.....	8	Rule 19. Covenant Violations, Fines, & Suspensions	13
Rule 9. Fitness Center	10	Rule 20. Official Records.	14
Rule 10. Outdoor Skate Park, Tennis Courts & Pickle Ball Courts.....	10	Rule 21. Fair Housing.....	14
Rule 11. Lakes & Canals	11	Rule 22. Change History (thru 5/8/2026).....	14

Rule 1. Definitions & Construction. Terms used are as provided in the Declaration, Articles, and By-Laws, unless otherwise defined and as the context permits.

- A. Construction. The terms “including,” “such as,” or “like” mean “including but not limited to” and do not indicate exclusive item lists. “Under ##” or “over ##” when describing Persons refers to age unless otherwise specified. The terms such as “prohibited,” “not allowed,” “not permitted,” mean that the object or action is never allowed at any time, unless the context indicates time restriction or other modifying condition
- B. Non-Attributable Vendors means Guests who, by the nature of their service, visit many homes following a single entry to Victoria Grove (for instance, UberEats®, DoorDash®, pizza deliveries, FedEx®, UPS®, Amazon®, USPS®, school buses, pool/landscape/cleaning service providers). Ride-share services, real estate agents, appraisers, non-community property managers, and vendors visiting one or few Homes are not Non-Attributable Vendors.
- C. Victoria Grove Personnel means Victoria Grove’s Officers, Management personnel, and Traffic & Access personnel.
- D. Victoria Grove Community means the entire planned residential community and development commonly known as “Victoria Grove” including the Dwelling Lots and Common Areas.
- E. Victoria Grove Property includes all Improvements and personal property on the Common Areas owned or leased by Victoria Grove.
- F. Recreational Facilities are all those Improvements of Common Areas within the Victoria Grove Community including, but not limited to, Association Swimming Pool, Victoria Grove Clubhouse, Park, Tennis/Pickle Ball Courts, Playground and Fitness Center.
- G. “Association Approval” or any similar term means prior written approval by Victoria Grove communicated by a Person with authority to communicate such approval and on forms promulgated by Association.
- H. “Home” means the residential dwelling on the Lot (also defined as “Unit” in the Declaration).

Rule 2. Common Areas.

- A. Access. Access to the Victoria Grove Clubhouse, Swimming Pool, Children’s Play Areas, Gazeboes, Tennis/Pickle Ball Courts, Skate Park, Recreational Facilities, Parks, Greenspaces, Roads, and other Common Areas is limited to Adult Residents, Minor Residents, and Guests of Adult Residents. Access to Common Areas may be limited further by time, age, or other criteria. No Person may enter the Clubhouse, Pool Areas, or Resident Lane Gates without their own access control device (fob, card, barcode, as applicable). The Board of Directors shall establish and otherwise set specific access hours from time to time.
- B. Guests. Only Adult Residents may bring Guests into the Community and onto Common Areas. However, Adult Residents may permit an Adult Guest to accompany their Minor Resident to the Recreational Facilities. Adult Residents may register Minor Guests in Victoria Grove’s access management system. Owners, Residents, and registering Adult Residents are jointly and severally liable for Guest conduct and violations of the Governing Documents and these Rules. Limits on numbers of Guests do not apply to Facility Rentals which shall be governed by the approved Facility Rental application form.
- C. Victoria Grove Agents; Instructions; Interference. Victoria Grove’s Agents include, but are not limited to, management and community access companies. All Persons must comply with instructions from Victoria Grove Agents, including, but not limited to, signage, instructions to leave the Common Areas or any part of them (and as to non-Residents, instructions to leave the

- Community). Any such instructions are final until reviewed and unless overturned by the Board of Directors ("Board"). No Person may interfere with Victoria Grove's Agents, vendors, contractors, or other contractual or business relationships. Interference includes impeding work, attempting to give directions or instructions, falsely representing oneself as having authority to act or speak on Victoria Grove's behalf, or threatening or otherwise meddling with work or services contacted by Victoria Grove.
- D. Alcohol. No consumption of alcoholic beverages is permitted on any Common Area unless expressly permitted by the Board for a specific event, which permission the Board may arbitrarily and inconsistently grant, restrict, condition, or deny.
- E. Illegal Substances. No Person may possess, use, consume, distribute, transport, or leave any illegal substances on the Common Areas. Illegal substances include tobacco, alcohol, or other age-restricted substances in the possession or control of a person not lawfully entitled to such possession or control.
- F. Smoking; Vaping. Smoking, vaping, and all other tobacco use is prohibited within the Recreational Facilities, Clubhouse, Gatehouse, Pool Area, Bathrooms and other Common Areas.
- G. Weapons. No Person, other than law enforcement officers acting in their official capacity, may possess, use, brandish, display, distribute, fire, or deploy any weapons including firearms, bb guns, pellet guns, paint-ball guns, slingshots, flame throwers, t-shirt cannons, potato guns, knives, clubs, propellants, or any items or substances commonly or actually used as weapons whether such weapons are toy-, practice-, prop-, gag-, fake-, or simulated-weapons.
- H. Trash. All trash must be placed in approved trash receptacles.
- I. Trees and Landscaping. No Person, without Victoria Grove's permission, may climb upon, cut, remove, or damage any Common Area trees, grass, shrubs, flowers, fences, or other landscaping. Any objects that have fallen to the ground may be removed by a Person at the Person's sole risk, but never while and near working Victoria Grove vendors. Coconuts may not be cut or removed from trees while attached thereto.
- J. Animals.
1. Animals are not permitted within the Recreational Facilities, except for service and support animals when required by law and after a request for reasonable accommodation.
 2. Animals must be leashed, caged/crated, or carried and all animals must be picked up after. "Leashed" means the animal is on a leash held by a responsible, capable, and able person 12 years of age or older.
- K. Grills, Open Flames, Smokers are prohibited within the Recreational Facilities unless approved in advance by Victoria Grove.
- L. Other Governing Documents. Violations by Owners, Residents, and Guests of these other Governing Documents are also Violations of these Rules: Florida Statutes, Chapter 720, generally, and §§ 720.303 and 720.305, specifically, *Declaration of Covenants and Restrictions of Victoria Grove*, *Articles of Incorporation for Victoria Grove Homeowners Association, Inc.*, *ByLaws of Victoria Grove Homeowners Association, Inc.*, and *Architectural Design Development Standards* or "Architectural Guidelines" of Victoria Grove Homeowners Association, Inc.
- M. Posted Rules. All Persons must abide by rules and instructions posted on signage or Victoria Grove's website, management company webpage for Victoria Grove, web portal, or mobile app in the same manner as abiding by these Rules.
- N. Damage or Loss. No Person may damage any Victoria Grove Property or injure any natural Person.

Personal injuries and damage or loss of Victoria Grove Property, whether caused by Owners, Tenants, Residents, Occupants, Family Members, or Guests, must IMMEDIATELY be reported in writing:

1. to Management all damage to or loss of Victoria Grove Property, including Buildings, Landscape, Gate Arms, Vehicles, Play Equipment, Gym Equipment, Fitness Equipment, Furniture, and Audio/Visual Equipment, and
 2. to the property owner (if known to the Resident and otherwise to Management) all damage or loss of such property.
- O. Responsibility for Injuries, Damages, and Violations. Owners are responsible for injuries, damages, and violations they cause or allow and are jointly and severally liable with their Tenants, Residents, Occupants, Family Members, and Guests for injuries, damages, and violations caused or allowed by any of them. Residents are responsible for injuries, damages, and violations they cause or allow and are jointly and severally liable with their Co-Occupants, Family Members, and Guests for injury, damages, and violations caused or allowed by any of them. However, Owners, Residents and Occupants will not be held responsible for Non-Attributable Vendors. Victoria Grove may warn, fine, suspend, or ban entry into Victoria Grove by such Non-Attributable Vendors or particular drivers.

Rule 3. Recreational Facility Access

- A. Eligibility. Access cards for Recreational Facility use may be issued to Resident 14 and older. Access cards for Residents under 16 must be approved by a Resident parent or guardian on a Victoria Grove form.
- B. Certain Minors. Children under 14 must be accompanied by an Adult Resident or an Adult Guest of a Resident. The adult must remain with the child at all times in the Recreational Facilities.
- C. Restrictions. Residents must display their access cards when using the facilities. Access cards may be used only by the Resident to whom the access card was issued. No Person shall:
1. use the Recreational Facilities while privileges have been suspended.
 2. give access to a Person whose privileges has been suspended.
 3. loan, give, or let another Person use an Access Card.
 4. providing false or misleading information Victoria Grove Personnel for personal access purposes.
- D. Clubhouse Rental. Clubhouse rental is for Homeowners only, and the Homeowner renting the Clubhouse must be present at all times during the rental period. Tenants or other residents cannot rent the Clubhouse.
- E. Victoria Grove Common Property. Chairs, tables, furniture, TV(s) must be kept in, and not removed from, the rooms or areas as arranged and maintained by Management without specific permission from Management.

Rule 4. Nuisance. Nuisances are prohibited on the Common Areas and within the Community, including this non-exclusive list:

- A. overt disrespect for others, including Victoria Grove Agents such as property managers, gate officers or attendants, roving patrol officers or attendants, pool monitors, and officers, directors, and committee-persons in the performance of their duties,

- B. initiating, inciting, encouraging, or unreasonably prolonging fighting or threatening confrontations (this Rule does not prevent reasonable actions to defend oneself and to remove oneself from an altercation),
- C. inappropriate or unwanted sexual contact,
- D. inappropriate or unwanted physical contact,
- E. noise or conduct inappropriate or unreasonable loud in relation to the particular location;
- F. multiple occurrences of law enforcement activity to a specific Home or regarding the same Resident, whether such actively results in charges, arrests, or other law enforcement action, or
- G. otherwise violating these Rules, Victoria Grove governing documents or Florida law.

Rule 5. Homes & Residential Lots.

- A. Only residential use is permitted within the community, no commercial use allowed including, but not limited to, any trade, business, professional, or commercial matters whether or not they generate or intent to generate income.
- B. Personal property of any resident shall be kept inside the Home except that tasteful patio furniture, and accessories, BBQ grills, approved non-permanent removable gazebos with soft top only and approved playground equipment in good condition may be kept in the back yard of a Lot
- C. Association shall have the sole discretion in approving any personal property to be kept or stored on a LOT. All patio furniture, BBQ grills, approved soft top gazebos, and potential wind-borne missiles must be removed from the exterior of the home 24 hours before of a named storm is predicted to make landfall anywhere in Palm Beach County, Florida.
- D. No trampolines are allowed on any Lot and/or within the community at any time.
- E. No Person shall install or allow to be kept overnight on any part of the exterior of any: Lot any sports, recreational, toddler/children equipment, or bounce houses without Association's approval. Installation of children swing sets require ARC approval.
- F. Dumpsters, PODS, rental trucks and the like necessary for moving and/or renovation must be scheduled with the Association's office in advance and removed as required by the Association.
- G. Owners, visitors, and guests must use the Home's driveway and garage for parking. See Rule 6.B below.
- H. Garbage and recycle bins must be stored within the Home or garage. Garbage and recycle bins may only be put outside the Home at the curb for that Lot for pickup from 5pm the day before pickup to 7pm the day of pickup.
- I. Vegetation/tree trimming pickup is on each Saturday excluding holidays observed by the solid waste removal company ("Vegetation Pick Up Day"). Debris and trimmings may only be put outside the Home at the curb for that Lot for pick up from 5pm the day before the Vegetation Pick Up Day, through the pick up. No additional debris/cuttings shall be left after that Vegetation Pick Up Day pick up until the evening before the next Vegetation Pick Up Day. In other words, typically, no debris/cuttings shall be on the exterior of the Lot from Saturday afternoon through Fridays at 5pm.
- J. Holiday lighting is allowed as follows: The earliest in any given calendar year from Thanksgiving Day and must be taken down and stored from the exterior of the property by January 15.

- K. No permanently installed basketball backboards are permitted. No portable basketball backboards may be kept or stored outside of a Home overnight or when not in use and must be stored within a Home (or garage) overnight and when not in use.

Rule 6. Vehicles & Devices

A. General.

1. No Person may provide false or misleading information to Victoria Grove Personnel for vehicle access purposes.
2. No Resident may Operate or Park a Vehicle, which has not been registered at the Clubhouse, for more than 5 days inside the Community.
3. Nothing shall be placed upon the face of a vehicle license plate within the Community except as required by law or government agency rule.
4. No Person may Operate or Park a Vehicle which is not validly registered with Florida or otherwise permitted to operate on Florida roadways.
5. No Person may Operate or Park a vehicle unless that Person has a valid Florida driver license or is otherwise authorized operate the same vehicle on Florida roadways. Drivers, including drivers for hire (Uber®, Lyft®, etc.) must present or hand over their driver license to Victoria Grove's Agents when and in the manner directed by Victoria Grove's Agents, including at the Gate House.
6. If a driver is not a registered Resident or pre-registered Guest, at least one other Person in the Vehicle must show, by presenting a government issued identification, that the Person is a Resident or pre-registered Guest of a Resident.

B. Parking.

1. Driveway parking is limited to maximums as follows: Homes with 3-car garages are allowed 3 Vehicles to be parked on the driveway and 1 Vehicle allowed to be parked on the apron regardless of size of the apron. Homes with 2-car garages are allowed 2 Vehicles to be parked on the driveway and 1 Vehicle allowed to be parked on the apron regardless of the size of the apron. No Vehicle may be parked in a way where any part of the Vehicle is on or over the sidewalk, landscaping, or grass, and must fit within the dimension of the driveway or apron on which the Vehicle is parked.
2. Parking on the common roadways/streets when permitted and subject to Rule 6.B.1 above, vehicles parked on common roadways/streets must only park perpendicular to a grassy area that is at least the length of the vehicle, not blocking any driveway or in a no parking area such as near a fire hydrant.
3. Parking is prohibited:
 - a. at the Clubhouse between 1:00 AM and 6:00 AM unless authorized by Association in writing.
 - b. Common Area roadways/streets (i) between 1:00 AM and 6:00 AM (ii) at any time that interferes with the normal flow of vehicular traffic or which would not provide sufficient space for large emergency response vehicles to pass,
 - c. at all times on grass, in swales, over sidewalks, or otherwise on Common Area not specifically designated for parking.
 - d. grass or landscaped areas within any Lot.

C. Operating.

1. Speed. All Drivers must obey Speed Limits, posted or otherwise. Throughout the Community, the Speed Limit is 15 miles per hour unless approaching a STOP sign, YIELD sign, SCHOOL CROSSING sign, or other traffic control device requiring, by its nature, a slower, safer speed.
2. Traffic Control Devices/Instructions. All Drivers must obey all:
 - a. Traffic Control Devices including STOP signs, YIELD signs, SPEED LIMIT signs, SCHOOL CROSSING signs, Gate Arms, and Caution Cones, and may not tamper with, move, obstruct, damage or deface such devices.
 - b. Instructions from Victoria Grove including those given (i) verbally or in writing and (ii) by Victoria Grove's Officers, Management, Traffic & Access Vendor, Victoria Grove-designated Person in traffic vests, or law enforcement officers, nor interfere with their duties or incite others to do so.
3. Entrance Gates. No Driver may drive around or through Gate Arms. All drivers and passengers must adhere to all rules and be courteous to gate personnel. The cost of any damage to the Association's Gate Arms or related equipment or structures, plus a \$300 administrative fee, and attorney's fees or costs incurred in collecting or investigating same will be billed to the offending Homeowner and/or driver of said vehicle, and in the case of an attributable Homeowner, shall be Individually Assessed to the Homeowner and Homeowner's Lot(s).
- D. Recreational Vehicles and Vessels, and Trailers must (1) not be stored or parked in the Common Areas, and (2) not be kept longer than 12 hours nor overnight between 10:00PM and 6:00AM within the Victoria Grove Community unless parked inside a unit's garage with the door closed.
- E. List of authorized visitors. Owners or their agents may provide a list of scheduled appointments to the guard gate but may not permit an "open entry" to the Home for open houses. All visitors and guests must be undergo ordinary Gate access procedures.
- F. Other Vehicles Restricted or Prohibited.
 1. No Golf Carts, low-speed vehicles (pursuant to § 320 Florida Statutes) or similar vehicles may be operated or parked anywhere within the Victoria Grove Community except for official Victoria Grove business by Victoria Grove's authorized Officers, Management, Landscape, and Community Access personnel. No motorcycles (except street-legal motorcycles properly registered), motorbikes, mini-bikes, mopeds, go karts, dirt bikes or all-terrain vehicles are permitted (gas or electric). However, safely operated electric scooters are permitted.
 3. Dumpsters, PODS, rental trucks and the like necessary for moving and/or renovation must be scheduled with the Association's office and removed as required by the Association.
 4. All Vehicles must have and display valid government registration including license plates. No trucks with more than 2 axels or which are longer than a vehicle of commercially made (no modifications) reasonable size and length or any vehicle manufactured for commercial purposes are allowed. No vehicles with mechanics body (for example, built-in toolboxes or compartments along the sides, racks for equipment or materials, or storage for parts, tools and supplies). No panel vans or vans without side windows (excluding windshield). No oversized vehicles allowed. No boats, jet skis, recreational vehicles, campers, trailers, or box trucks are allowed to be parked on the road or stored overnight within the Victoria Grove community unless strictly within a closed garage. Boats, jet skis, recreational vehicles, campers, trailers, box trucks or any vehicle manufactured for commercial purposes are only allowed to load and unload for up to 6 hours per day; no overnight parking is allowed. No commercial advertising or markings (temporary or permanent allowed) including, but not limited to, magnetic signs on vehicles and vehicle wraps, which are both prohibited.

5. No inoperable vehicle may be stored on a driveway or apron.
6. No vehicle parked within the community may be covered at any time unless properly parked within a closed garage.

Rule 7. Pets/Animals are permitted, subject to regulation and restriction, by the Board, of pets, including, but not limited to, prohibiting certain breeds (including mixed breeds) of dogs. A pet is defined as a domestic or household dog, cat, fish or bird. A responsible person is defined as a person sixteen (16) years of age or older capable of controlling the pet in question.

1. A maximum of two (2) pets are permitted for each Home if both weight under 50 pounds or one (1) pet if a pet weighs over 50 pounds.
2. Animals are not permitted outside any Home, including within a fenced backyard or garage, nor on any Common Areas, unless under the control and within the immediate presence of a responsible person. In the case of dogs or cats, except within the confines of a fenced yard, they must be kept on a leash of a reasonable length controlled by the responsible person. Birds must be kept in a cage when on the exterior of a home.
3. Owners and Occupants are responsible for immediately cleaning up after their pet(s)/animals and disposing of its solid waste within the community, whether or not within the Common Area or a Lot including their own yard.
4. No pet/animals may be left unattended within a Home's patio or yard (front/side/rear) including, but not limited to, no staking or otherwise tying and leaving any pet/animal outside.
5. No pet may be of a breed considered by the Board to be dangerous or a nuisance to include, but not limited to, American Pit Bull Terriers, American Staffordshire Terriers, American Bullies, Staffordshires Bull Terriers, Doberman Pinchers and/or Rottweilers breeds or any mixed breed dog whose DNA contains any of the aforementioned breeds. Any current registered pet/animal of any of the foregoing breeds will be Grandfathered but no replacement pet/animal of said breeds and/or any mixes thereof will be approved. The Association may require evidence/proof of the breed(s) of any animal including, but not limited to, a certificate certified by a Florida licensed veterinarian stating the DNA of said animal.
6. No pet or animal of any breed is allowed that is a "Dangerous Dog" defined as follows:
 - a. Has aggressively bitten, attacked, endangered or has inflicted injury or death to any person or animal; or
 - b. Has, when unprovoked, chased or approached any person in a menacing fashion or apparent attitude of attack; provided however, a dog shall not be a "Dangerous Dog" if the threat, injury, death or damage was sustained by a person who, at the time, was unlawfully on the dog owner's property, or while lawfully on the dog owner's property, was tormenting, abusing or assaulting the dog, its owner or a family member or otherwise the dog was protecting or defending a human being within the immediate vicinity of the dog from an unjustified attack or assault.

Rule 8. Pool & Pool Deck

- A. Age Restriction. Children under **16** are not allowed in the Pool & Pool Area without supervision of their Resident or Guest Adult.
- B. Guests.

1. A Resident may authorize an adult Guest, temporarily staying in their home access to the pool and pool area. The Resident must call or personally appear at the Clubhouse and note the name of the Guest(s).
2. Each Home is allowed up to 4 Guests at any one time.
3. Residents are responsible for the conduct of their Guests.
4. Residents are responsible for their guest's safety and behavior.

C. General.

1. Victoria Grove sets pool and Clubhouse operating hours.
2. Victoria Grove sets when the pool heating season begins and ends and the proper temperature to be maintained.
3. Swimming Pool capacity is a maximum of 50 people.
4. Spa capacity is a maximum of 6 people.
5. You must shower before entering pool.
6. Proper bathing suit attire required.
7. All incontinent swimmers must wear a swim diaper while in the pool.
8. Individuals with infectious health conditions are prohibited from using the pool or spa.
9. Individual single person use Styrofoam pool noodles and inflatable pool devices except boats are permitted.
10. You must be respectful of others in the pool and spa area.
11. You must pick up after yourself and clean up before leaving, removing trash and not leaving behind any personal property.

D. Prohibitions.

1. No use of the pool or spa is allowed during rain or thunderstorms.
2. Inflatable boats are prohibited.
3. Food or drink of any kind is prohibited with the exception of water. Water is allowed in a non-prohibited container.
4. Metal, glass or ceramic bottles or containers of any kind are prohibited. Plastic bottles for water are allowed.
5. .Alcoholic beverages, coolers, barbeques are prohibited.
6. No swimming while under the influence or otherwise impaired.
7. Noise should be at a level that does not disturb others.
8. No running, horseplay or ball playing in the pool or deck areas. No diving or jumping into the pool.
9. Animals are not allowed in the pool, deck, or child play areas. Diaper-stage persons must wear a swim diaper at all times.
10. No diving equipment and all scuba equipment is prohibited.

11. Climbing over gate to gain pool entry is prohibited. Allowing entry to unauthorized Persons is prohibited.
 12. No smoking, vaping, use of e-cigarettes, and all other tobacco and marijuana use is prohibited.
 13. Illegal drug use is prohibited.
 14. Bicycles, e-bicycles, skates, scooters, skateboards, hovercraft, drones or the like are prohibited.
 15. Loud music is prohibited from being played. Audio from personal electronic devices must be listened to using headphones or earbuds. Audio from the personal electronic devices must not be on speaker, must not transmit through the device speaker. External speakers are not permitted.
 16. Plugged in electronic devices are prohibited.
 17. Portable batteries are prohibited.
- E. Swimming Instruction. Swimming instruction is prohibited except that Resident parents / legal guardians may quietly provide swimming instruction to their own Resident children.

Rule 9. Fitness Center

- A. Age Restriction. No Person under **16** is allowed inside the fitness facilities unless inside the waiting room area. Residents and Guests between **16** and 17 years old are allowed with (1) written permission (on a Victoria Grove form) of the Minor's Resident parent or legal guardian and (2) a Youth Access Card.
- B. Guests. Adult Residents only may bring 1 Guest per Home.
- C. Restrictions.
1. No Person may use an individual piece of equipment for more than 30 minutes if another Person is awaiting to use that equipment.
 2. Glass bottles, alcohol, and smoking or vaping of any kind are not allowed.
 3. Each Person must wipe down equipment immediately after use.
 4. Shirts, shoes, and other appropriate attire must be worn at all times.

Rule 10. Outdoor Skate Park, Tennis Courts & Pickle Ball Courts

- A. Generally.
1. Age Restriction. Residents and Guests between 14 and 17 years of age are allowed with (1) written permission (on an approved Victoria Grove form) of the Minor's Resident parent or legal guardian and (2) with a Youth Access Card.
 2. Guests. Adult Residents may bring 2 Guests per Home.
 3. Instruction. Instruction is not permitted. This Rule 10.A.3 does not apply to Minors being taught only by their parent or legal guardian.
- B. Skate Park Restrictions.
1. Only roller skates and roller blades are allowed in the skate park.
 2. Non-motorized skateboards, long boards, are not allowed on or in the skate park.

3. Bicycles, strollers, kiddie wagons, alcohol, glass bottles, motorized vehicles, motorized skateboard, or any other motorized device and animals are not allowed on or in the skate park.
 4. All debris must be placed in the trash receptacles. No smoking or vaping on or in the Skate Park.
 5. Use/Play time may be limited by the Board of Directors from time to time.
- C. Tennis / Pickleball Courts.
1. Only tennis and pickleball play is allowed and may be subject to scheduling.
 2. Sneakers or tennis shoes only may be worn.
 3. Sitting or leaning on the nets is prohibited.
 4. Pickleball 'sign-in' and time usage is governed by the "paddle placement system."
 5. Use of the dual-use tennis/pickleball are allowed subject to schedule published by Management.

Rule 11. Lakes & Canals

- A. Lakeshore. The lakeshore area and the lakes and canals are part of the Common Areas.
- B. Restricted Activities.
1. A Resident may only launch & recover approved watercraft which must be obtained in writing by Association. Only Residents over the age of 18 years may use approved non-motorized watercraft within the community. Resident must apply to use approved non-motorized watercraft and must execute a release and hold harmless liability agreement prior to use.
 2. No motorized boats are allowed.

Rule 12. Playground

- A. Age Restriction. Minors under 14 must be with a Resident or Guest Adult.
- B. Guests. Approved Guests may accompany children to the Playground. Each Home is allowed 2 Guests at any one time.
- C. Prohibitions. Bicycles, E-Bicycles, skateboards, longboards, and similar items, glass bottles, alcohol, guns including BB guns, airsoft guns, pellet guns, paintball guns or the like, weapons of any kind, smoking and vaping are not allowed.

Rule 13. Clubhouse. Horseplay, glass bottles, alcohol, smoking and vaping are not allowed.

Rule 14. Manager's Office. No one is allowed into the Property Manager's office unless approved by the Property Manager. Any person invited into the Property Manager's onsite office at the clubhouse may be requested to leave at the discretion of the Property Manager or Board of Directors.

Rule 15. Meetings.

- A. Generally.
1. Meeting Chairs may relax rules of order and conduct of the Meeting according to a reasonable evaluation of the circumstances. Meeting Chairs may apply *Robert's Rules of Order* or selected provisions more strictly when and to the extent necessary.
 2. Polite, respectful, professional, business-like decorum must be observed by all Meeting attendees and participants. Members of the Meeting body are governed by these Rules, Code of Ethical Conduct, and applicable Committee Charters. Persons breach such decorum, after reasonable warning, may be asked to leave or removed. No warning is necessary for a Person

using profanity, physical intimidation, abusive language, or language which unreasonably increases the possibility of claims against Victoria Grove, including unlawful discrimination. Even if not removed or muted, the foregoing behavior is a *per se* violation of these Rules.

3. Recording.

- a. Victoria Grove records Meetings merely to assist in preparing minutes and such recording are subject to disposal after preparation of the minutes.
- b. Members may make video and audio recordings of Meetings if written notice of the intent to record is received by US Mail at Victoria Grove Homeowners Association, Inc., Attn: Meeting Recordings, 10420 Victoria Grove Blvd., Royal Palm Beach, FL 33414, at least 5 business days before the time Victoria Grove must post or mail notice of the Meeting the Members intends to record. Victoria Grove may promulgate a form for such notices. Members must submit such notice ahead of each Meeting the Member desires to record. Members intending to record must also announce such intention at the beginning of the Meeting. Such recording will not be an Official Record, but the recording Member must make an unedited copy of such recording available to any other Member so requesting up to 1 year after the recorded Meeting. No Member shall post or distribute such recordings, or any portion thereof, in any form on any social media platform. The Board may suspend the right to record Meetings for 1 year for the Owners of a Lot when any of the Lot's Owners violate this rule, which action is cumulative to other remedies available to Victoria Grove.

B. Election & Annual Meeting

1. Meeting Date, Time, Place. The Election and Annual Meeting shall take place as determined by the Board of Directors at the Villa Victoria Grove Clubhouse unless otherwise set by the Board.
 2. Voting. Ties. In the event of a tie vote which must be resolved to determine an election, the tied candidates will be asked to confer to determine if anyone of them will withdraw their candidacy and if there remains only one non-withdrawing tied candidate, that candidate shall be considered elected. If such conference is impossible or does not resolve the tie, then the tie will be resolved first by the just-elected Directors by majority vote or drawing lots, flipping coins, or other common game of chance.
- C. Board Meetings. Members' may speak on any decisional agenda item for 1-3 minutes depending on the number of other speakers.
- D. Committee Meetings. Members' may speak on any decisional agenda item for 1-3 minutes depending the number of other speakers.

Rule 16. Collections

- A. Late Notices. Management or Counsel must send a statutory notice of late assessment 30 to 60 days after an Owner becomes delinquent in paying Assessments.
- B. Delinquency. Assessments and Installments on Assessments are due on the first day of each month, and they are delinquent and unpaid on the day after the Assessment or Installment is due.
- C. Administrative Late Fees. A late fee of the greater of \$25.00 or 5% of the unpaid or untimely paid Assessment or Installment will be applied to the Lot's ledger account for each Delinquent Assessment, effective after the 30th day following the Due Date. Late fees are deemed applied as a matter of the passage of time regardless of when or if actually entered upon the ledger.
- D. Interest. Interest at the highest rate allowable by law shall apply to Delinquent Assessments. Interest is deemed applied as a matter of the passage of time regardless of when or if actually entered upon the ledger. De minimus interest incurred before referral to Counsel may be waived

or not collected if paid in full before such referral

- E. Use Suspension, Access Card & RFID Decal Deactivation. Access to Recreational Facilities and use of Owner entrance gate will be suspended, and Access Cards and RFID Decals will be deactivated for all Residents of a Lot while the Lot's Owner is 90 days delinquent in the payment of any fees, fine or monetary obligation until no more than 5 days after such delinquency is reduced to zero.
- F. Voting Rights Suspension. Voting Rights (1) are suspended for any Owner Delinquent in paying Assessments for over 90 days and (2) are automatically suspended for any Owner delinquent paying any other Assessment for over 30 days. Suspensions automatically terminate once all past due Assessments and all other sums then due are paid in full.
- G. Referral to Counsel. When an Owner is Delinquent for any Lot for more than 90 days or more than 3 times the Monthly Assessment, all of the Owner's Lots will be referred to Victoria Grove Counsel for appropriate legal action which may include (1) liens, (2) tenant rent demands, or (3) foreclosure, damages, surplus, bankruptcy, and probate claims. During such referral, Counsel and Counsel's employees are Victoria Grove's Agents and Owner's sole point of contact until the debt is resolved, and the ledger maintained by Counsel is determinative.
- H. Payment Arrangement Parameters/Procedure. Payment arrangements are available by contacting Counsel. Proposed payment plans more favorably considered include those for which the Owner has not previously defaulted on a payment plan, and which schedule the Delinquency to be reduced to zero while paying future Assessments timely.
- I. Debt Information. As for unpaid Assessments, each Lot has one debt which may include unpaid Assessments, interest and late fees, attorney's fees, and other expenses incurred in collection.
- J. Application of Payments. Payments are applied to, in this order:
 1. sums advanced by Victoria Grove for real estate taxes or senior liens in order, in Victoria Grove's sole discretion, to preserve and protect its lien or lien rights,
 2. interest and late charges,
 3. expenses and attorney's fees incurred in collection of Assessments including those incurred in defending mortgage or lien foreclosures,
 4. other money owed to Victoria Grove for the enforcement of its lien,
 5. unpaid Assessments, in the inverse order such Assessments were due.

Rule 17. Lessons & Instruction. Victoria Grove does not permit organized lessons and instruction on or within the Community including, but not limited to, Common Areas or Recreational Facilities.

Rule 18. Intellectual Property. No Owner, Resident, Guest, Instructor, Agent, or other Person may use Victoria Grove's trademarks, copyrighted material, logos, name, nicknames, common names, or other intellectual property without prior written Board approval, nor may they use names, addresses, published geographic locators, and the like in a manner which may reasonably be confusing or expected to confuse others about Victoria Grove's endorsement, sponsorship, or affiliation with other Person or businesses.

Rule 19. Covenant Violations, Fines, & Suspensions. Violations of the Governing Documents, including these Rules, may result in Fines (which are deemed Individual Assessments) and Common Amenity use suspensions. An action which violates multiple distinct Rules may result in more than one fine and suspension.

- A. Fines. Up to a \$100 fine per occurrence or Violation, and up to \$100 per day for continuing or

repeated Violations, up to \$1,000.

- B. Suspension. Suspension of any use of the Recreational Facilities and Resident Lane Gate Access by the Violator and the Dwelling Home household associated with the Violator for up to 30 days per occurrence or Violation and longer for continuing Violations until the Violation is cured.
- C. Referral to Association Attorney. In addition to all other remedies available to the Association, the Association, in its sole discretion, may refer any violation to the Association's attorney and otherwise proceed in law or equity. Repeat of the same or similar violation by an Owner or Resident may result in immediate referral to Association attorney.

Rule 20. Official Records.

- A. Retention. Victoria Grove will retain records for at least as provided in ch .720, FLA. STAT.
- B. Inspection.
 - 1. All requests to inspect the Official Records ("Inspection Requests") must be in writing and mailed to Victoria Grove Homeowners Association, Inc., Attn: Official Record Inspection Requests, 10420 Victoria Grove Blvd., Royal Palm Beach, FL 33414.
 - 2. The Owners of each Lot, collectively, may inspect the Official Records no more frequently than 1 days for up to 8 hours every 30 days.
 - 3. Inspection Requests must include 3 proposed dates on business, non-holiday weekdays no earlier than 5 days after the Owner sends the Inspection Request. Victoria Grove will attempt to accommodate the requested dates.
 - 4. Inspections will occur by default at the law offices of Victoria Grove Counsel, Wyant-Cortez & Cortez, Chartered, 840 US Highway One, Suite 345, North Palm Beach, FL 33408.
 - 5. Victoria Grove may provide some Official Records on the Internet or, occasionally, may respond to Inspection Requests by E-mail, and may respond to Inspection Requests communicated by means other than US Mail, but does not waive the right to require the procedures outlined in Rule 20.B.1 through 4 above. Records provided on the Internet as required by law will not be separately provided. Records provided to any Owner of a Lot within the past 12 months may not be produced again for inspection.

Rule 21. Fair Housing. Requests for Reasonable Accommodation from these Rules or Reasonable Modifications should be submitted to Victoria Grove Homeowners Association, Inc., Attn: Fair Housing Requests, 10420 Victoria Grove Blvd., Royal Palm Beach, FL 33414, with a copy or notification to Victoria Grove Counsel, Wyant-Cortez & Cortez, Chartered, 840 US Highway One, Suite 345, North Palm Beach, FL 33408. Such requests must identify the Lot Owner and Lot address and must be reasonably calculated and reasonably communicated or drafted to place Victoria Grove on notice of the need for an accommodation or modification.

Rule 22. Change History (thru 5/8/2026).

- A. General. These Rules were revised substantially August 29, 2025, and completely overhauled, amended, and restated. A history of changes to the Rules going forward will follow.
- B. Amended and Restated Rules occurred on May 8, 2026.