

RULES AND REGULATIONS

MELEAR POD B HOMEOWNERS' ASSOCIATION, INC. A/K/A SAN SAVINO

LOTS & TOWNHOMES:

1. No Lot shall be used except for residential purposes.
2. No "temporary structures" including, but not limited to, tents, sheds, storage containers, trailers, etc. shall be placed on any Lot at any time.
3. No sign of any kind shall be displayed to the public view on any Lot, except one (1) sign of not more than 18" x 24" advertising that property for sale or rent. Security signs shall be exempted from this restriction.
4. No flags or banners other than one (1) American Flag, which size and location is subject to approval by the Board, may be flown, displayed, etc. from the Units. Any permanent installation of a flagpole is also subject to approval by the Board.
5. Only gas or electric grills may be used within the screened patios. Grills may not be kept or stored on the Lots. Residents who use grills shall be responsible to clean or paint over any smoke discoloration, which may result from such activities.
6. Residents shall not keep any flammable, combustible or explosive fluids, fuels, chemicals or substances in any Home, yard area or on Association Property, except for propane tanks associated with barbecue grills or for substances used for normal household or yard maintenance use.
7. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must obtain approval of any replacement door from the Board of Directors of the Association).
8. 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 nor occupant shall play or permit to be played any musical instrument nor operate or permit to be operated a phonograph, television, radio or sound

amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrument instruction at any time, which disturbs other residents.

9. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, or any matter which affects the health and safety or welfare of the owners or occupants of the Property, or which would adversely affect the insurance rates for the Property.

10. No garments, rugs or any other materials may be hung, exposed or dusted from the windows from the facade or any Townhouse.

11. No "window box" air conditioners shall be installed in any Townhouse Unit.

12. No external window covering, reflective or other covering may be placed or permitted to remain on any window of any building (either interior or exterior) without the prior written approval of the Board of Directors of the Association.

13. No septic tanks or individual wells will be permitted on any Lot.

14. The personal property of Unit Owner and occupants must be stored in their respective Units.

15. The sidewalks, and like portions of the Common Elements, shall not be obstructed or used for any purpose other than for ingress and egress to any from the Property, nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored on the Common Elements.

16. Hurricane shutters may not be put up until such time that a Hurricane Warning has been issued. Shutters must be removed within 72 hours after any hurricane has passed through and calm weather appears.

17. No trees, shrubbery or landscaping shall be removed or added to or from the Lots without prior written consent of the A.R.B. In addition, no change in the condition of the soil or the level of land shall be made which would result in any permanent change in the flow or drainage of surface water within the Community or on the Lot.

18. All door-to-door solicitations, whether commercial or charitable, is prohibited.

19. All windows of the townhome units shall have screens installed and are to be maintained by the unit owner.

TRASH AND OTHER MATERIALS:

1. Unit Owners shall regularly pick up all trash on or around their Lot on a regular basis. Trash and garbage shall not be allowed to accumulate.
2. Trash, garbage or other waste shall be kept in a sanitary, covered container (provided by the City of Boynton Beach). Such containers shall be kept in a clean and sanitary condition.
3. Containers shall only be placed and kept at the curb after 5:00 p.m. on the day before the scheduled day of collection, but not sooner. All trash containers and recycling bins shall be removed after the pick-up on the day of collection.
4. In accordance with the City of Boynton Beach code, and with the Association Documents, trash containers may not be visible from the street except on the days of collection. Therefore, each unit owner shall be required to keep their trash container either a) within their garage, or b) behind the Bird of Paradise plant located on the side of their garage in the planting bed. Trash containers may not be kept in the front of the garage area where they are visible from the street.
5. No stripped-down vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse or trash shall be stored or allowed to accumulate in the Community.

ANIMALS AND PETS:

1. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that up to two (2) household pets in total (and not of each type) consisting of dogs (except pit bulls), cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.
2. Other permitted pets shall include caged domesticated birds, hamsters, gerbils, ferrets, guinea pigs, aquarium fish, domesticated rabbits and pets normally maintained in a terrarium or aquarium.
3. Unusual pets shall not be kept, raised, bred or maintained on any portion of the Community including the Town home, Lot and Association property. "Unusual Pets" shall include, but not be limited to, livestock, poultry, horses, reptiles, anthropoids, felines other than cats, canines other than dogs, rodents, birds or other creatures not maintained in a terrarium or aquarium. Pit bulls are classified as an unusual pet and are, therefore, prohibited.
4. Pets shall not be left unattended outside the home or on rear patios while the

Unit Owner or Occupant is not present. No pet shall be kept tied up outside of a Unit.

5. Unit Owner shall not permit dogs to bark while on a patio at any time of the day. If a pet dog is barking while outside, the Unit Owner shall bring the pet inside promptly so as not to create a noise disturbance for neighbors.
6. All dogs shall be walked on a leash and fully controlled by their owners at all times.
7. Any solid animal waste shall be immediately picked up and removed by the Owner. No solid waste shall be deposited on or within the Community common property.
8. All pets shall have and display, as appropriate, evidence of all required registrations and inoculations and the name and address of its owners.

PARKING

1. As per the Association documents, there shall be no parking on any portion of any sidewalk, grass or street within the Property.
2. Unit Owners and Residents may not park their vehicles in the guest parking area adjacent to the pool, unless it is done to accommodate a guest with a current and legal handicapped parking sticker.
3. Guests who cannot park their vehicles in the driveway should be directed to park in the guest parking area adjacent to the pool.
4. If no guest parking spaces are available at that time, parking shall be permitted in the area in front of the Unit Owner's driveway until 12:00 midnight, provided that it is parked in such a manner that neither the sidewalk or the street is substantially blocked from either pedestrian or vehicular traffic, and it does not create a problem for another Unit Owner in entering or exiting their driveway.
5. Vehicles illegally parked next to a fire hydrant, blocking the entrance or exit to the property, blocking the ingress or egress to another Unit's driveway, or parked in such a manner so as to create a safety hazard shall be subject to immediate towing, without notice, at the vehicle owner's sole risk and expense.
6. Commercial Vehicles, as defined in the Association's documents, may not

utilize guest parking spaces unless on the property to perform maintenance or repairs during normal business hours.

7. Vehicle Owners in violation of the parking rules which do not create a safety hazard will be given an initial warning. Additional violations will invoke a fine/penalty schedule for each additional violation as outlined in the attached Fines and Violations section.
8. The speed limit within the Community is 15 MPH.

USE OF ASSOCIATION PROPERTY AND RECREATIONAL AREAS.

General Use of Common Areas:

1. Unit Owners shall inform all family members, guests, invitees and tenants of the Rules and Regulations.
2. Unit Owners are responsible for the actions of their family members, guests, invitees, tenants, contractors, agents, etc.
3. Any damage to Association Property, including the recreational areas, which is caused by any Unit Owner, family member, guests, invitees, tenants, contractors, agents, etc. shall be repaired or replaced at the expense of the Unit Owner.
4. The use of Recreational areas shall be at the risk of those involved.
5. The Association shall not be responsible for any personal injury or any loss or damage to personal property at the Recreational Areas.
6. Unit Owners, their family members, guests, invitees, tenants, contractors, etc. shall remove or dispose of all rubbish, garbage, trash, refuse or other waste materials generated within any recreational facility or other Association Property.

Pool Area Use

7. There is no lifeguard on duty. All persons using the pool do so at their own risk. The Association and its Board assume no responsibility for any accident or personal injury or for any loss or damage to personal property arising out of, or in connection with, the use of the pool and/or the pool area. Persons using

the pool or pool area agree not to hold the Association or the Board liable for any such loss or damage.

8. Pool hours are from dawn to 10:00 p.m. No use of the pool before 8:00 a.m. will be permitted if it is deemed disruptive to the peaceful enjoyment of those residents living in close proximity to the pool.
9. Children under the age of 14 shall be accompanied at all times by a resident or a supervising adult over the age of twenty-one (21).
10. Wheelchairs, strollers, child waist and arm flotation devices and "noodles" shall be permitted in the pool area. However, rafts or other sizeable flotation devices are not permitted in the pool or pool area with prior approval of the Board.
11. All Unit Owners, Residents and their guests shall abide by the Rules that are posted at the Pool Pavilion.

Code of Conduct for the Pool:

12. Nudity is not permitted.
13. No children under three years of age shall be allowed in the swimming pool unless toilet trained and accompanied at all times by an adult. Any person wearing diapers, swim diapers or rubber pants over diapers are prohibited from being in the swimming pool.
14. No food or alcoholic beverages or beverages in glass or breakable containers shall be permitted within the pool area. Food is permitted at the picnic area only.
15. No roller skates, skate boards, roller blades, bicycles, scooters, balls of any kind, scuba gear, Frisbees and other play or exercise equipment shall be permitted in the pool area.
16. No dunking, pushing, rough play, profane language, diving or jumping into the pool shall be permitted.
17. No radio, tapes or CD players or portable televisions shall be permitted in the pool area without the use of headphones.
18. Smoking in the pool area shall be restricted to a designated area, which shall

be clearly marked.

19. All gates shall be kept closed and in the locked position at all times.

Pool Health and Safety Considerations:

20. All bathers must shower before entering the pool.
21. Diapers must be put in plastic bags and disposed of outside the pool area.
22. No soaps, shampoos or personal care products shall be used in the pool.
23. Persons wearing bandages or having colds, coughs, inflamed eyes, infections or open sores shall not use the pool.
24. All personal belongings shall be removed when the user is leaving the pool area. The Association and its Board shall not be responsible for any belongings lost, stolen or destroyed.
25. Residents should remove all rubbish, garbage, trash, refuse or other waste materials from the pool area when they leave.
26. A three foot wide section around the pool area coping shall be kept clear of all chairs, tables, personal property, food, etc. at all times.
27. No animals are permitted in the pool area except for aide dogs.
28. None of the gates shall be blocked at any time.

Use of Pool Furniture:

29. Pool furniture shall not be removed from the pool area.
30. Pool furniture shall not be reserved for anyone not in the pool area.
31. Towels shall be placed on pool furniture when in use.

Barbeque/Picnic Area:

32. Use of this area is on a first come/first serve basis unless reserved, in advance, with the Managing Agent.
33. Unit Owner must remove all trash, garbage, etc. (especially food items) when

leaving the area.

34. The use of alcoholic beverages in this area is prohibited.

POOL AREA USE (ADDITIONS) 3/31/23:

- Party/Event request form required to be submitted to the board for review and approval for 10 (ten) or more people at least 3 (three) business days prior to the party or event.
- Owners, tenants, and guests of the resident will be responsible for any cleanup fees from trash and debris being left behind at the event/party. Will also, be responsible for any fees associated with damage to the pool equipment, furniture, and umbrellas.
- Photos of the pool area are recommended to be taken by the owner/tenant reserving the space before and after the event.