

<b>1. BUILDING: Balconies, Hurricane Shutters, Catwalks, Doors, Windows, Decorations &amp; Roof</b>
<b>1.a. Balconies, Hurricane Shutters &amp; Catwalks</b>
No awning, projection, or closing-in of balconies is permitted.
No clotheslines or drying racks of any kind are to be used on balconies or patios for the purpose of airing or drying clothes, bathing suits or furnishings. The throwing of any objects, including cigarettes or cigars, or sweeping dirt or water from balconies/patios is not permitted.
Cooking of any sort on balconies or patios by whatever means is strictly prohibited.
All plants on balconies or patios must have under-liners. No wall to wall carpet is allowed on balconies or patios due to the possibility of water retention damaging the concrete floors. Caution must be used when watering plants and/or any other usage of water on the balconies.
Only plants and movable patio furniture may be kept on the balconies. The Board of Directors has the right to require any Owner to remove unsightly furniture or personal property from his/her balcony or patio.
No alterations to the unit's outside, walls, windows, balconies, or patios.
All screens, when replaced, must be charcoal in color. Balcony/patio walls must be painted a color approved by the Board of Directors. Approved colors are as follows: White (#ffffff), Snow (#fffafa), Seashell (#fff5ee), Floralwhite (#fffaf0), Ivory (#fffff0), Whitesmoke (#f5f5f5), Oldlace (#fdf5e6), Linen (#faf0e6), Beige (#f5f5dc), Antiquewhite (#faebd7), Baby Powder (#fefefa), or an exact match to the current external building color.
Smoking (cigarette, cigar, pipe, or electronic) is ONLY permitted at the Northeast or Northwest corners of the building. All smoking related refuse must be disposed of in the designated smoking containers.
Board of Director approval is required for the installation of hurricane shutters or sun shades. All hurricane shutters/sun shades must appear white or light colored from the outside. Hurricane shutters can only be installed on the back patio doors and back balcony.
Hanging any item from a catwalk is prohibited. Shaking rugs or mops on or from the edge of a catwalk is prohibited.
No welcome mats, rugs, mud-scrappers, boxes, and or any objects are permitted on a catwalk.
<b>1.b. Doors &amp; Windows</b>
SPECIFICATIONS FOR EXTERIOR WINDOWS, SLIDING GLASS DOORS, KITCHEN DOOR WINDOWS: No door, exterior window, or sliding glass door may be replaced without prior written approval of the Boca Golfview Board of Directors. Replacements must comply with City of Boca Raton Building Codes and Regulations.
<b>1.c. Door &amp; Window Decorations</b>
Seasonal decorations on external doors and windows must be removed in a timely manner.
All window coverings are to appear white when viewed from the outside of the building.
<b>1.d. Roof</b>
Roof area is off limits to all residents, tenants and guests. Only licensed and bonded contractors are to work on any roof top equipment. The Board or on-site handyman must be notified 24-48 hours in advance for access to the roof. In the event of an emergency the access will be made available as soon as possible.
<b>2. COMMON AREAS: Clubroom, Elevator, Lobby, Laundry, Parking Lot, Swimming Pool, Trash Chutes &amp; Bins, Mailboxes &amp; Landscaping</b>
<b>2.a. COMMON AREAS:</b>
No sign, advertisement, notice, or other lettering shall be exhibited, painted, or otherwise affixed to any part of the outside or inside of the premises of the building or on any vehicle in the parking lot by any Owner.
Unit Owners, Lessees/Guests must be properly dressed with shoes and shirts while in the common areas.
<b>2.b. CLUBROOM</b>
The Clubroom is available to Owners/Lessees and their guests from 9:00 a.m. to 11:00 p.m. Monday - Saturday and 11:00 a.m. to 6:00 p.m. Sunday. The Owner/Lessee using the room is responsible for all clean-up. Any damage or additional clean-up will be billed to the user. For parties and events the Clubroom capacity is limited to 40 people.
The Clubroom is available for private social functions if it is reserved by the Owner or tenant with the Board of Directors.
<b>2.c. LOBBY</b>
Do not enter the lobby area when wearing a dripping wet bathing suit.
<b>2.d. ELEVATOR</b>
Arrangements to use the elevator for any extended use, moving furniture or renovations, must be made with the Board of Directors. Elevator padding is required for moving furniture in and out and certain types of renovations. Moving time is restricted to the hours between 8:00 a.m. and 6:00 p.m. Monday through Friday and 9:00am to 5:00pm on Saturday. No moving will take place on Sundays or Holidays without approval by the Board of Directors.
Do not leave shopping carts in elevator.
<b>2.e. LAUNDRY</b>
Coin operated high efficiency washers are to be used by Owners, Lessees, and guests only.
Operation of these should only be used between the hours of 8:00am and 9:00 pm daily.
Turn the lights off when leaving the laundry area.

**2.f. PARKING LOT/PARKING SPACES**

One (1) parking space is allotted to each Unit Owner. To the extent possible, passenger vehicles will be assigned to the north (front) parking area. Vehicles must be parked in the assigned numbered space only.

Owners and lessees are limited to registering/parking two vehicles per two bedroom units or one vehicle per one bedroom units.

Residents' second passenger vehicles and visitors' passenger vehicles must be parked in a guest space.

Small commercial (work) vans and similar vehicles are limited to the Southwest parking area.

A motorcycle may only be parked in Unit Owner/Lessee's space if it is their only means of transportation.

Overnight parking of business or commercial vehicles with company names and/or other promotional information is not permitted. Large trucks, recreational vehicles (motor homes), boats, boat trailers, or campers are not permitted to park on the premises.

Vehicles are not to be backed into a parking space.

Any vehicle in an unauthorized space is subject to being towed at the vehicle Owner's expense without responsibility of Boca Golfview, and/or its agents or employees, for loss or damage to such vehicles.

Oil and water leakage from cars must be held to an absolute minimum. It is the responsibility of the Owner or tenant to whom the space belongs to clean up spills.

**2.g. SWIMMING POOL and POOL DECK**

Use of the pool and pool deck area is restricted to Owners, Lessees, and their guests.

Residents may have gatherings/parties but may not restrict or limit access by other residents.

Pool and deck area is open from 7AM to 10PM. Special care must be taken not to disturb residents during the early and late hours of opening.

All Owners, lessees, and guests must be properly attired when going to and from the pool area and when in the elevator and public walkways. Bathers must be covered with a robe, t-shirt or beach attire while going to and from the pool area, specifically in elevators or public corridors.

No glass/ceramic bottles or containers allowed in the pool area.

No one with any open wounds or cuts whether or not covered with a bandage, may enter the pool.

No pets are allowed in the pool or patio area.

Children under 12 years of age are not allowed in the pool unless attended by an adult.

<b>2.h. TRASH CHUTES AND BINS</b>
Chutes may only be used between the hours of 7:00 am and 10:00 pm.
All garbage must be secured in a tied plastic bag prior to disposal down the chute. (The size of the bag or container must be small enough to fall freely down the chute.
Pizza boxes are NOT to be placed in the chute — they may be placed in the yellow recycle cans in the closet at the bottom of the East and West stairwells.
Unwanted newspapers, boxes, and junk mail are to be placed in the recycle bins provided in the East or West stairwell.
Bottles, cans and plastic items are to be placed in the recycle bins provided in the East or West stairwell.
Large items, small appliances, small furniture items, and large bags should be placed in the outside dumpster on the East end.
<b>3. BICYCLES</b>
Bicycles may be kept in the bicycle shed or in the Owner’s unit. All bicycles in the shed must display the Owner’s name and unit #.
<b>4. COMPLAINTS</b>
All complaints must be in writing, signed and addressed to the Board of Directors, and sent to the Management Company. In the event a unit Owner or lessee has a complaint with a neighbor, they must attempt to resolve the matter through communication with that party prior to bringing it to the attention of the Board of Directors.
<b>5. EMPLOYMENT</b>
No Board Member, Owner or Lessee may be employed or contracted with for a full-time, part-time or temporary position at Boca Golfview. Nor may they be employed by an outside contractor to perform regular duties for or at Boca Golfview.
<b>6. ENFORCEMENT OF RULES</b>
Owners, lessees, or guests shall not engage in abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other Owners, lessees, guests, or directed at management, its agents, its employees, or vendors.
In the event of continual or willful violation of any rule and/or regulation, the Board of Directors is empowered to take legal action to enforce these rules. The cost of this legal action will be charged, in accordance with the Declaration of Condominium, to the Owner of the condominium unit who violates the rules. Owners are responsible for their tenants and guests.
<b>6.a. RIGHT OF APPEAL</b>
Owners have a right of appeal Enforcement of Rules. The Board of Directors will appoint and maintain an independent Appeals Committee made up of three association members (non-board members). Upon an Owner’s written request to the Board of Directors, the Appeals Committee will hear that Owner’s appeal of violation(s). An Appeals Committee’s recommendation to reject such violation(s) against an Owner is binding on the Board of Directors.
<b>7. GUEST OCCUPANCY</b>
During the presence of a unit Owner/Lessee, occupancy by a guest(s) is permitted up to, but not exceeding thirty (30) days. Occupancy by guests for periods longer than thirty (30) days requires the prior approval of the Board of Directors and an application must be filled out and submitted to the Board of Directors.
If a unit is to be occupied during the Owner/Lessee’s absence, the Owner/Lessee must notify the Board of Directors in writing at least one week prior to the intended arrival of the guest(s), giving names, relationship, and approximate length of stay. Occupancy by guests for periods longer than thirty (30) days must have the prior approval of the Board of Directors and an application must be filled out and submitted to the Board of Directors.
Owners/Lessees are responsible for any damage caused by their guests. All lessees must abide by the same rules and regulations in effect for Owners and all guests must abide by the same rules and regulations in effect for Owners and lessees. Owners/lessees are responsible for a guest’s compliance with the rules and regulations. Repeated violations may result in the termination of a guest’s privilege to stay at Boca Golfview.
<b>8. KEYS</b>
For the general personal safety of all, unit servicing and the prevention of loss and damage to contents due to fire or water line breakage, a key for every unit must be deposited with the Board of Directors. (April 2013).
In the event that an emergency necessitates breaking into a unit due to a key not being available, the Owner will be responsible for the cost of repairing any damage incurred.
<b>9. MAINTENANCE and SPECIAL ASSESSMENTS</b>
Maintenance & Special Assessments: Maintenance is to be paid on a monthly basis (unless paid in advance). Any Owner who does not make their scheduled payment by the 15 <sup>th</sup> of the month due will incur a \$25.00 late fee (as allowed by law). The Owner will be charged a \$25 flat fee a month, each month the maintenance is not paid in addition to the monthly maintenance fee, and any attorney’s fees incurred regarding the collection of the past due account.
<b>10. RESPONSIBILITY OF OWNERS/LESSEES</b>
Owners shall cover the walking areas inside a unit with rugs or equivalent sound deadening material in order to lessen the transmission of noise that may disturb others.

The Owner is responsible for any costs or damage caused by any lessee/guest to any common area of the condominium property. The lessee/guest must be made aware of all rules and regulation by the Owner.
Each unit is hereby restricted to residential use by the Owner thereof, their immediate families, guests and invitees, or lessees. No Owner of any unit shall permit the use of same for transient hotel or commercial purpose.
No Owner, their family, employees, agents, visitors, or lessees shall make or permit any disturbing noises in the building or do anything in the building that would interfere with the rights, comforts, or conveniences of other Unit Owners. The playing of any musical instrument, radio, television, hi-fi, stereo equipment, etc. shall be muted and reduced in volume to avoid disturbing or annoying other occupants of the building. It is the Unit Owner/Lessee /Guest responsibility to call the police in cases of disturbances.
There shall be no door-to-door soliciting by any person for any cause or purpose whatsoever.
No Owner will permit any use of his/her unit to make any use of the common elements that will increase the cost of insurance upon the condominium property.
Owners/Lessees must turn off all water supplies to the unit when away for periods of time of 2 weeks or more.
<b>11. RENOVATIONS/REPAIRS</b>
Prior to the commencement of any renovation, the unit Owner must complete an Architectural Review Board (ARB) application, outlining the scope of the renovation. This form is to be submitted to the Board of Directors for approval. Contractor information, proof of insurance and required state/city/county (i.e. permits) documentation is required. A \$500 Refundable Deposit will be held by the Board of Directors until all renovations are completed.
The installation of tile, wood or other hard surface flooring is not permitted without approved sound proofing material. The Owner is to notify the board of type of flooring and underlayment being used for compliance.
All interior unit construction work, repairs or unit improvements which involve hammering, pounding or any other noise shall not begin before 8:00 a.m. Monday through Saturday and must cease at 7:00 p.m. each day. No repairs/work involving noise or other disturbances will be allowed on Sundays. The only exception will be an emergency affecting the safety of the occupants or the building.
Any delivery of appliances, materials, equipment and/or boxes is to be made with the elevator pads up by prior notification of at least 24 hours to the on-site maintenance personnel or a Board member.
Any renovation waste materials are to be disposed of by the contractor. Bulk items may not be left on the property nor in the dumpster.
All Service Personnel must park in guest parking unless unit Owner gives up his/her parking space for their use. All service personnel are responsible for carting away all excess material and debris. They may not use the Boca Golfview dumpsters.

<b>12. PET RULE</b>
Exotic and/or dangerous animals are not permitted. Any pet that causes property damage or creates a threat to other Owners or Lessees or Guests will not be allowed on the property or to remain on the property.
Owners may have up to two pets. The designated pets are as follows: small birds in cages, fish, domestic cats, small dogs. No animal can weigh more than 25 lbs. (Service dogs are exempt from this rule.)
Dogs barking or any another pet that disturbs the peaceful and quiet enjoyment of life of the surrounding Unit Owners are not permitted.
Dogs must be kept on a leash and under proper control when outside the condominium unit.
Dogs must be walked off of the premises. In the event that your dog has an accident before leaving the premises, the pet Owner is responsible for the immediate removal, in a sanitary manner, of deposits left by a dog.
No pets may be left unattended in a unit for any period of time if the pet creates a nuisance to other residents.
Pets are not permitted in the recreation areas.
All animals must be approved by the Board of Directors. Unit Owner/Lessee must notify of Type, Breed, Size, and Color.
<b>13. SELLING AND LEASING UNITS</b>
All purchasers or lessees of units must be approved in advance by the Board of Directors or the Admissions Committee.
An application must be submitted a minimum of 30 days prior to the desired date of closing and/or occupancy. A copy of the lease and/or sales contract must be submitted with application. Upon all required paperwork being submitted, background check being completed and all fees received, the Admissions Committee of the Board will conduct a personal interview with the potential purchase or lessee. Upon the Committee's approval a Certificate of Approval will be provided. No occupancy can take place prior to interview and approval. Please see application for a complete list of required fees.
Association Right of First Refusal Consistent with the Boca Golfview Declaration of Condominium documents Owners must notify the Board of Directors of his/her intention to sell or lease their unit: "As the Association is given the right of first refusal to lease or purchase a unit that becomes available, no Owner of a Private Dwelling shall lease or sell the same property to any party without first giving the Association notice in writing of such lease or sale as herein provided, thereby giving the Association the opportunity to determine whether it will exercise the right of first refusal."
Maintenance must be current for an Owner to lease. For Owners selling, Boca Golfview maintenance and assessments must be brought current at the date of the sale closing.
No Owner may lease a unit unless she/he has owned it for a minimum of (2) years. Additionally, there may be only two leases per calendar year and the minimum lease must be four (4) months.
No sub-leasing of units allowed.
Florida law allows for no more than two (2) Persons per bedroom occupancy.
<b>14. SECURITY</b>
The doors leading to the lobby and the ground floor East and West stairwell doors are to remain locked at all times. Do not compromise the safety and security of yourself and others by leaving these doors chained or blocked open while unattended. Sometimes air pressure on the inside will prevent the lobby doors from closing securely by themselves. Always make sure the doors are secure before leaving the lobby area.
<b>15. AIR CONDITIONING UNITS</b>
When not occupying the unit for periods exceeding 2 weeks, Owners/Lessees/Guests must set their thermostat to 80 degrees.
<b>16. SATELLITE DISHES</b>
Each unit Owner has the right to mount a satellite dish (per FCC ruling 1996) on unit Owner's balcony as long as it is less than one meter in size and does not protrude beyond the railing. No satellite dishes are permitted on the outside of the building or any other common area of the property, including the roof. Prior approval by the Board of Directors is required.
<b>17. BOARD OF DIRECTORS</b>
Board Members, unless they are active, licensed and affiliated with a Florida Real Estate Office are not to offer and or participate in the offering of units for sale or rent. (October 2013)
Board members are not allowed to solicit homeowners and residents to offer services of any kind for a fee or gift. Board members are not allowed to accept any requests for a service by a homeowner or resident for a fee or gift. Violation of this rule will terminate Board membership. (October 2013). Board members represent the Condo as a whole and should be aware of any actions that might portray selective enforcement.
<b>18. GENERAL RULES</b>
No Garage Sales are permitted at anytime.
No door to door soliciting of any kind is permitted. Info may be left on the table in the front lobby.
<b>19. EMERGENCY CONTACTS</b>
All Board member's telephone numbers are listed on the bulletin board in the lobby. Onsite emergency personnel are designated by the Board and also listed.
In the event of a dire emergency please call 911---i.e. Gas leak, Fire, Burglary, Medical Emergency, Safety Threat.
<b>20. AMENDMENTS</b>

The Rules & Regulations are subject to change or modification by the Board of Directors according to the authority designated in the Florida Condominium Bylaws.

All amended Rules & Regulations shall be submitted to each Unit Owner.