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ORB 6578 Pg 1518

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FIRST CERTIFICATE OF AMENDMENT OF THE RULES AND REGULATIONS OF WHITEHALL CONDOMINIUMS OF THE VILLAGES OF PALM BEACH LAKES ASSOCIATION, INC.

THE UNDERSIGNED CERTIFY that the Rules and Regulations of Whitehall Condominiums of the Villages of Palm Beach Lakes Association, Inc., have been amended as set forth in Exhibit "A" attached hereto. The Declarations of Condominiums of the Whitehall Condominiums of the Villages of Palm Beach Lakes are recorded as set forth in Exhibit B.

Dated this 31 day of August, 1990.

WHITEHALL CONDOMINIUMS OF THE VILLAGES OF PALM BEACH LAKES ASSOCIATION, INC.

Walter H. Riseley
Witness 1
Joyce M. Dunn
Witness 2

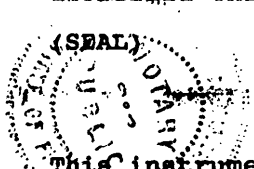
By: Frances H. Samaha
FRANCES H. SAMAHA, President
By: Sue Van Wyk
SUE VANWYK, Secretary

[SEAL]

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

BEFORE ME personally appeared FRANCES H. SAMAHA and SUE VANWYK, known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed this instrument as President and Secretary, respectively, of WHITEHALL CONDOMINIUMS OF THE VILLAGES OF PALM BEACH LAKES ASSOCIATION, INC., with due and regular corporate authority, and that said instrument is their free act and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 31 day of August, 1990.



Ronald C. Dorsky
Notary Public
State of Florida at Large
My Commission Expires:

This instrument prepared by and RETURN to: Michael J. Gelfand, Esq.
ST. JOHN & KING
500 Australian Avenue South
Suite 600
West Palm Beach, FL 33401
(407) 655-8994

Please type or legibly print the names of: Walter H. Riseley
Witness 1: Walter H. Riseley
Witness 2: Joyce M. Dunn
Notary Public: Ronald C. Dorsky

EXHIBIT "A"

RULES AND REGULATIONS

The governing documents of the community set the standards for the residential character of the community and control the composition and conduct of its residents. Principles of planned community living requires that the rights of individuals must yield, in some degree, to the goals of the majority. Rules and regulations assist the Association in enforcement for reasonable, uniform, and consistent matters.

The Association's By-Laws, Section 8, gives authority to the Association's directors to adopt Rules and Regulations in order to develop a scheme to enhance the health, happiness and enjoyment of the Apartment Owners and as a guide for satisfactory operation of the Association.

The definitions contained in the Declaration of Condominium and Recreational Covenants Agree for Whitehall Condominiums of the Villages of Palm Beach Lakes are incorporated herein as part of these Rules and Regulations.

1) Each Apartment Owner is responsible for the actions of all persons occupying their Apartment including, but not limited to, their family members, lessees and guests. Owners shall familiarize their lessees and guests with the Declaration of Condominium and Rules and Regulations of the Association in order to avoid any misunderstanding. Please note with special emphasis the "Occupancy and Use Restrictions" contained in Article XII of the Declarations

of Condominium and Article III of the Recreational Covenants Agreement for Whitehall Condominiums of the Villages of Palm Beach Lakes for additional information regarding restrictions.

2) Any damage to the Common Elements, the Recreation Areas or equipment of the Association caused by any Apartment Owner, their family members, lessees, or guests, shall be repaired or replaced at the expense of such Owner. If a violation occurs the Association will seek redress from the Owner.

3) Apartments shall be utilized for single family residents only.

A. No commercial or business activity may be performed in Apartments or on Condominium or Association Property.

B. The term "family" is defined as being no more than two persons unrelated by blood, marriage or adoption maintaining a non-profit housekeeping unit with all occupants having access to all parts of the occupied apartment and having common housekeeping facilities.

C. Any individual utilizing or occupying an Apartment for seven days or more while the owner is not in residence shall be considered to be a tenant and not a guest.

4) The walkways, entrances, halls, corridors, stairways and elevators shall not be obstructed or used for any purpose other than ingress and egress to and from the Condominiums and the other portions of Whitehall Condominiums of the Villages of Palm Beach Lakes.

5) No bicycles, scooters, skateboards, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand or remain on any of the Common Elements.

6) The exterior of the Apartments and all other areas appurtenant to an Apartment shall not be painted, decorated or modified by any Apartment Owner in any manner without prior written consent of the Association's directors which consent may be withheld on purely aesthetic grounds within the sole discretion of the board.

7) All draperies, curtains, shades or other window or door coverings installed within an Apartment (except approved window tinting), which are visible from the exterior of the Apartment or any other portion of Whitehall Condominiums of the Villages of Palm Beach Lakes shall have a white or off white backing. Installation of bronze accordion or roll up hurricane shutters will be allowed provided plans for installation, and a photograph of the shutters' appearance have been submitted to the Association's directors for approval if aesthetically complementing the Condominiums.

8) No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the Apartment visible from the exterior of the Apartment.

9) No article, including towels and clothes, shall be hung or shaken from rails, doors or windows of the Apartments or placed upon the outside window sills of the Apartments, nor shall anything be projected out of any window except the flag of the United States of America as required by law.

10) Nothing may be swept or thrown from an Apartment or walkway.

11) No clothesline or other similar device shall be allowed on any portion of the Common Elements or the Recreation Areas.

12) No plants, receptacles, or any moveable objects shall be placed or maintained on balcony rails, or walkway rails.

13) Apartment Owners shall keep their Apartments in a good state of preservation and cleanliness

14) No radio or television aerial or antenna shall be attached to, or hung from, the exterior of the Apartment or any portion of the Common Elements, including the roofs.

15) No Apartment Owner, their family members, lessees, or guests shall make or permit any noise between the hours of 11:00 p.m. and 8:00 a.m. that will unreasonably disturb or annoy the occupant of any of Apartment, or do or permit anything to be done at any hour which interferes with the rights, comfort, or convenience of other Apartment Owners or occupants. This prohibition includes music and noise emanating from automobiles and audio equipment in the Association Common Elements.

16) All garbage and refuse from the Apartment must be bagged, tightly sealed and deposited with care in dumpsters provided for garbage and refuse. Before depositing cardboard boxes they MUST be cut up with the boxes' sides, bottom and top separated. NO trees, wood, crate, furniture, corrosive materials, hazardous or similar articles are to be placed in dumpsters.

17) No littering is permitted.

18) Waterclosets and other water apparatus in the Apartments or upon the Common Elements or the Recreation Areas shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuses of any waterclosets or other apparatus shall be paid for by the Apartment Owner responsible for the damage.

19) Each Apartment Owner who plans to be absent from his Apartment during the hurricane season (June 1 through November 30 of each year) must prepare their Apartment prior to departure by designating in a writing delivered to the Association a responsible firm or individual to care for the Apartment should the Apartment suffer hurricane damage. Apartment Owners should notify the Association of approximate departure and return dates and where a key is available.

20) The agents and employees of the Association and any contractor or workman authorized by the Association may enter any Apartment at any reasonable hour of the day for the purpose permitted under the terms of the Condominium Documents and the Condominium Act. Entry will be made by pre-arrangement with the Apartment Owner or Lessee except for emergency circumstances in which case access is deemed permitted regardless of the hour.

21) No Apartment Owner, their family members, lessees, or guests shall direct the efforts of, or employ, any employee or agent of the Association.

22) No trailer, boat, van, camper, truck, or commercial vehicle shall be permitted on any portion of the Common Elements

or the Recreation Areas, except for trucks delivering goods or furnishing services to Apartments and Apartment occupants, or upon such portion of the Whitehall Condominiums of the Villages of Palm Beach Lakes as the Board may, in its sole discretion, determine. In addition to other remedies the Association shall have the right to authorize the towing of any vehicle in violation of this rule with the costs to be borne by the vehicle's owner. Vehicles over sixty-two inches in height shall be considered to be a prohibited van or truck.

23) Apartment Owners, their family members, lessees, and guests shall obey the parking and driving regulations posted on the streets, parking areas, and drives.

24) No vehicle or other possessions belonging to an Apartment Owner, their family members, lessees, or guests shall impede or prevent ready access to another Apartment's parking space.

25) All vehicles parked or operated within the development must be maintained in good operating condition and must display a valid license plate. All vehicles shall have a well painted exterior free of excessive visual body rust, other deterioration, and offensive markings.

26) Apartment Owners', their family members' and tenants' vehicles must be parked in designated parking spaces for the Apartment, front end in to spaces.

27) No vehicles may be disassembled upon Condominium Property, except for emergency changing of tires or a battery. Any other repairs or maintenance, except car washing and waxing, will

be done after vehicle has been removed from the development. Car washing is restricted to an Apartment Owner's or tenant's vehicle in their parking space or in front of the Condominium's dumpster building's overhead door. All hoses must have automatic shutoff valves to conserve water, and shall not be utilized when prohibited by water conservation regulations.

28) Each Apartment Owner and lessee shall clean parking spaces fouled by any oil, fluid or material discharged by their vehicles.

29) No Apartment Owner, their family members, lessees, or guests shall do or permit any act or failure to act which shall cause any insurance policy on the Apartments to become void or suspended, nor shall they cause any increase in premiums payable by the Association. This prohibition includes, but is not limited to bringing any inflammable oils or fluids such as gasoline, kerosene, naphtha, or benzine or other explosive article into an Apartment.

30) No fires or barbecues are permitted in Apartments, or on balconies, walkways or common areas.

31) Food may not be prepared or consumed except in the Apartments or designated areas. In the pool area beverages are allowed only in unbreakable containers.

32) The Recreation Areas are solely for use of the Apartment Owners, their families, tenants, and guests, solely at the risk of those users, and not in any event at the risk of the Association or its Manager.

33) Use of the Recreation Areas, including permitted hours, guest rules, safety and sanitary provisions, and all other pertinent matters shall be in accordance with regulations posted in the Recreation Areas. Pursuant to Florida Law (Chapter 10D-5 Florida Administrative Code), swimming pool hours are from SUNRISE TO SUNSET.

34) No person shall play outside an Apartment except in those areas designated for play by the Association. Ball playing, kirkbee playing, etc., must be done at the VORSON fields on Cumberland Drive.

35) No pet or any other animal, including reptiles, livestock and poultry shall be kept or placed in any Apartment or upon the Condominium Property, except for pets kept in an Apartment on April 1, 1988 documented by a writing including the pet's description and requesting the keeping of the pet, provided to the Association no later than May 15, 1988. No new replacement pets will be permitted. If "grandfathered", only one pet may be kept in an Apartment, and must be on a leash at ALL times when outside of an Apartment. Pet walking is CONFINED TO THE AREA BETWEEN VILLAGE BOULEVARD AND PARKING SPACES, NEVER INSIDE CONDOMINIUM GROUNDS. Pet droppings must be immediately cleaned up, wrapped and properly disposed.

36) No hard surface floor covering (e.g.: tile, wood, vinyl) shall be installed in any Apartment not located on the first floor of a Condominium. Any removed carpet shall be immediately replaced by carpet of substantially similar or greater weight.

37) Complaints regarding the Management of the Condominium Property or the Recreation Areas or regarding the actions of other Apartment Owners, lessees or guests shall be made IN WRITING to the Association. All complaints shall state the complainant's name and Apartment number.

38) The Declarations of Condominium, Article XIV, set forth procedures for the sale, lease, mortgage, or transfer of an Apartment. Any sale, lease, mortgage or transfer not properly authorized by the Association may be voidable by the Association.

39) Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time by the Board.

40) These rules and regulations may be amended or added to from time to time by the Association's Board of Directors.

**EXHIBIT "B" TO THE
FIRST CERTIFICATE OF AMENDMENT
OF THE RULES AND REGULATIONS OF
WHITEHALL CONDOMINIUMS OF THE VILLAGES
OF PALM BEACH LAKES ASSOCIATION, INC.**

The Declaration of Condominiums for the Whitehall Condominiums of the Village of Palm Beach Lakes are recorded in the Official Records Books ("ORB") of the Public Records of Palm Beach County at the pages indicated:

<u>Condominium Name</u>	<u>ORB</u>	<u>Page No.</u>
Condominium 1 of Whitehall Condominiums of the Villages of Palm Beach Lakes	4381	1167
Condominium 2 of Whitehall Condominiums of the Villages of Palm Beach Lakes	4382	1687
Condominium 3 of Whitehall Condominiums of the Villages of Palm Beach Lakes	4391	1309
Condominium 4 of Whitehall Condominiums of the Villages of Palm Beach Lakes	4392	0576
Condominium 5 of Whitehall Condominiums of the Villages of Palm Beach Lakes	4397	0494
Condominium 6 of Whitehall Condominiums of the Villages of Palm Beach Lakes	4398	0317
Condominium 7 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5134	1750
Condominium 8 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5140	1545
Condominium 9 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5150	1893
Condominium 10 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5159	0112
Condominium 11 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5169	0758
Condominium 12 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5176	0476
Condominium 13 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5183	0578
Condominium 14 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5189	0574

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Condominium 15 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5301	1505
Condominium 16 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5316	0514
Condominium 17 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5329	0476
Condominium 18 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5338	0005
Condominium 19 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5346	0053
Condominium 20 of Whitehall Condominiums of the Villages of Palm Beach Lakes	5358	1418

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RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT