

**WHITEHALL CONDOMINIUMS OF THE VILLAGES
OF PALM BEACH LAKES ASSOCIATION, INC.**
2771 VILLAGE BLVD.
WEST PALM BEACH, FL 33409

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 require 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 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 required 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 resident 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 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 other portions of Whitehall Condominiums of the Villages of Palm Beach Lakes.
- 5) No bicycles, scooters, skateboards, baby carriages, similar vehicles, 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 may be on purely aesthetic grounds within the sole discretion of the Board.
- 7) All draperies, curtains, shades or other window or door coverage 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 accordion or roll up hurricane shutters ONLY in the color white will be allowed providing plans for installation to cover Windows, Sliding Glass Doors and Alcove at front entry way and Front Doors.
- 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 Apartment or placed upon the outside window sills of the Apartment, 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 of the Recreation Area.
- 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 other 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) Water closets and other water apparatus in the Apartment 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 misuse of any water closets 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 hurricanes season (June 1 through November 30 of each year) must prepare their Apartment prior to departure by designating in 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 this 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 Recreational Areas, except for trucks delivering goods or furnishing services to Apartments and Apartment occupants, or upon such portions of the Whitehall Condominium 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. The Board has approved the parking of passenger vehicles up to 65 ½ inches with seating capacity of four or more and windows all around. Due to the limited number of parking spaces, homeowners will be required to use their own space number and then a guest space for a second car. Parking stickers and temporary tags are now mandatory for all owners, tenants and guests.
- 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, lessee 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 vehicle 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.

- 28) Each Apartment Owner and lessees 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 benzene or other explosive article into an Apartment.
- 30) No fires or barbecues are permitted in Apartments, or on balconies, walkways or Common area.
- 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
- 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 Condo), 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, Frisbee playing, etc., must be done at the VOPBOA fields on Cumberland Drive.
- 35) No pet or any 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 on 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 the 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 Declaration 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.

Initials _____

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

ACKNOWLEDGEMENT OF RULES AND REGULATIONS

I, _____, Unit# _____ Bldg. # _____

Do hereby acknowledgment that the Declaration of Condominium, the articles of Incorporation, the By-Laws and the Rules and Regulations governing the Whitehall Condominiums, Inc. has been discussed and explained to me, I have received:

Condo Documents

Rules & Regulations

from the unit owner and/or the Association.

I further acknowledge that I fully understand and will abide by all said Rules and Regulations.

I also understand that I must park my vehicle in the designated parking space provided and I have no right to use other parking spaces without the written approval from the unit owner, which must be submitted in writing to the Association office in order to avoid towing.

Dated: _____

Signature: _____

Signature: _____