



3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463

Ph: (561) 641-8554 / www.grsmgt.com

REQUEST FOR ARCHITECTURAL COMMITTEE APPROVAL TO MODIFY UNIT AND/OR PROPERTY

Please note there is a required **Architectural Modification Application Processing Fee** in the amount of **\$25.00 payable to GRS Community Management** in the form of a money order or cashier's check.

CONTRACTOR/VENDOR GUIDELINES

All Homeowner and Condominium Associations require the following documents to be **provided by the Contractor/Vendor to the Homeowner** and submitted in whole with the Modification Application and Fee to be processed expeditiously:

1. _____ Current copy of Contractor/Vendor Occupational License.
2. _____ Current copies of a Contractor/Vendor Certificate of Liability Insurance, Automobile/Vehicle Insurance and Workers Compensation Insurance (or an Exempt Certificate must be provided).

The COI's Certificate Holder must reflect the following verbiage:

"Name of Association" (*in which the project is contracted*)
c/o GRS Community Management
3900 Woodlake Blvd. Suite 309
Lake Worth, FL 33463

The Association must be named as an Additional Insured.

3. _____ No Application will be processed without being completed in its' entirety and submitted without all required supporting documentation as listed above and/or the fee(s).
4. _____ Applications and/or documentation submitted in part(s) or through a third party will not be accepted and will be returned to the Homeowner.

Please submit payment with the attached application and ALL required documentation.

Thank you.



Abbington Architectural Review Committee (ARC) Guidelines,
Community Rules and Restrictions

<u>DESCRIPTION</u>	<u>SECTION</u>	<u>DESCRIPTION</u>	<u>SECTION</u>
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ANTENNAS (SATELLITE DISHES)	20	NUISANCES	180
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DRIVEWAYS/WALKWAYS	70	SCREEN ENCLOSURES & SCREEN DOORS	240
EXTERIOR HOUSE LIGHT	80	SEASONAL LIGHTS & HOLIDAY DECORATIONS	250
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LAKE IRRIGATION	150	WINDOW FILMS	320
LANDSCAPING/PLANT MATERIALS	160		

ALL PERSONS USING THIS MANUAL ARE ADVISED:

1. This manual has been adopted for the purpose of establishing general guidelines for architectural approvals and every day rules for the community and **does not supersede or replace the Association's governing documents or local, state or federal laws, codes, ordinances, rules or regulations.**
2. This manual is subject to amendment from time to time. Also, because of changing circumstances and technologies, matters prohibited or approved in the past may not necessarily be prohibited or approved in the future.
3. While this manual is intended to establish consistency of appearance within the community, it should be remembered that because of factors such as location, neighborhood characteristics and proximity to common areas, waterbodies, roads and the like, various properties may be treated differently in order to reflect such factors.
4. As stated in the Association's governing documents, no approval hereunder shall constitute a warranty or approval as to, and neither the Association nor any member or representative thereof shall be liable for, the safety, soundness, workmanship, materials or usefulness for any purpose of any improvement or alteration nor as to its compliance with governmental or industry codes or standards.

May 2015

***Compliance with these guidelines does not automatically grant architectural approval. Architectural approval must be requested in writing for any changes to the exterior of your home. Application and instructions can be found on the attached Architectural Review Board Application form or by calling GRS Community Management at (561)641-8554.**

Section 10 Air Conditioners

- A. Window A/C units are not permitted.

Section 20**Antennas and Satellite Dishes**

- A. Exterior antennas used for AM/FM radio, amateur ("Ham") radio, CB radio, Digital Audio Radio Services ("DARS"), or antennas used as part of a hub to relay signals among multiple locations are not permitted.
- B. Satellite dishes with a diameter of 18 inches or less may be installed subject to the following:
 - 1. Dish must be installed at least 8 feet above the finished floor of the home.
 - 2. The preferred location for dishes is on the rear wall of the home or on a sidewall within 6 feet from the rear of the home.
 - 3. Cables required for installation, which are exposed on outside walls, must be painted to match the existing building color.
 - 4. Dishes may not be installed in common areas.
 - 5. Installation of more than one dish will be considered in the circumstance that a single dish is insufficient to provide an acceptable signal. In such situations, a letter from the satellite service provider must be presented for review to ARC with the homeowner's request.

Section 30**Awnings**

- A. Only retractable roll-out awnings encased on rear of home are permitted.
- B. You must submit an architectural application, with a survey showing location and sample of fabric, to ARC for approval prior to installation. Colors must be consistent with the color scheme of the houses in the community.
- C. Periodic cleaning and eventual replacement by owner is at the discretion of the Board of Directors.

Section 40**Basketball Hoops**

- A. Duly Portable basketball hoops shall permitted and to be stored in garage when not in use. Storage on lanais or anywhere outside of the home is prohibited.
- B. Shall not cause a nuisance.
- C. Portable basketball hoops cannot be set up in the street.

Section 50**Watercraft**

- A. The only place a boat, canoe, kayak or other watercraft may be kept within the community is within the garage of the unit owner. The garage door must be able to close completely so that the boat, canoe or kayak is not visible from the street. Boats, canoes or kayaks parked in the street, cabana or sport fields' parking lots, or any other unauthorized area will be towed at the owner's expense.
- B. Boats, canoes, kayaks and other watercraft are not permitted on the lakes.
- C. Boat houses or docks are not permitted.

Section 60**Clothes Drying**

- A. No garments, rugs, or any other materials may be hung, exposed, or dusted from the windows or from the front fade of any home. Further, no outside clothesline or other facilities for drying or airing clothes shall be erected in the front, side or back yard of any home.

Section 70**Driveways & Walkways**

- A. Surfaces must be consistent with original materials and colors.
- B. Walkways from the driveway to front door; front and rear patios and porches may be considered for resurfacing (tile, pavers, etc.,)

- C. Driveways should remain free from oil, gas and other stains. Periodic cleaning may be required at the discretion of the Board of Directors.
- D. No side extensions to the driveways or walkways are allowed.
Driveway extensions may be considered provided:
 - 1. ARC application submitted and approved.
 - 2. Appropriate permitting obtained by homeowner/contractor (permit application Type 1).
 - 3. Pavers/extension are professionally installed.
 - 4. Pavers match existing...TREMORON OLDE TOWN 2 PIECE AUTUMN BLEND.
 - 5. In order to maintain the appearance and symmetry of the community:
 - a. Maximum extension width permitted will be 7 feet.
 - b. Width distribution shall be approximately 7 ft toward entry way, to plane of walkway.
 - c. Pavers shall extend to road and meet plane of existing pavers.
 - d. See graphic and further specification information in Appendix I of this document.
 - 6. Homeowner is responsible for relocating all necessary irrigation.

Section 80 Exterior House Light

- A. All additional light fixtures require architectural approval. Along with your architectural application submit a picture of the fixture and a copy of your survey, showing the location, to ARC for approval prior to installation.

Section 90 Fences

You must submit an architectural application with a survey showing the fence location for approval prior to installation. Municipal permits are the responsibility of the homeowner. Rear gates, a minimum of five (5) feet wide are required to allow access of lawn maintenance equipment. These gates MUST be kept unlocked at all times.

- A. **Interior Lots**
 - 1. 5' black/bronze aluminum fence only.
 - 2. Must be set back at least 5' from the front corners of house.
 - 3. Due consideration should be given to any easements that may exist.
- B. **Non-Water Corner Lots**
 - 1. 4 or 5' black/bronze aluminum or vinyl coating fence only.
 - 2. Must be set back at least 5' from the front corners of house.
 - 3. Fences must be set in at least 5' from the sidewalk on the side of the property facing the street.
 - 4. Due consideration should be given to any easements that may exist.
- C. **Water Lots**
 - 1. 4' black/bronze aluminum fence only.
 - 2. Must be set back at least 5' from the front corners of house.
 - 3. Fence cannot encroach into the 20' lake maintenance easement.
 - 4. Due consideration should be given to any easements that may exist.

Section 100 Flag Poles & Flags

- A. No flags or banners other than American flags.
- B. Only permissible installation is by brackets mounted to the front exterior of house. Flag poles are prohibited. Flags are not permitted to be affixed to trees or other landscaping.
- C. You must submit an architectural application with a survey showing location to ARC for approval prior to installation.

Section 110 Garages

- A. Garage conversions are not permitted.
- B. Garage doors should be kept closed when the garage is not in use.

- C. Garages doors should be periodically cleaned, painted and maintained - damaged or unsightly doors required to be cleaned, repaired, or replaced at the discretion of the Board of Directors.
- D. Garages with front facing windows should be fitted with appropriate window treatments (see Section 320).

Section 120 Gutters & Downspouts

- A. Gutter color must match the fascia of the house.
- B. Downspouts must match the color of the house.
- C. You must submit an architectural application with a survey showing location to ARC for approval prior to installation.

Section 130 House Colors

- A. Shall remain as original colors selected for the community.
- B. Approval must be received prior to painting front doors or garage doors.
- C. You must submit an architectural application to ARC for approval prior to painting.

Section 140 House Paint

- A. Shall not have mildew or irrigation staining.
- B. Shall not have chipped or peeling paint.

Section 150 Lakes

- A. All lakes on the property are permitted through South Florida Water Management District for water management purposes and may not be used for recreational purposes. No swimming, fishing or boating is allowed. Use of remote control boats, toys or other items is also prohibited.
- B. No personal property may be kept on the lakes or on the lake banks. Any property being kept on the lakes or lake banks is subject to removal without any further notice and at the expense of the property owner.
- C. Any signs located on the lake banks relating to use of the lake are property of the Association and may not be removed, damaged or altered in any way. Persons removing, damaging or otherwise altering a sign will be liable to the Association for the expense of replacing the sign.
- D. No construction debris, lawn clipping or vegetation, trash or other items may be deposited in the lakes.

Section 160 Landscaping & Plant Materials

- A. Landscaping (includes decorative plants only in established planter beds) shall not be removed or added without prior approval. Herb, vegetables and fruit plants/trees are prohibited in front or side of homes.
- B. All landscaping shall be contained in mulched or rocked beds. Mulch/Rock must be maintained in a clean manner, free of mildew, weeds and stains.
- C. Homeowner is responsible for maintenance and upkeep of all additional landscaping.
- D. Landscaping should not be planted in the Right of Way or Public Utility Easements. Planting in such areas is at the homeowners risk, as if utilities need to be installed or repaired, it is within the right of the installing entity to remove the plants with no responsibility to replace them or compensate the owner.
- E. When installing new landscaping in any area other than an existing planter bed, or when installing a new planter bed, homeowner is required to have all public and private utilities located and flagged prior to digging.
- F. **LANDSCAPE LIGHTING & DECORATIVE STRUCTURES**
 - 1. Wiring shall be buried and out of sight.
 - 2. Homeowner may be required to assume responsibility for maintaining lawn directly surrounding landscape lighting or decorative structures if the

installation of such features creates an undue burden on the lawn maintenance company

3. Transformers shall be obscured from view.
4. Must not be a nuisance to neighbors.
5. "NO" Trellis' are allowed.
6. Ponds, fountains and other water features and sculptures are not permitted unless contained within an enclosed lanai or pool area. Ponds, fountains and other water features and sculptures are prohibited in front or side of homes.
7. A maximum of 3 decorative pots, matching in color, shape, size and material are permitted in front of homes only, plastic planter pots are prohibited. Approved plants in pots must be continuously maintained. Dead or dying plants must be removed and replaced.

G. PLANT MATERIAL

1. Trees
 - (A.) Most varieties permitted, however rapid growing and/or invasive varieties may be prohibited completely, or restricted in certain locations.
 - (B.) Shall not be a nuisance due to insects or rodents
 - (C.) Shall be regularly trimmed so that branches do not become a nuisance to neighboring properties.
 - (D.) Fruit trees must be planted a minimum of 10' from property lines. Standard setback for all trees other than fruit trees is a minimum of 5' from property lines. Large or rapidly growing trees may require greater setbacks. Are only permitted in back of homes.
 - (E.) Fallen fruit, branches and fronds must be picked up.
 - (F.) Fruit trees may only be planted in the backyard.
 - (G.) No trees may be planted in the 20' lake easement.
 - (H.) For the health of the tree, the planting of flowers around swale trees is not permitted.
 - (I.) Burning of trash or foliage is prohibited within the community.
2. Hedging
 - (A.) Most varieties permitted, however rapid growing and/or invasive varieties may be prohibited or restricted in certain locations.
 - (B.) Shall not be a nuisance due to rodents or insects.
 - (C.) Shall be regularly trimmed so that branches do not become a nuisance to neighboring properties. All landscaping must be maintained and trimmed and not appear overgrown.
 - (D.) Spacing of hedging shall be continuous (i.e. planted on 18 inch centers). Hedging shall be planted inside property line by at least 18 inches. On corner lots, hedging must be set back at least 5' from sidewalks and/or roadways.
 - (F.) Landscaping shall not extend into Lake Easement.
 - (G.) Hedging must maintain height between 4 and 5 feet.
3. Plants and Flowers
 - (A.) No artificial vegetation allowed (includes grass, plants, etc.).
 - (B.) Shall not encroach into the 20 foot lake maintenance easement.
 - (C.) For the health of the tree, the planting of flowers around swale trees is not permitted.
 - (D.) Adding new planter beds or replacing plants in existing beds requires prior approval.

Section 170 Mailboxes

- A. No individual mail boxes are permitted. Mail delivery is located at designated locations.

Section 180 Nuisances

- A. Music may not be played at a level that can be heard outside of your home.
- B. No homeowner shall create an annoyance to the neighborhood. Loud, disturbing and unnecessary noises will not be tolerated and may be reported as noise disturbances to the County Sheriff's Office. Activities that may constitute a noise disturbance include, but are not limited to, the following:
 - 1. loud music, television or parties
 - 2. sounding of horns and whistles for an unreasonable period of time other than as a danger warning
 - 3. yelling, shouting, singing, etc. other than at normal conversation levels after 11pm
 - 4. barking, howling, whining, screeching of animals
 - 5. Rodents and insects shall be controlled.
 - 6. Firearms pellet, and BB guns shall not be discharged within the community.
 - 7. Fireworks are not permitted within the community.

Section 190 Parking of Vehicles

- A. Parking on streets, parking on or across sidewalks, parking on lawns, and parking on common areas is not permitted, this includes in front of mailbox. Vehicles will be towed/booted if present overnight.
- B. Vehicles may not be parked sideways on driveways.
- C. Board of Directors or their agent has the authority to tow/boot vehicles which are in violation of the rules and regulations of the community at the vehicle owner's expense.
- D. Vehicle owner will be responsible for expense of repairs required to any property damaged as a result of parking in violation of these rules (i.e.: damage to grass, sprinkler, etc.).
- E. Parking on any grass area around the pool area and or within the community is prohibited.

Section 200 Patios & Lanais

- A. Wood decks are not permitted.
- B. Shall be constructed of pavers or concrete.
- C. Materials shall be consistent in color and type with those used in the construction of the home.
- D. Shall not extend beyond the plane (sides) of the house.
- E. Shall not encroach on any easement, including 20' lake maintenance easement or utility easements.
- F. Homeowner is responsible for having all public and private utilities located prior to commencing construction.
- G. Irrigation lines and heads that run through the area of the improvement should be capped and/or re-routed so that no running water is flowing under the patio/lanai. Homeowners who build over existing lines do so at their own risk. In the instance a line breaks underneath the patio/lanai, Association's irrigation contractor will repair the line and is permitted to remove any portion of the patio/lanai necessary to complete the repair. Neither Association nor contractor will be responsible for repair or reimbursement to Homeowner for damage caused to the patio/lanai as a result of the break.

Section 210 Pets

- A. A maximum of 3 pets per home is permitted.
- B. Pets must be leashed at all times when they are not in a fully enclosed patio/yard.
- C. You must pick up after your pets.
- D. Pets cannot be left outside, including within a screen patio area or a pool screen enclosure, to bark or to the annoyance of neighbors.

Section 220 Swing Sets and Play Equipment

- A. Tree houses are not permitted. Association insurance will not cover any injury or damage caused by use of unauthorized play equipment.
- B. No swing set or equipment with a height taller than 15' is permitted.
- C. Shall be landscaped so as to obscure from view and must not become a nuisance.
- D. Shall be properly maintained and kept in good repair; Swing sets or equipment that are in disrepair, unclean, or become a nuisance may be requested to be removed from the property at the discretion of the Board of Directors.
- E. It is recommended that any swing set or play equipment that is not portable be installed in a mulch bed to accommodate lawn maintenance. Neither Association nor landscaper will be responsible for equipment damaged in the course of routine lawn maintenance.
- F. Shall not be placed closer than 10 feet from any adjoining property line and cannot be visible from the street.
- G. You must submit an architectural application with a survey showing location to ARC for approval prior to installation.

Section 230 Pools & Pool Equipment

- A. Swimming Pools & Spas
 - 1. No portion of pool, pool deck or enclosure may extend beyond the plane of the house.
 - 2. No portion of pool, pool deck or enclosure may encroach on 20' lake maintenance easement.
 - 3. Homeowner is responsible for having all public and private utilities located prior to commencing construction. Homeowners that proceed with construction without having utilities located will be responsible for costs associated with damage to any utility line.
 - 4. Irrigation lines and heads that run through the area the pool and deck will be installed should be capped and/or re-routed so that no running water is flowing under the pool or deck. Homeowners who build over existing lines do so at their own risk. In the instance a line breaks underneath the improvement, Association's irrigation contractor will repair the line and is permitted to remove any portion of the improvement necessary to complete the repair. Neither Association nor Contractor will be responsible for repair or reimbursement to Homeowner for damage caused to the as a result of the break.
 - 5. Survey showing a scaled drawing of pool/spa and pool equipment should be attached to your architectural application.
 - 6. It is suggested that you receive architectural approval from ARC before applying for permits.
- B. Pool Equipment & Gas Tanks (heaters, pumps)
 - 1. Landscaping shall be used to obscure pool equipment from view.
 - 2. Type of landscaping that will be used should be identified in architectural application submitted for pool installation.

Section 240 Screen Enclosures & Screen Doors

- A. Shall not extend beyond the plane of the house nor encroach on any easement, including 20' lake maintenance easement.
- B. Shall be black/**bronze** aluminum framing with charcoal color screening.
- C. Shall not have flat aluminum covered roof.
- D. Landscaping may be required, particularly on corner lots.
- E. You must submit for architectural approval from ARC prior to applying for permits.

Section 250 Seasonal Lights & Holiday Decorations

- A. May only be displayed for a total of 40 days per calendar year.
- B. No hooks, nails or other devices shall be placed on a tree or other landscaping for purpose of hanging lights or other decoration as this is harmful to the health of the plant.

Section 260 Sidewalks (Parallel to Streets)

- A. Shall not be painted or stained.
- B. Shall be kept free of irrigation stains.
- C. Sidewalks are never to be altered except as originally installed.

Section 270 Signs

- A. One "For Sale" or "For Rent" sign may be displayed in the front window of the home provided the face surface shall not be larger than 3" x 5". Once the developer has sold all homes within the community the size will then be increased to 18" x 24".
- B. No other signs are permitted.
- C. No signs of any kind may be placed on community common grounds.

Section 280 Storage Sheds & Tents or any form of temporary structure

- A. Are not permitted.
- B. No structure of a temporary character, trailer, basement, tent, shack, barn, shed or other out-building shall be used on any lot at any time as a residence or appendage to such residence, either temporary or permanent. **AS STATED W/IN ARTICLE IX SECTION II OF OUR DECLARATION.**

Section 290 Storm Shutters

- A. Shall preferably have removable panels.
- B. Roll-down and sliding models shall match wall color.
- C. Accordion panel shutters must match color of adjoining window or door frame.
- D. No Bahama Shutters are permitted.
- E. Panels must be in place no earlier than 48 hours prior to storm or warning, and must be removed within 7 - 14 days after a storm or 48 hours after a warning.
- F. Must not be used for security purposes.
- G. You must submit an architectural application with a survey, showing location to ARC, for approval prior to installation of shutters other than what was included with your home.

Section 300 Trash

- A. All trash must be placed in containers. Bags and loose trash are not permitted. Containers should be made of rigid plastic with 20 - 32 gallon capacity, well-sealed.
- B. No trash containers can be put out earlier than 24 hours before pick up.
- C. Containers must be brought in no later than 12 hours after collection.
- D. Trash containers must be stored out of view. Trash containers may not be stored at the side or rear of the house unless obscured 100% from view by approved landscaping.
- E. Recycling Bins are not permitted to be stored outside at anytime.

Section 310 Vehicles

- A. No recreational vehicles, trailers, or mobile homes are permitted to be stored within the community unless they can be stored in the garage with the garage door down, at all times.
- B. Commercial vehicles must be kept in the garage at all times.
- C. No car covers or unlicensed cars or non-operable vehicles are allowed.
- D. ATV's, 4-wheelers and similar vehicles may not be driven anywhere within the community.
- E. The speed limit throughout the community is 20 m.p.h.

Section 320 Windows and Window Coverings

- A. Window coverings shall consist of curtains/drapes, blinds or other traditional window covering. Sheets, newspaper, aluminum foil, bags and other similar items are not permitted.
- B. Tinting shall be non-mirror finish.

- C. Broken or damages blinds or window coverings will be required to be replaced at the discretion of the Board of Directors.
- D. Broken windows shall promptly be replaced.

***Compliance with these guidelines does not automatically grant architectural approval. Architectural approval must be requested in writing, for any changes to the exterior of your home. Application and instructions can be found on the attached Architectural Review Board Application form or by calling or emailing Property Management.**

ABBINGTON HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE
APPLICATION

NAME: _____

ADDRESS: _____

PHONE: _____ LOT: _____ DATE: _____

SUBDIVISION: _____ DATE RECEIVED: _____

Approval is hereby requested to make the following modifications, alterations, or addition to my home or lot.

Please attach a detailed description of the modification/improvement (i.e.: color, size, materials to be used), along with a lot survey containing a scaled drawing of the location of the modification/improvement, copy of professional license and proof of insurance of contractor who will be performing the work if other than the homeowner. For contractor work please include the following on the CERTIFICATE OF LIABILITY INSURANCE form (provided by your contractor's insurance company) as a certificate holder: *Abbingtion Homeowners Association c/o-GRS COMMUNITY MANAGEMENT, INC 3900 Woodlake Blvd, Suite 309 Lake Worth, FL 33463.*

I AGREE:

1. To abide by the decision of the ARC/Board of Directors.
2. That if the modification is not completed as approved, said approval can be revoked and the modification removed.
3. That I am responsible for restoring all property affected by my installation/modification to its prior condition and that I am responsible to pay for and repair any and all damages done to any common area or adjoining property as a result of the installation/modification within a reasonable time following completion.
4. That I may be required to place a deposit with the Association in the amount of \$200.00-\$1,500.00, depending on the size and nature of project, to secure against property damaged as a result of the installation/modification. Once the installation/modification is completed and the property is appropriately restored, as determined by the Board, the deposit will be returned to me. Should I fail to restore or repair damaged property caused by the installation/modification within a reasonable time, the Association will have the right to use my deposit to complete the repairs.
5. To obtain all necessary permits and comply with all State, County, and City codes and ordinances.
6. That I am responsible for having all public and private utilities located prior to commencing work on any improvement/modification that requires any digging or excavation, and that the ARC will not approve this application until I have returned the attached Irrigation Review Form executed by a representative of Association's irrigation vendor.

I have read, understand and agree to all of the above.

Owners Signature

Submit application to :
GRS Community Management, INC.
3900 Woodlake Blvd, suite 309
Lake Worth, FL 33463
<http://www.grsmgt.com>
Residentservices@grsmgt.com

ABBINGTON HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW
COMMITTEE APPROVAL FORM

Date application received by ARC: _____ (initial/date)

Application not completed, contacted owner: _____ (initial/date)

Approved: Property Manager _____

Abbington Homeowners Association ARC _____

Denied:

Property Manager _____

Abbington Homeowners Association ARC _____

Deposit Amount (if required): _____

Comments:

**ABBINGTON HOMEOWNERS' ASSOCIATION HOMEOWNERS ASSOCIATION, INC. AMENITY RULES
AND REGULATIONS WHERE APPLICABLE**

The following **Rules** and **Regulations** have been adopted and will be administered by the Abbington Homeowners' Association, Inc. Homeowners' Association, Inc. Board of Directors. The Rules and Regulations may be changed at any time by the Board. It is the intent of the Board to limit these Rules and Regulations so that every member will obtain maximum use and enjoyment of the facilities.

Although they place some restrictions on member activities, they are intended to respect the right of the membership as a whole. Enforcement of the Rules and Regulations will primarily be placed in your hands and those of the Association.

GENERAL INFORMATION

The Rules and Regulations of Abbington Homeowners' Association, Inc. Cabana are designed to protect the rights and privileges of the Abbington Homeowners' Association, Inc. residents, their families and guests and to protect the property. The following Rules and Regulations have been formulated to acquaint members of Abbington Homeowners' Association, Inc. with the activities available to them and for proper utilization of the facilities. These Rules and Regulations will be reviewed periodically by the Board of Directors and amended as necessary to better serve the community.

MEMBER/OWNER

Member is defined to include the owners of record of the home within either, Abbington Homeowners' Association, Inc. Association. Parents of unit owners whose legal and permanent residence is within the members unit are also entitled to be members.

A member will be required to be with their guests while using the facility (This includes the Pool, Cabana, Recreation areas)

FACILITIES HOURS OF OPERATION

- | | | |
|---|----------------------------|------------------------------------|
| ● | Swimming Pool | Mon-Sun Daylight hours only |
| ● | Cabana | Mon-Sun Daylight hours only |
| ● | Tot Lot | Mon-Sun Daylight hours only |
| ● | Picnic/B.B.Q. Areas | Mon-Sun Daylight hours only |

GENERAL RULES AND REGULATIONS

- Age requirements - Please refer to the specific activity for information on age requirements. All age requirements will be strictly enforced. It is the duty and responsibility of the Member to become familiar with these requirements and to cooperate in the enforcement thereof.
- Dress code - Proper attire is to be worn at all times in accordance with acceptable practice for the particular facility. Shirt, cover-up and shoes must be worn at all times while at the Cabana.
- The hours of operation may be adjusted seasonally as usage dictates.
- Parents will be responsible for the conduct of their children at all times.
- Owners will be responsible for the conduct of their guests at all times. Guest must be accompanied by the owner at all times.
- Members using the facility are responsible for leaving it clean after its use.
- The cost of replacing any property that is broken, damaged or removed by a member or guest shall be charged to the member concerned.
- Wagering is not permitted while engaging in any activity at the Cabana.
- NO pets shall be permitted anywhere at the cabana, or in or around the pool or on the common areas immediately adjacent to these facilities.

POOL

ABBINGTON HOMEOWNERS ASSOCIATION, Inc., its members, Board of directors or Property Management Company and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility.

- Members, their families and guests shall have the right to use the Pool at any time it is open. The operating hours are from dawn to dusk daily.
 - NO diving into the pool.
 - NO Alcoholic beverages allowed at the pool.
 - NO smoking allowed in the pool area.
 - Children under the age of 16 are NOT permitted in the pool unless under the direct supervision of their parents.
 - A shower must be taken prior to entering the pool.
 - Suntan oils and body lotions clog the pool filter and drain. These products must be removed before entering the pool.
 - Towels MAY NOT BE USED TO RESERVE CHAIRS.
 - No glass is allowed in the pool or anywhere around the pool area or deck.
-
- No running, pushing or boisterous play is permitted on the pool deck.

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- ALL radios, CD's, tape decks, etc. are required to have a set of headphones when listening to audio programming
 - Pets are not allowed on the pool deck or in the pool.
 - Persons with open sores, cuts or communicable diseases may not enter the pool.
 - Diapered age children MUST wear rubber pants in the pool.

- Food or drinks must be kept a minimum of 10 feet back from the pool edge and all garbage must be properly discarded in garbage cans or taken with you when you leave. Should food and garbage become a nuisance, it may be prohibited from the area completely at the discretion of the Board of Directors.
- Floats may only be used if not creating a nuisance for other bathers.
- Chairs should be returned to upright position and should be left in an orderly manner upon completion of use. Pool furniture shall not be removed from the pool area.

TOT LOT/PLAYGROUND

- Abbington Homeowners Inc, its members, Board of directors or Property Management Company and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility.
- Abbington owners, their families and guests shall have the right to use the Tot lot/ Playground at any time they are available. The operating hours from 8:00A.M. until sundown (Daylight hours only). There is no night lighting of this area.
- No food, intoxicants, drinks in glass containers, pets or animals permitted on the lot. The lot is not to be used for any purpose other than to play on the equipment provided.
- Age requirement: Children under 12 years of age and younger must be accompanied and directly supervised by their parents.
- Proper shoes must be worn at all times. Proper attire should be worn at all times. NO bare chests and NO bathing suits.
- For safety and enjoyment of others, please no excessive noise/screaming or sand/mulch throwing or profanity. Do not allow children over the restrictive weight class utilize the equipment.

Picnic/ B.B.O. Areas

- Owners are responsible for cleaning out the grill contents after each use.
- Reservations are not necessary as Picnic/ BBQ Area are used on a first come, first serve basis.
- Abbington Homeowners Inc it's members, Board of directors or Property Management Company and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility.

