

RULES AND REGULATIONS
-of-
BOYNTON OASIS CONDOMINIUM ASSOCIATION, INC.

In addition to the provisions of the Declaration of Condominium of BOYNTON OASIS, A CONDOMINIUM (the "Declaration"), and the Articles of Incorporation ("Articles") and Bylaws ("Bylaws") of BOYNTON OASIS CONDOMINIUM ASSOCIATION, INC., the following rules and regulations, together with such additional rules and regulations as may be adopted hereafter by the Board of Administration, shall govern the use of Units, Common Elements and other property owned by the Association or subject to use rights held by the Association ("Association Property"), and the conduct of all Unit residents, whether- Unit Owners, approved lessees, or the guests of Unit Owners or lessees. All defined terms herein shall have the same meaning as in the Declaration, Articles and Bylaws.

1. In order to enhance the beauty of the buildings and for safety purposes, the sidewalks, entrances, passages, vestibules, stairways, corridors, halls, and all similar Common Elements and other Association Property, must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carts, carriages, chairs, tables, or any other similar objects be stored therein. Bicycles may be stored only in Units or in other specifically designated areas.
2. Owners shall store personal property within their respective Units and designated storage areas.
3. No garbage cans, supplies, milk bottles, or other articles shall be placed outside of any Unit, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any such balconies or patios or part of the Common Elements or Association Property. To provide a healthy environment and in order to eliminate odors and vermin, all garbage must be placed in plastic bags and deposited with all refuse ONLY in the areas so designated. The Common Elements and Association Property shall be kept free and clear of rubbish, debris, and other unsightly material.
4. So as to maintain the cleanliness of the Condominium Property, no Owner shall allow anything whatsoever to fall from the window, balcony, or doors of his Unit, nor shall he sweep or throw there from any dirt or other substances upon the grounds.
5. **Each Unit shall maintain no more than two (2) vehicles within the Condominium Property on a continuous basis.** No vehicles, other than automobiles, sport utility vehicles, and light trucks (devoid of any commercial advertising) shall be permitted to park within the Condominium Property or Association Property, except for the purpose of making deliveries or providing repair services to a Unit. For purposes of this rule, "automobile" does not include any type of camper, truck, etc. No vehicle which cannot operate on its own power shall remain within the Condominium Property or Association Property for more than 24 hours. No vehicles shall be repaired within the Condominium Property or Association Property, except in emergencies. Parking Policy As follows:

Boynton Oasis Condominium Association, Inc.
Rules & Regulations Regarding Parking

According to Section 3.01 (B) of the Association's Declaration of Condominium ("Declaration"), the Association has the authority to adopt and amend Rules and Regulations concerning parking ("Rules"). In furtherance thereof, on July 21, 2022, the Association's Board of Directors passed the following Rules regarding parking:

- A. Guest parking is for guests only. Unit owners and residents in a Unit are only allowed to park in the garages and driveways of their units.
- B. Each individual with a vehicle residing in a Unit must register their vehicle with the Association within seven days from the date these Rules are passed. Thereafter, residents are required to register additional or replacement vehicles within three days of bringing the vehicle into the Association. Failure to timely register a resident's car is considered a violation of these Rules, subjecting the Owner to a fine and/or possible legal action.
- C. Overnight guests must register with the Association before staying overnight. Any guest in a guest parking spot past 11:00 pm on weekdays or weekends is considered an overnight guest. Failure of a guest to register by 11:00 pm or upon arrival if they arrive after 11:00 pm is subject to being stickered, booted, or towed. The Association will inform the residents of the required guest registration method. Guest registrations will be valid for one year.
- D. Any guest staying for more than three days requires an email to the board with dates of arrival and departure; vehicle make/model/color/plate information. Any guest staying in a unit for more than fourteen consecutive days, or more than 25 days non-consecutively in a year starting from the date of the first overnight stay, will be considered a resident and required to submit an application and obtain written approval to continue to stay at the Association. Guests approved as residents are required to park on the Unit's driveway in which they are residing.

- E. Violations of the Association's parking will be stickered for the first violation. Every twenty-four hours in which a vehicle is parked improperly is considered another violation. Upon the occurrence of a second violation within twelve months, the vehicle will be stickered and either immobilized ("booted") or towed.
 - F. Street parking is prohibited. Guests must use residents' driveway, garage or guest spot. Any vehicles parked on the street will be in violation according to paragraph 5 above.
 - G. In addition to the remedies available to the Association for violations as expressed above, the Association may fine owners \$100.00 (One Hundred Dollars) a day up to \$1,000.00 (One thousand dollars), or file a lawsuit seeking a court order prohibiting future parking violations as additional remedies. The Association is authorized to seek its attorneys' fees and costs incurred in enforcing these Rules.
6. In order that labor costs may be kept to a minimum, employees of the Association may not be sent out of the Condominium Property by any Owner at any time for any purpose. No Owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association.
 7. Servants and domestic help of the Owners may not gather or lounge in the Common Elements or Association Property.
 8. In order that all Owners may have the quiet enjoyment of their property, no Owner shall make or permit any disturbing noises on the Condominium Property or Association Property by himself, his family, servants, employees, agents, visitors, and licensees, nor do not permit anything by such persons that will interfere with the reasonable rights, comforts or conveniences of the Owners. No Owner shall unreasonably play or suffer to be played upon any musical instrument or operate or suffer to be operated, a phono-graph, television, radio or sound amplifier, in his Unit in such a manner as to, disturb or annoy other Owners. No Owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.
 9. No radio or television installation may be permitted in a Unit which interferes with the television or radio reception of another Unit. No antenna, aerial or satellite dish may be erected or installed on the roof or exterior walls of the Condominium Building without the written consent of the Board of Directors of the Association, except that this prohibition shall not be applicable to television or radio installations permitted or contemplated by the Declaration.
 10. In order to maintain an attractive appearance, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Condominium Property or Association Property without the written consent of the Board.
 11. In order to protect the Condominium Property, each Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by:
 - a. Removing all furniture, plants and other objects from his porch, terrace, or balcony, where applicable; and
 - b. Designating a responsible firm or individual to care for his Unit should same suffer hurricane damage and furnishing the Board of Administration with the name of such firm or individual. Such firm or individual shall contact the Board for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board.
 12. In order that the Buildings may maintain an attractive and uniform appearance, no Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, windows or roof, nor shall an Owner place anything other than porch furniture or plants on the porch or balcony except with the prior written consent of the Board.
 13. No fences may be erected upon the Condominium Property or Association Property.
 14. Pets belonging to Unit Owners will be allowed within the Condominium Property and Association Property subject to the following restrictions:
 - a. No animal other than household, domestic animals (dogs, cats, small birds) shall be permitted upon the Condominium Property or Association Property at any time.
 - b. No animal may be kept, bred or maintained for any commercial purpose.
 - c. Each animal brought or kept upon the Condominium Property or Association Property shall be at all times under the control of its Owner.
 - d. Each Owner shall promptly remove and properly dispose of all waste matter deposited by his animal upon the Condominium Property or Association Property.
 - e. No animal shall be allowed to constitute a nuisance.
 15. In case of any emergency originating in, or threatening any Unit, the Board or any other person authorized by it shall have the immediate right to enter such Unit for the purpose of remedying or abating the cause of such emergency, notwithstanding that the Owner of such Unit is present at the time of such emergency. To facilitate entry in the event of any such emergency, the Board shall have a master key to fit the door locks to all Units. If an Owner wants to change a

lock or to have a second lock installed as additional security, said Owner shall deposit with the Board (at such Owner's expense) a duplicate key for each such lock.

16. No one other than persons authorized by the Board shall be permitted at any time on the roof of the Condominium Building.
17. There shall be no solicitation by any person anywhere in the Buildings for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board.
18. Unit owners may cook upon portable barbeque or other cooking units immediately to the rear of the unit, so long as the barbeque or other cooking units are stored on their lanai. Grill/portable barbeque must include a grill cover and be kept clean to avoid attracting rodents and in accordance with Article 3.01.F. – Nuisances.
19. No toxic waste, chemical pollutant, contaminant or other form of "hazardous waste" as defined under any state or federal laws, shall be used, generated or permitted within any portion of the Condominium at any time, except in strict compliance with such laws, and each Unit Owner and its family members, guests and invitees shall be responsible for complying with such laws, statutes, ordinances and other restrictions, including any regulations promulgated by any governmental agencies.
20. Any Owners' family, tenants, guests, servants, or invitees who use recreation areas or any other portions or any of the Common Areas of the Condominium shall be required to adhere to all rules and regulations of the Association, as well as any other covenants and restrictions set forth in the Declaration.
21. No Unit Owner may place, erect, or install, on the inside of its Unit, any covering or shading for the windows unless the reverse side of such covering or shading is white so that an exterior view of the windows of all of the Units creates a uniform appearance throughout the entire Condominium.
22. No sod, topsoil, muck, trees or shrubbery shall be installed or removed from any portion of the Condominium, including all of the Common Elements without prior written consent of the Board. An Architectural Request for Change Form must be submitted and MUST be approved by the Board of Directors prior to any landscaping alterations within the community. Approvals for Architectural Requests are not guaranteed and are reviewed on an individual basis. Any alterations of landscaping without Approval of Architectural Request for Change, are subject to removal and replacement at the cost of the unit owner.