

Prepared by & return to:

Patti Heidler Ladwig, Esq.
Patti Heidler Ladwig, P.A.
12765 W. Forest Hill Boulevard
Suite 1312
Wellington, FL 33414-4782

RESOLUTION OF THE BOARD OF DIRECTORS
AUTHORIZING THE RECORDING OF
THE CURRENT RULES AND REGULATIONS OF
Hidden Landing Homeowners Association, Inc.

WHEREAS, Hidden Landing Homeowners Association, Inc., a Florida not-for-profit corporation, is the homeowners association for the property described on **Exhibit "A"** attached hereto in accordance with the Declaration of Covenants and Restrictions for Hidden Landing, recorded in Official Records Book 2829 Pages 1793 through 1810, inclusive; as amended in Official Records Book 2832, Pages 1969 through 1984; as amended in Official Records Book 2940, Page 1503 and Page 1504; as amended in Official Records Book 10651, Pages 1807 through 1810; as amended in Official Records Book 14162, Pages 781 through 785. All of the Public Records of Palm Beach County, Florida; and

WHEREAS, pursuant to the By-Laws of Hidden Landing Homeowners Association, Inc. and the Declaration of Covenants and Restrictions for Hidden Landing, the Board of Directors of Hidden Landing Homeowners Association, Inc. has the power to adopt and publish rules and regulations governing the details of the maintenance and use of the properties, the maintenance and use of the common area and facilities, and the personal conduct of the members of the Association and their guests on such areas and facilities, and to adopt uniform architectural and landscaping standards which conform to the architectural and landscaping standards and other restrictions contained in the Declaration of Covenants and Restrictions for Hidden Landing. These rules and regulations may be amended, added to and supplemented from time and further revised by the Board of Directors whenever the Board of Directors finds these rules and regulations to be obsolete, inequitable or fail to cover existing situations; and

WHEREAS, in accordance with that rule making authority the Board of Directors has adopted rules and regulations governing the Hidden Landings community, the most recent revision of these rules and regulations is attached hereto as **Exhibit "B"**; and

WHEREAS, the successful operation of a homeowners association requires the understanding and cooperation of all owners, residents and guests and therefore it is important that each

owner, resident and guest be familiar with and observe all rules and regulations of the Association;

NOW, THEREFORE, be it resolved that the current rules and regulations of Hidden Landing Homeowners Association, Inc. attached hereto as Exhibit "B" be recorded in the Public Records of Palm Beach County putting all on notice of the current rules and regulations of Hidden Landing Homeowners Association, Inc.


CERTIFICATE


We hereby certify that, at a meeting of the Board of Directors of Hidden Landing Homeowners Association, Inc. held on July 17, 2003 the foregoing Resolution of the Board of Directors authorizing the recording of the current rules and regulations of Hidden Landing Homeowners Association, Inc. was adopted by the Board of Directors.

IN WITNESS WHEREOF, Hidden Landing Homeowners Association, Inc., a Florida not-for-profit corporation, has caused this Resolution of the Board of Directors authorizing the recording of the current rules and regulations to be executed this 17th day of July, 2003.

Signed, sealed and delivered
in the presence of:

HIDDEN LANDING HOMEOWNERS
ASSOCIATION, INC.,
a Florida not-for-profit
corporation

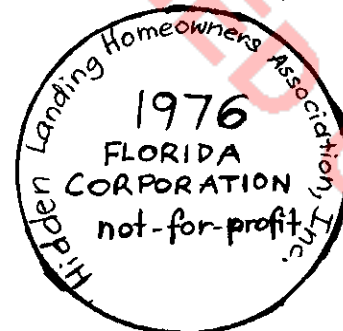

(Print Name) JEFF A. LEWIS

By: 
Susan Ross, President


(Print Name) MARK HOFFMAN

ATTEST:


Kevin Phillipson, Secretary



(CORPORATE SEAL)

[illegible]

The foregoing instrument was acknowledged before me this day of July, 2003 by Susan Ross, and Kevin Phillipson, the President and Secretary, respectively of Hidden Landing Homeowners Association, Inc., a Florida not-for-profit corporation on behalf of the corporation, who [] are personally known OR [] have produced _____ as identification and who have not taken an oath.

Jean Kuskey
(Signature of Notary Public)

Joan Kushay
(Print Commissioned Name)

My Commission Expires:
Commission No.:

(NOTARY SEAL)



Joan Kushay
MY COMMISSION # CC978816 EXPIRES
November 24, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Exhibit "A"

Page 1 of 2

I. C. O. F.
 Job No. 75-20
 By: MGB Cmk: CAS
 January 16, 1975

AIA GEE & JENSONY...

DESCRIPTION

DUPLEX - PATIO HOMESITE PARCEL
IN SECTION 3-44-41 - WELLINGTON

A tract of land lying and being in part of Section 3, Township 44 South, Range 41 East, Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Southwest corner of said Section 3; thence South 89° 39' 42" East (for convenience all bearings shown herein are referred to an assumed meridian) along the South line of Section 3, a distance of 605.01 feet to a point on the East Right of Way line of Canal C-7; thence North 01° 10' 33" East along said East Right of Way line, a distance of 1089.20 feet to the POINT OF BEGINNING of the hereinafter described tract; thence continue North 01° 10' 33" East, a distance of 200 feet; thence South 88° 49' 27" East, a distance of 311.23 feet; thence North 67° 55' 21" East, a distance of 449.87 feet to a point on the West Right of Way line of Forest Hill Boulevard; said point being on the arc of a curve concave to the Southwest having a radius of 5090.43 feet and a central angle of 08° 55' 15" and whose tangent at this point bears North 23° 39' 13" West; thence Southeasterly along said Westerly Right of Way line and said curve, a distance of 792.57 feet; thence South 75° 49' 49" West along the Northerly Right of Way line of Canal C-13, making an angle with the tangent to the

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Exhibit A

Exhibit "A"

Page 2 of 2

I. C. O. F.

Job No. 75-20

By: MGB Chk: CAS

January 16, 1975

-  CFE & JEASON, Surveyors

last described curve, measured from Northwest to Southwest of $89^{\circ} 26' 14''$, a distance of 133.31 feet to the beginning of a curve concave to the Northeast having a radius of 175 feet and a central angle of $67^{\circ} 15' 48''$; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, a distance of 205.44 feet; thence North $36^{\circ} 54' 24''$ West along the tangent to said curve, a distance of 30.90 feet to the beginning of a curve concave to the Southwest having a radius of 430 feet and a central angle of $51^{\circ} 55' 03''$; thence Northwesterly and Westerly along the arc of said curve, a distance of 389.64 feet; thence North $88^{\circ} 49' 27''$ West along the tangent to said curve, a distance of 180 feet to the beginning of a curve concave to the Northeast having a radius of 150 feet and a central angle of $90^{\circ} 00' 00''$; thence Westerly, Northwesterly and Northerly along the arc of said curve, a distance of 235.62 feet to the POINT OF BEGINNING.

Containing 9.897 Acres, more or less.

Exhibit "B"

CURRENT RULES and REGULATIONS

NOT A CERTIFIED COPY

RESOLUTION OF THE BOARD OF DIRECTORS

WHEREAS, pursuant to the rule making authority contained in the Homeowners' Documents for Hidden Landing, the Board of Directors has voted and resolved as follows:

BE IT RESOLVED that the attached Rules and Regulations for Hidden Landing be and are adopted, effective this 17th day of July, 2003.

NOT A CERTIFIED COPY

(2)

RULES AND REGULATIONS FOR:

I. PURPOSE AND SCOPE.

The Rules and Regulations detailed herein have been passed by the Board of Directors of the Association, pursuant to its rule making authority, and have been adopted for the benefit, comfort, enjoyment, safety and welfare of the Owners and Residents at Hidden Landing. These Rules and Regulations are in addition to the restrictions contained in the Declaration of Covenants and Restrictions, Articles of Incorporation and By-Laws as amended.

II. OWNER'S RESPONSIBILITIES.

A. Each owner shall be responsible for violations of the Declaration, Articles of Incorporation, By-Laws and these Rules and Regulations by the owner, for himself/herself and by approved lessees, family members, guests, visitors, etc.

B. The owner shall make his/her lessee and any family members, guests, visitors, etc., aware of the covenants and rules for Hidden Landing and apprise them of the importance of compliance.

C. Each Unit Owner shall be responsible for all damages to the buildings, equipment, furnishings and other common areas caused by lessees, guests, family, etc.

D. Each owner is responsible for prompt payment of maintenance fees and/or assessments or other charges authorized by the Association. Delinquent accounts are not budgeted for, and it is presumed that each owner will be prompt in paying his/her assessments.

E. All Unit Owners are charged with the affirmative duty to keep the Association advised of any changes in occupancy, ownership and mailing address.

III. RESALES.

When any Unit Owner wishes to sell or transfer any interest in a dwelling unit, the following procedures shall apply and must be complied with:

A. Sufficiently prior to closing, an owner must notify the Board of Directors of an intention to sell, and must provide the Board with an executed photocopy of the proposed Purchase and Sale Agreement or other contract which embodies the intended transfer. The purchase price may be deleted at the discretion of the seller or purchaser.

(3)

B. The Purchaser must be provided with:

- (1) Restrictions for Hidden Landing with Amendments.
- (2) A copy of the By-Laws of the HIDDEN LANDING HOMEOWNERS' ASSOCIATION, INC. with Amendments.
- (3) A copy of the Rules and Regulations of the HOMEOWNERS' ASSOCIATION, INC.
- (4) Declaration of Restrictions for HIDDEN LANDING OF WELLINGTON, with Amendments.
- (5) Rules and Regulations of the Association, as amended.

C. The Buyer(s) and all intended permanent adult occupants shall acknowledge in writing that they have read the items above as amended, and agree to abide by same.

D. The Associations remedy for non-compliance here shall include the right to remove the occupants by any legal means available under the law or the Homeowners documents, as amended from time to time. The owner in violation shall be responsible for attorneys fees and costs incurred by the Association in connection with legal proceedings.

IV. LEASING AND LEASES.

No unit or part thereof, shall be permitted by the owner or his lessee to be used as a hotel, transient apartment or motel. The unit shall be used as a personal residence of the owner and his/her lessee only, and for no other purpose whatsoever. Sufficiently prior to occupancy under a Lease, which includes the renewal of any Lease, an owner must notify the Board of Directors of an intention to lease and must provide the Board with the following:

1. An executed photocopy of the proposed Lease, with amount of rent and security deposit deleted if desired by the owner and the lessee.
2. A certification from the Lessees and intended permanent adult occupants that they have been furnished the documents referred to in Article III, Section B above: and that they have read same and agree to comply with same.

(4)

COMPLAINTS - SUGGESTIONS - OBJECTIONS

- A. The Board of Directors of the Association shall have the full power and authority to enforce the covenants and rules for HIDDEN LANDING.
- B. All complaints, objections or suggestions must be submitted to the Board of Directors in writing. Oral complaints, objections or suggestions will not be honored.

ADDITIONAL USE RESTRICTIONS AND REGULATIONS.A. Pets.

- (1) All pets and animals shall be restricted to those generally considered as household pets. No more than two (2) pets of any type shall be allowed.
- (2) pets, when walked, shall be on a leash at all times. Pets found running loose may be reported to the County of Palm Beach and/or City of West Palm Beach/Wellington, and shall be picked up and impounded by the County and/or City.
- (3) Pets shall be walked only on the property owned by the particular owner, or in the common areas. The owner of each pet shall be required to clean up after the pet.

B. Vehicles and Parking.

- (1) Except as otherwise provided in Subsection (2) below, the following vehicles shall not be allowed to park on areas within the confines of HIDDEN LANDING; boats, trailers, motor homes, buses, recreational vehicles, car campers, car trailers, watercraft, motorcycles and any other such vehicles; and any vehicles which have an outward appearance of being used in connection with business. A vehicle which is commercially lettered carries a presumption of having "an outward appearance of being used in connection with business". The most current edition of the N.A.D.A. Official Used Car Guide shall determine the classification of the vehicle in question. If the publication of such Guide shall be discontinued, an equivalent publication shall be used to determine vehicle classification hereunder. The title and registration designations shall not be binding or relevant unless otherwise provided in Subsection (2) below.

(2) Exceptions

Notwithstanding the foregoing to the contrary: (a) Official emergency or police vehicles shall be permitted regardless of classification; (b) Vehicles regardless of classification may park temporarily during periods of construction, and only where same are used in connection with said construction; (c) Service and delivery vehicles regardless of classification may park only for that period of time to render the service or delivery in question; (d) Vehicles driven by employees of the Association, during the hours which such employees are working for the Association. (Employees shall not include the Officers or Directors of the Association); (e) passenger automobiles which are used in connection with business and which are commercially lettered, but not including any vehicles which would be classified as a station-wagon under the exception (f) next below; and (f) vans which are classified as a station-wagon for title or registration purposes, as long as same is not commercially lettered.

(5)

(3) All motor vehicles must be maintained as to not create an eyesore in the community.

(4) Owners and occupants of units shall not as a matter of course park owned or controlled vehicles on adjacent roads and streets or otherwise than in garage space or off-street parking. Boats, personal watercraft of any kind, campers, recreational vehicles, commercial vehicles, commercial vans, trucks, commercial pick-up trucks, trailers of any kind, motorcycles shall be garaged and not parked on the lots, streets, common areas or elsewhere within the development. Notwithstanding any prohibition regarding the parking of trucks above, non-commercial pick-up trucks, non-commercial vans, non-commercial sports utility vehicles are permitted to be parked in the community. The term commercial vehicle shall be defined as any vehicle of greater than one (1) ton capacity, and any vehicle of less than one (1) ton capacity if outfitted for commercial purposes with such items as racks, toolboxes, or commercial enterprise identification.

(5) Horns shall not be used or blown while a vehicle is parked or standing. racing engines and loud exhausts shall be prohibited. No vehicle shall be parked with motor running.

(6) No self-powered vehicle which from visual inspection, cannot operate on its own power shall remain within the confines of Hidden Landing for more than twenty-four (24) hours, and no repair (including changing of oil) of a vehicle shall be made within the confines of Hidden Landing except for minor repairs necessary to permit removal of a vehicle.

(7) Remedy of Towing

HIDDEN LANDING, the Association shall have the option and right to have the vehicle towed at the vehicle owner's expense. By this provision, each unit owner and vehicle owner provides the Association with the necessary consent to effect the tow.

(8) All-Terrain-Vehicles (ATV)

All three-wheel and/or four-wheel All-Terrain-Vehicles which are non-licensed for highway use are prohibited within the confines of Hidden Landing either on the streets or on the common areas. ANY vehicle not having a valid registration is prohibited from using the streets or common areas within the confines of Hidden Landing.

(9) Alternative/Concurrent Remedies

Whether or not the Association exercises its right to have the vehicle so towed, the Association shall nonetheless have the right to seek compliance with this Section B. by injunctive and other relief through the Courts; and/or any other remedy conferred upon the Association by law or the Homeowners documents for HIDDEN LANDING. The Association's right to tow shall in no way be a condition precedent to any other remedies available to the Association incident to the enforcement of this Section B.

C. Garbage and Trash: Newspapers

(1) Trash and garbage shall be placed in either receptacles or secured plastic bags. For sanitary reasons, should receptacles be used, all trash and garbage except newspapers, tree limbs and other such bulky items, shall be placed in plastic bags and tied securely before being placed in receptacles. Trash, garbage and vegetation shall be placed out only in those areas designated for such purpose on owner's property and in no event earlier than sundown on the evening prior to the day(s) on which trash or garbage is collected.

(6)

(2) Any newspapers and other periodicals which are delivered to the dwelling units must be picked up on a regular basis and shall not be allowed to accumulate.

D. Speed Limit

The speed limit for all vehicles within the streets and roadways of HIDDEN LANDING shall be 15 miles per hour. This speed limit shall be strictly enforced.

E. Watering of Grass Areas

The Homeowners Documents for HIDDEN LANDING and HIDDEN LANDING OF WELLINGTON require that all homeowners and residents maintain their lawns and other landscaped areas in quality condition at all times. This can happen only if a proper schedule of watering is maintained by each owner and resident. The Board of Directors urges that a proper watering schedule be maintained by all owners and residents.

F. Pool Area

The following rules shall be followed by all individuals who use the pool and pool area.

- (1) The swimming pool and pool area are for the use of the owners and their families, as well as for lessees and their families, and for guests of the same. Guests may only use the pool when accompanied by the owner or lessee. Any violators will be considered trespassing and may be subject to arrest.
- (2) No parties to be held within the confines of the enclosed pool area, except Association sponsored functions.
- (3) Showers must be taken each and every time prior to entering the pool.
- (4) No food is permitted in the pool-patio area. Liquid refreshments are permitted ONLY if in paper or plastic containers. No glass is permitted in the pool-patio area. All refuse is to be removed by the owner/lessees. No alcoholic beverages are permitted in the pool and pool areas.
- (5) Cigarette ashes and butts are to be deposited in containers so designated and not on the pool-patio area.
- (6) No objects are allowed in pool except life preservers worn for safety. No rafts, floats, or recreational objects are allowed in the pool.
- (7) Regulation bathing attire is mandatory. (No cut-offs, etc.)
- (8) Running, jumping, and active playing are prohibited in the pool and on the patio area of the pool.
- (9) All efforts are required to avoid the presence of suntan oils or lotions in the pool.
- (10) Animals are not allowed in the swimming pool or pool patio area.
- (11) No furniture or equipment shall be removed from the pool or pool patio area.
- (12) Swimming shall be at the swimmer's risk.

(7)

(13) No more than twelve (12) persons are allowed in the pool at any one time.

(14) No person under the age of fifteen (15) years of age shall be permitted in the pool or pool area, unless accompanied by a supervising adult, eighteen (18) years or older.

G. No clothesline shall be permitted in any portion of a dwelling such that the clothesline may be viewed from the street or from an adjoining property. This shall include, but not be limited to, a clothesline maintained within the garage or on the porch/patio, which is in view to the street or to an adjoining property.

H. Garages must be kept neat and clean and free of unsightly storage and clutter, if they are frequently left open.

I. Each owner is responsible for the proper upkeep and maintenance as well as the necessary periodic repairs to his/her unit. In the event of absentee ownership, the Board of Directors will notify the owner by mail, and the owner will have thirty days to comply with the necessary repairs.

V. MISCELLANEOUS.

A. The foregoing Rules and Regulations are for the benefit of all owners and residents and shall be strictly enforced.

B. The foregoing Rules and Regulations are in addition to those covenants and restrictions contained in the Homeowners Documents for HIDDEN LANDING and HIDDEN LANDING AT WELLINGTON. All owners, lessees, residents and guests must familiarize themselves with said documents as well as these Rules and Regulations.