

**This instrument prepared by and upon recordation return to:**  
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**CERTIFICATE OF RECORDING THE RULES AND REGULATIONS OF  
THE VILLAGE AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC.**

The Rules and Regulations of THE VILLAGE AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC. (the "Rules and Regulations") contained herein are made and adopted by The Village at Verona Lakes Homeowners Association, Inc. a Florida not-for-profit corporation (the "Association"), as more specifically set forth herein.

**RECITALS**

A. The Declaration of Covenants, Restrictions and Easements (the "Declaration") for The Village at Verona Lakes, including all exhibits thereto, which exhibits include but are not limited to the Articles of Incorporation (the "Articles") and the Bylaws (the "Bylaws"), were recorded at or within Official Records Book 11921, Page 207, et seq., of the Public Records of Palm Beach County, Florida.

B. The Declaration, Articles and Bylaws provide the authority setting forth that the Rules and Regulations of the Association may be adopted, modified, altered or amended by the Board of Directors.

C. The Rules and Regulations contained herein were properly adopted, amended and approved at a duly noticed meeting of the Board of Directors held on November 19, 2019.

D. The Association now desires to record the Rules and Regulations as set forth herein.

NOW THEREFORE, the Association hereby declares that every portion of the Association is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions, rules, restrictions and guidelines hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of these Amendments.

2. Conflicts. In the event that there is a conflict between the Rules and Regulations contained herein and the Declaration, the Declaration shall control. In the event that there is a conflict between the Rules and Regulations contained herein and the Articles, the Articles shall control. In the event that there is a conflict between the Rules and Regulations contained herein and the Bylaws, the Bylaws shall control. In the event that any Rules and Regulations have been effectuated, passed and/or recorded prior to these Rules and Regulations, these Rules and Regulations shall be deemed to follow such prior Rules and Regulations in time and title. In the event of a conflict between these Rules and Regulations any such prior Rules and Regulations, the Rules and Regulations contained herein shall control.

3. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration or Bylaws, or as otherwise set forth in the Rules and Regulations contained herein.



# **EXHIBIT “A”**

## **The Village at Verona Lakes Homeowners Association, Inc. Rules and Regulations**

In order to provide for peaceful, safe, and congenial living in Bella Vista East and Bella Vista West, the two communities that comprise The Village at Verona Lakes ("Verona Lakes") and for the good of our community, the Board of Directors of the Village at Verona Lakes Homeowners Association, Inc. (the "Association") has adopted the following Rules and Regulations which shall supersede and replace all previous Rules and Regulations. Please keep these Rules and Regulations with your community documents and retain them with your records for your periodic reference.

Unit Owners as well as their tenants, family members, guests, agents, service providers, and any other persons entering into the Verona lakes community on their behalf must abide by the Association's Declaration of Covenants, Restrictions and Easements, Bylaws, and the following Rules and Regulations (collectively the "Governing Documents"), as they may be amended from time to time. Violations of these Rules and Regulations may be subject to fines and/or legal action.

For all purposes the terms "Unit" and "Unit Owner" as used herein throughout are synonymous with the terms "lot" and "Owner" as those terms are defined in the Association's Declaration of Covenants, Restrictions and Easements.

### **ARTICLE I. DRIVING AND PARKING**

1. All vehicles, including motorcycles, mopeds, etc., shall be equipped with effective sound muffing devices. Said vehicles shall be street legal, as defined by any City, County, and State governmental codes, laws, and regulations.
- 2 Driving and parking on any grass, including but not limited to, Association common area grass, swales, and front yard and back yard grass of any unit is strictly prohibited. Any damage to any grass area or part of the irrigation system caused by a Unit Owner, tenant, Permanent Resident or any guest or agent thereof shall be repaired at the sole expense of the Unit Owner. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein promulgated by the Board of Directors from time to time, may be booted and or towed by the Association at the sole expense of the owner of such vehicle.
3. Overnight parking shall not be permitted on streets or swale areas. Parking shall be restricted to designated parking areas. Such areas shall only include a Unit Owner's driveway or garage as well as designated parking areas on property owned by Verona Lakes. Parking any motorized vehicle, including but not limited to mopeds, scooters, golf carts or ATVs, on a Unit Owner's walkway is prohibited. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein, may be booted and or towed by the Association at the sole expense of the owner of such vehicle. Designated guest parking areas are for guests only. All others are subject to being towed and/or booted. Guest parking passes will be provided to guests by the guard and will include vehicle plate number and duration of time permitted

to park in a guest parking spot. Guest parking pass must be placed on the vehicle dashboard so as to be clearly and completely visible. Furthermore, any owner's or renter's vehicle, or vehicle parked in guest parking not displaying a valid guest parking pass, will be subject to being towed and/or booted.

4. No vehicle of any kind shall park in a perpendicular manner on any lot driveway- namely vehicles parked in a driveway must face a Unit's garage or the street. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein promulgated by the Board of Directors from time to time may be booted and or towed by the Association at the sole expense of the owner of such vehicle.
5. No three {3} or four {4} wheel all-terrain vehicles {ATV} or dirt bikes shall be driven on the street, grass, or any other portion or property within Verona lakes. The operation of such vehicles within the community shall be deemed to be a nuisance.
6. Golf carts shall only be driven on the streets within Verona lakes and are prohibited from parking or driving on any grass, whether owned by a Unit Owner or the Association, within Verona lakes. Golf carts must be stored in the Unit's garage when not in use. Only licensed drivers shall be allowed to drive a golf cart within Verona Lakes. All golf carts must follow the same street laws/rules as any vehicle.
7. The parking of boats and watercraft of any kind is prohibited within Verona Lakes unless such boats and watercraft are stored within a Unit Owner's garage.
8. Any vehicles not in working condition and capable of self-propulsion must be removed from the community within one (1) business day.
9. Commercial trucks, commercial vans, buses, recreational vehicles, mobile homes, motor homes, campers, trailers, or other similar vehicles (collectively "Prohibited Vehicles") owned or in possession by a Unit Owner, tenant, Permanent Resident, or an agent or visitor thereof, shall not be parked in Verona lakes nor be kept overnight on the property of any Unit or on any common area owned by the Association unless totally enclosed within a unit's garage. Prohibited Vehicles include, but are not limited to, those
  - Not designed primarily for the routine transportation of people, rather than equipment or goods;
  - Bearing any advertising logo, or other signs or having printed on the sides, front, or rear of same reference to any commercial undertaking or enterprise, excluding any logo, or other signs contained upon or Identifying any governmental or quasi-governmental agency or entity, or
  - Containing ladder racks, tool racks, saddle racks, or other elements of a commercial nature. This Rule does not apply to vendors performing a service or repair to a Unit on a temporary basis. Actual use shall yield to appearance in determining whether or not a vehicle is a commercial truck, commercial van, recreational vehicle, mobile home, motor home, or camper.
10. Any violations as stated in our rules and regulations are subject to a fine not to exceed \$100.00 per day with a maximum up to \$1,000.00, which is also subject to being Booted and or Towed off the property immediately, subject to The Governing Statutes.

## ARTICLE II. USE OF UNITS AND COMMON ELEMENTS

1. Each Unit may only be used for residential purposes as a single family residence.
2. Guests of a Unit Owner or tenant shall be allowed to temporarily reside in a Unit for not longer than four (4) consecutive weeks and for not more than 30 days in any calendar year without Board approval. Unit Owners or tenants shall notify the Board of Directors in advance of guests, including but not limited to boyfriends, girlfriends, or other family members of the Unit Owner or tenant, planning to reside in a Unit for more than four (4) consecutive weeks or more than 30 days in any calendar year ("Permanent Resident"). Any guest residing in a Unit for longer than four (4) consecutive weeks or for more than 30 days in any calendar year without Board approval shall be deemed to be a tenant and shall be subject to Article III of these Rules and Regulations.
3. No Unit Owner, tenant, or Permanent Resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association, unless such Unit Owner, tenant, or Permanent Resident is an officer or director of the Association acting within his or her scope of authority.
4. No person, including but not limited to Unit Owners, tenants, or agents thereof, shall be permitted to use the property or any part thereof in any manner contrary to any City/County/State Code or Law, or the Governing Documents. Any transgression of City/County/State Code or Laws by a Unit Owner, or by his or her tenants, guests, and family members, when committed in Verona Lakes, shall be deemed a nuisance per se and is prohibited by these Rules and Regulations.
5. No person, including, but not limited to Unit Owners, tenants, or Permanent Residents, may harass, abuse, or use speech consisting of "fighting words" toward any Association officer, director (or any family member/relative of said Officer or Director), or any Property Manager or employee/agent of the Property Management Company.
6. Unit Owners are fully responsible for the conduct of persons they permit to be at Verona Lakes, and Unit Owners shall indemnify the Association for any damages to property owned or maintained by the Association which is caused by the Intentional acts or negligence of the Unit Owner's tenants, guests, family members, Permanent Residents, etc.
7. There shall be no solicitation by any person anywhere in the Verona Lakes community for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board of Directors.
8. No sign, advertisement, notice, solicitation, or other lettering is allowed in any Unit window, patio, porch, or any portion of the front or back yard. Vehicles may not display commercial signage or advertisements.

9. No sign, advertisement, notice or other lettering (except the Verona Lakes standard street numbers affixed above the Unit's garage) shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Unit without the prior written consent of the Board of Directors. The Board of Directors shall have the right to prohibit any signs offering property for sale or rent or may limit the size of such signs. No Unit Owner, tenant or Permanent Resident shall cause any sign, advertisement, notice or other lettering to be affixed or attached to, hung, displayed or placed on the exterior walls doors, patios, windows or roof, unless approved by the Board of Directors in advance. Home security signs that are displayed in the manner described by 720.304(6), Florida Statutes, as amended from time to time, are permitted.
10. Only common household pets belonging to Unit Owners (or those occupying Units through the authority of Unit Owners), and pets which have been approved by the Board of Directors and Governing Documents, will be allowed within the Property, subject to the following further restrictions:
  - (1) Only common household pets may be kept in a Lot;
  - (2) No pet shall be permitted outside a Unit except on a leash or in a fenced area, and at all times under the control of its Owner ("Pet Owner");
  - (3) No other animals, livestock or poultry of any kind shall be kept on any portion of the Lot;
  - (4) No pets may be kept for the purpose of breeding or for any commercial purposes whatsoever;
  - (5) no pets shall be allowed to constitute a nuisance (any animals that are considered to be a nuisance by the Board of Directors or any City/County/State or governmental agency) may be restricted and required to be removed by and at the discretion of the Board of Directors;
  - (6) Each Pet Owner shall walk his pet only in areas designated by the Board, from time to time;
  - (7) Each Pet Owner shall promptly remove and dispose of waste matter deposited by his pet through a proper receptacle. The Board of Directors shall have the right to promulgate rules further restricting the keeping and walking of pets. The Board of Directors may from time to time define common household pets. As of the effective date of these Rules and Regulations, household pets shall include only: dogs, cats, fish, gerbils, rabbits, as well as caged, non-venomous reptiles.
11. Immoral, improper, offensive or unlawful use of the Property is prohibited.
12. Discharging any fire arm, including but not limited to any type of hand gun, shotgun, bb gun, pellet gun, paint gun, and air soft gun is strictly prohibited within Verona Lakes. Brandishing any fire arm, including but not limited to any type of hand gun, shotgun, bb gun, pellet gun, paint gun, and air soft gun, outside of the confines of any Unit is strictly prohibited.
13. Nothing shall be done or permitted by any Unit Owner, tenant, or Permanent Resident which would increase the rate for any insurance maintained by the Association, or cause such insurance to be canceled or not renewed by the insurer.
14. Except for normal household cleaners and solvents, keeping flammable, combustible, or explosive fluids, chemicals, or other substances in any Unit or Unit garage, porch, or patio

is prohibited.

15. No person shall make or permit
  - Any loud and/or disturbing noises of a continuing nature,
  - Any noxious or offensive activity,
  - Any emanation of unpleasant odors, or
  - Any other nuisance or annoyance by himself, his family, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comforts, or conveniences of the Unit Owners. Any ultra-hazardous activity permitted or undertaken by any Unit Owner within any portion of the property shall be a nuisance, subject to extra protection and/or assurances of safety provided to the Board.
16. Refuse/garbage cans and county recyclable bins must be stored within each Unit's garage when not left curbside on designated garbage and recyclable pickup days. The Board of Directors shall have the right to prescribe a "standard" trash or garbage container to be used by each Unit Owner, tenant, or Permanent Resident.
17. Refuse/garbage cans, county recyclable bins, and yard waste shall not be put out for pickup prior to 3:00 PM the evening before the respective pickup days. Refuse cans to be placed in garage by sundown after the trash has been picked up.
18. To provide a healthy environment and in order to eliminate odors and vermin, all trash and garbage must be placed in plastic bags in the prescribed refuse/garbage cans. All common area property shall be kept free and clear of rubbish, debris, and other unsightly material.
19. All trash must be put into refuse/garbage cans when put out for pickup. Other than for yard waste, no trash bags of any kind shall be put out for pickup unless contained within a refuse/garbage can.
20. Vehicle repair or maintenance, except for emergency repairs such as jump-starts, tire changes, etc. is prohibited on association property. Changing oil is strictly prohibited within Verona Lakes. Damage or stains to Association property resulting from any vehicle repair or leak will be corrected at the expense of the Unit Owner and/or the vehicle owner.
21. Unit Owners shall keep their driveways and front walkways cleaned per Verona Lakes standards.
22. Feeding or leaving food outside for any form of wildlife, including but not limited to birds, ducks, raccoons, cats, or any other domestic or wild animals, is illegal and is strictly prohibited. Fruits falling from fruit trees shall be promptly disposed of and not left on the ground to attract animals.
23. Hanging articles of any kind from any window, door, or patio is prohibited except for flags as described in paragraph 24 below.
24. Seasonal/holiday, decorative, sports team's flags and other similar flags ("Temporary

Flags") shall be allowed on a temporary basis. Seasonal/holiday flags may be hung no earlier than thirty (30) days prior to the holiday and no earlier than seven (7) days prior to the sporting event. Temporary Flags must be taken down no later than seven (7) days following the expiration of the holiday or sporting event. United States, State, or military flags ("Patriotic Flags") shall be allowed at all times and shall not be prohibited by any covenant, rule, or any other document so long as they are displayed pursuant to 720.304(2)(a), Florida Statutes, as amended from time to time.

25. Barbecue grills, fire pits, or any other type of fire burning device in the front of any Unit shall be a prohibited nuisance. Said devices shall only be permitted In the back of the Unit and shall remain concealed to the extent reasonably possible so as to prevent them from becoming a nuisance to other Unit Owners. Bon fires or non-contained burning of any kind is strictly prohibited.
26. During construction of any permitted improvements on a Unit Owner's lot (the "Lot"), all portions of the Lot shall be kept in a clean, neat, and orderly condition at all times. Any debris, trash, construction waste, or mud resulting from construction shall be promptly removed, remedied, or cleaned. After the commencement of construction of any permitted improvements on any Lot, the work thereon shall be diligently pursued and completed so that improvements shall not remain in a partly finished condition for any period of time longer than that which is absolutely and reasonably required.
27. Construction, as described in paragraph 26 above, shall only be permitted between the hours of 8:00 AM and 5:00 PM Monday through Saturday. Construction shall be prohibited on Sundays.
28. Alteration, addition, or modification to a Unit or any part of a Unit is prohibited without the prior written approval of the Board of Directors or Architectural Review Committee.
29. No free-standing or attached temporary or portable buildings, accessory buildings, sheds, storage buildings, or structures shall be erected, constructed, or located upon any lot for storage or otherwise, without the prior written consent of the Board.
30. The enclosure or structural change of a patio is prohibited without first submitting an alteration approval application with required permits and Receiving the written consent of the Board of Directors or Architectural Review Committee. All screened-in enclosures must comply with the standards contained in the architectural guidelines of Verona Lakes.
31. Modifications or installation of exterior electric wiring, security cameras, television/radio antenna, satellite dishes, and any changes to the external appearance of any part of any Unit is prohibited without prior written approval of the Board of Directors or Architectural Review Committee. If such Improvement is permitted, the Board of Directors or Architectural Review Committee may, in its discretion, require that parallel shrubbery or other improvements, at the discretion of the Board or Committee, be installed as necessary to camouflage the presence of such modifications or installations.

32. Decorative exterior lighting in a Unit's rear patio shall be allowed as long as the lights do not constitute a nuisance to any other Unit Owners, tenants, and Permanent Residents.
33. Erecting fences of any kind is prohibited without the prior written approval of the Board of Directors. All fences must comply with the standards contained in the architectural guidelines of Verona lakes. Unit Owners shall ensure all necessary permits and approvals have been issued by the County and/or other governmental entity having jurisdiction thereof, and fences shall not be erected until they have been approved by the entity having jurisdiction thereof and until they have been approved by the Board of Directors. All fences if permitted must be kept in good repair by the Unit Owner, at the Unit Owner's sole cost and expense. The Board shall have the right to promulgate standards and/or guidelines further restricting the height, length, design, composition, material, color, and location of any fence to be erected on the Property. If fences are permitted, the Board of Directors may, in its sole discretion, and at the time of installation or at any time subsequent thereto, require a parallel shrubbery to camouflage the presence of such fence. Any fence erected or constructed on a Lot shall be subject to any and all easements located within the Lot, and the Unit Owner thereof, shall be responsible to repair and/or replace, at his or her expense, any damage caused to the fence and/or landscaping which results from any use of the easement for the purpose for which the easement is intended.
34. Material puncture or break in the boundaries of a Unit is prohibited.
35. Except for hurricane shutters, windows, or doors, no awning, enclosure, canopy, shutter, or the like, shall be attached to or placed on a Unit's outside walls, windows, doors or the roof of the building, except as provided by the Governing Documents. No exterior modifications of any Unit shall be made without the prior approval of the Board of Directors or Architectural Review Committee.
36. In case of any emergency originating in or threatening any Lot, the Board of Directors or any individual authorized by it shall have the immediate right, but not the obligation, to enter any lot for the purpose of remedying or abating the case of such emergency, at the Board's discretion, notwithstanding that the Owners of such Lot is present at the time of such emergency.
37. Any Unit Owner, tenant, or Permanent Resident found in violation of the terms and conditions of the governing documents of the Master Association, Verona Lakes Homeowners Association, Inc., shall be deemed in violation of The Village at Verona lakes Homeowners Association, Inc.
38. Hurricane Shutters must be removed 48 hours after the threat of a storm is over.

### ARTICLE III. RENT OR LEASE

1. No Unit Owner may lease a Unit without the prior investigation and written approval of the prospective tenant(s) by the Board of Directors. All leases shall provide that the Board of Directors shall have the right to terminate the respective lease in the event of a default by a Unit Owner's tenant(s) in observing any of the provisions of the Governing Documents duly adopted by the Board of Directors from time to time. Notwithstanding the lease of a Unit Owner's Lot, the liability and obligations of the Unit Owners pursuant to the Governing Documents, shall continue unabated.
2. No tenant(s) may occupy a Unit before receiving a Certificate of Approval from the Board of Directors. A prospective tenant may be denied a Certificate of Approval if he or she refuses to submit to a background investigation or if his or her background investigation reveals a poor credit score, bankruptcy, felony conviction, or misdemeanor conviction involving violence, fraud, controlled substances, or pedophilia. Unless modified by the Board of Directors, a poor credit score shall be defined as a FICO score less than or equal to 650.
3. Subleasing is prohibited.
4. All Lease periods for Tenants must be one year in length unless a shorter lease term is approved in writing by the Board of Directors. Any lease approval by the Board of Directors shall be deemed to terminate upon the conclusion of the lease's term. Therefore, continued occupancy by tenant(s) pursuant to any extension or renewal of a lease is prohibited without a Certificate of Approval for the extension or renewal period. Where applicable, Unit Owners shall provide the Board of Directors with a new lease/amendment to an existing lease in order to request such a Certificate of Approval for any lease extension or renewal period. It is the Unit Owner's responsibility to notify the Board of Directors when a Tenant is vacating a unit.
5. There shall be a \$200 application fee made payable to the Villages at Verona Lakes

Any violations as stated in our rules and regulations are subject to a fine not to exceed \$100.00 per day with a maximum fine up to \$1,000.00, subject to the Governing Statutes. The Association will provide no less than fourteen (14) days-notice from the date of the written violation notice letter and an opportunity to be heard before the Association's Fining Committee prior to any fine being levied. The Committee will be comprised of three Unit Owners appointed by the Board of Directors. Those appointed will not be members of the Board of Directors nor persons residing in a Board of Directors' household. Notwithstanding the foregoing, the Association may enforce these Rules and Regulations by any legal means available, and the Association's fining procedures, for all purposes, shall be as set forth within Fla. Stat. §720.305, as amended from time to time.

The foregoing Rules and Regulations were revised by a vote of the Association's Board of Directors taken at a duly noticed meeting of the Board of Directors Meeting held on November 19, 2019.